

Town of Brunswick, Maine

DEPARTMENT OF PLANNING AND DEVELOPMENT

DRAFT FINDINGS OF FACT SKETCH PLAN MAJOR DEVELOPMENT REVIEW PLANNING BOARD

CASE NUMBER: 25-057

PROJECT NAME: Ten Two LLC Subdivision

LOCATION: 0 Moody Road (Map 10 Lot 10)

APPLICANT: Ten Two LLC
97 Ledge Brook Crossing
Brunswick, ME 04011

REPRESENTATIVE: Little River Land Surveying
16 Cattail Lane
Lisbon, ME 04250

REVIEW DATE: February 10, 2025

ZONING DISTRICT: Rural Farm and Forest (RF) Zone

OVERLAY ZONING: Shoreland Protection Overlay (SPO)
Shoreland Protection Overlay – Stream Protection (SPO-SP)
Wildlife Protection Overlay (WPO)
Aquifer Protection Overlay 3 (APO 3)

NOTICE: 300-foot abutter notices sent 11/18/2025

I. PROJECT SUMMARY:

The applicant proposes a three-lot subdivision along Moody Road on a 17.43 acre undeveloped parcel. The subdivision is anticipated to support three houses - one dwelling unit per lot - each with a private driveway, septic system, and well. No new construction or infrastructure is proposed for review by the Board.

Lot 1 is proposed at approximately 7.55 acres, Lot 2 at approximately 4.24 acres, and Lot 3 at approximately 5.64 acres.

The applicant has submitted a Sketch Plan Major Development Review application and is currently seeking direction from the Planning Board in accordance with all pertinent provisions of the zoning ordinance.

The applicant is also requesting a waiver for the maximum allowable number of units on a dead-end street (the Street Standards Ordinance provides for 25 units before further review is required).

The Staff Review Committee (SRC) reviewed the Sketch Plan Major Development Review application on January 14, 2026, and minutes are attached for the Board's reference.

II. APPLICATION COMPLETENESS

Staff has reviewed the application and determined that it is complete.

Draft Motion #1:

That the Planning Board concurs with staff's conclusion that the basic Sketch Plan Major Development Review application materials have been submitted and that the application is complete such that the Board may proceed with substantive review of the application and identification of any further information required from the applicant.

Motion:

Second:

Vote:

III. SKETCH PLAN REVIEW

Staff has reviewed the submitted Sketch Plan with pertinent provisions of the zoning ordinance and is providing a summary of review comments and recommendations for the Board's consideration.

Zone:

The subject property is located within the Rural Farm and Forest (RF) Zoning District, the Shoreland Protection Overlay (SPO), Shoreland Protection Overlay – Stream Protection (SPO-SP), Wildlife Protection Overlay (WPO), and Aquifer Protection Overlay 3 (APO 3) Subdistricts.

No development is proposed that would intersect with these zones. Future development of each proposed lot will be reviewed by the Code Enforcement Officer and/or other applicable review authorities.

Use:

Table 3.3: Permitted Use Table for Rural Area Zoning Districts of the Zoning Ordinance designates residential developments as a permitted use in the Rural Farm and Forest (RF) Zoning District.

Dimensional and Density Standards:

The Town Codes Enforcement Officer has reviewed the application and determined that it complies with all the applicable dimensional and density standards for the Rural Farm and Forest (RF) Zoning District as established in *Table 4.2.4: Dimensional and Density Standards for Rural Zoning Districts* of the Zoning Ordinance.

All proposed lots are greater than 2 acres and provide at least 150 feet of street frontage on Moody Road.

Access and Circulation:

Access to each proposed lot will be taken from Moody Road. Private driveways will be utilized for each lot but are not proposed as part of this review; driveway entrance permits issued by the Engineering Department will be required. The proposed development is also required to obtain

a waiver for the maximum number of units allowed on a public dead-end road, per sections 14-187: *Design Standards*, and 14-190: *Waivers*, of the municipal Code of Ordinances. A waiver application has been submitted for concurrent review with the sketch plan submittal.

IV. MOTION FOR APPROVAL:

Draft Motion #3:

That the Sketch Plan Application is approved.

Motion:

Second:

Vote:

V. ATTACHMENTS

- A. Sketch Plan Major Development Review Application for the Ten Two LLC Subdivision, dated November 17, 2025, and submitted by Little River Land Surveying
- B. Street Design Standards Waiver Application for the Ten Two LLC Subdivision, dated January 20, 2026, and submitted by Little River Land Surveying
- C. Memorandum from Trey Crews, Town Engineer, dated January 28, 2026
- D. Memorandum from Ryan Leighton, Director of Public Works, dated January 22, 2026
- E. Memorandum from, Kristin Collins, Town Attorney, dated February 5, 2026
- F. SRC minutes for January 14 and 28, 2026.

Town of Brunswick

PLANNING & CODES

Committee:	Staff Review Committee		
Date of Meeting:	1/14/2026	Time:	10:00 AM
Minutes Prepared By:	Emily Stone	Location:	Town Hall, Council Chambers / Zoom
1. Purpose of Meeting (<i>Weekly meeting, Training, Workshop, etc....</i>)			
Weekly meeting			

2. Attendance	
Staff:	Ryan Leighton, Director of Public Works Chrissy Adamowicz, Project Manager, Economic Development Trey Crews, Town Engineer Matt James, Land Use Planner Jim Flood, Engineer, Water District Julie Erdman, Director of Planning and Development Taylor Lund, Code Enforcement Officer & Zoning Administrator Taylor Burns, Town Assessor Ashley Charleson, Environmental Planner Jimmy Dealaman, Principal Planner Josh Shean, Deputy Fire Chief
Non-SRC Staff:	
Applicants:	Ten Two LLC Jay Raitt / Little River Land Surveying
Public:	

3. Meeting Agenda
<p>1. Case No. 25-057 – Ten Two LLC Subdivision – Major Development Review Sketch Plan: The Staff Review Committee will review and make a recommendation to the Planning Board on a Major Development Review Sketch Plan application submitted by Little River Land Survey on behalf of the property owner, Ten Two, LLC, for a three-lot subdivision. The subject property is located on Moody Road (Map 10, Lot 10) and within the Rural Farm and Forest (RF) Zoning District, and the Shoreland Protection Overlay (SPO), the Shoreland Protection Overlay – Stream Protection (SPO-SP), and Aquifer Protection Overlay 3 (APO 3) Subdistricts.</p>
4. Discussion, Decisions, Issues
<p>Jay Raitt - At this point, I think this is a sketch level submission. It's really just a creation of three parcels out of a larger parcel. We have shown on another division that happened as a result of the sale from the estate prior in 2024, I believe. There's no proposed infrastructure. Since the developer's not here, I'm not sure where they plan to build the houses, but I suspect based on other activity they would be pretty close to Moody Road. Given that, there wouldn't be a significant impact to any of the</p>

natural resources like some of the wetlands that run a little bit farther from the road. I can try to answer what questions you have, but I'm not sure what the developer's intent is in terms of where they plan to site homes or if they plan to just sell these lots as is.

Ryan – No comments.

Taylor Burns - My only comment for the developers is to note that this parcel is fully enrolled in the Open Space Tax Relief program. In order to develop in the future, it would need to be withdrawn from the program and the penalty paid.

Matt – Dennis Wilson, our Arborist, Jim Flood from the Water District, Jen Nicholson from the Sewer District and the Police Department do not have any comments for this project.

Chrissy – No comments.

Trey - A little backstory this lot. Map 10, lot 10; in 2024 it came for a waiver to approve one to two more dwelling units being built on that lot, which was approved. This is now seeking to subdivide it and add more units, so you will need to request a waiver from the street standards to put additional units onto Moody Road. So, you will have to ask that of the Planning Board. You should submit some sort of narrative on anticipated traffic and safety impacts. The proposed development a little farther north has already done a lot of that work. I don't foresee any major traffic or safety issues with this subdivision, but technically you do need to ask for a new waiver for this project.

Jimmy – No comments.

Matt – No comments.

Julie - I just wanted to piggyback on what Trey was saying about the waiver request. We do have an application form now that's online specifically for the street standards waiver. So, you would want to fill that out and submit it when you come through for final or potentially before that.

Taylor Lund – No comments.

Ashley – No comments.

Josh – Usually for new subdivisions the fire department requires a cistern to be put in for water supply. This one especially because it's going in on a dead-end road that exceeds the maximum number of units. Because they're individual units and not part of an organized HOA, I would ask that a requirement to be added to the deed that residential sprinkler systems to be installed. That also has a benefit. Without a sprinkler system, residential buildings have to be 150 feet from a fire department access road, depending on the size of the lots and how they're laid out. With a sprinkler system, the residential units can be up to 450 feet from the fire department access road.

Matt – Looks like no one for public comment. Jay, do you have any questions for us?

Jay - No, I think that's pretty clear. I didn't put in the waiver for the street standards for when they divided this into two parcels. I think that was the homeowner or the representative for the estate. We can certainly do that for the division; I'm not sure if I would be requesting a waiver for an additional two dwelling units because one has been granted for two? And in terms of the sprinkler systems, I'll talk to the developer about that. It's either a cistern or sprinkler systems, I think is what you're telling me.

Josh - Normally we would require a cistern with an organized HOA but where these are three separate building lots added to Moody Road, we would be looking for them to be sprinkled.

Julie - And then for the waiver request, I would just make note that it's a modification to a previously approved waiver, and you can note how many units were approved and the date of that. I can get you a copy of that waiver.

Jay - I don't have any other questions.

Matt - I think that given the circumstances with similar projects happening right now you might have a bit of an uphill battle despite getting in before the moratorium. I think it might be worth talking to the developer and seeing whether you want to proceed with asking for a waiver first or get through the sketch plan and then move on to that. If you want to proceed with a sketch plan right now, we can probably do that at the meeting on January 27th or the meeting on February 10th.

DEVELOPMENT REVIEW APPLICATION

1. Development Review application type (refer to **Appendix D**):

☐

Minor Development Review

☒

Major Development Review: **Sketch Plan**

☐

Major Development Review: **Final Plan**

2. Project Name: TEN TWO LLC SUBDIVISION

3. Project Applicant

Name: TEN TWO LLC
Address: 97 LEDGE BROOK CROSSING
BRUNSWICK, ME 04101
Phone Number: 207-751-4313
Email: jsnell@jaidenlandscaping.com

4. Property Owner (name on deed)

Name: TEN TWO LLC
Address: 97 LEDGE BROOK CROSSING
BRUNSWICK, ME 04101
Phone Number: 207-751-04101
Email: jsnell@jaidenlandscaping.com

5. Authorized Representative

Name: JAY RAITT / LITTLE RIVER LAND SURVEYING
Address: 16 CATTAIL LANE
LISBON, ME 04250
Phone Number: 207-841-0056
Email: JRAITT@LRLS.NET

6. List of Design Consultants. Indicate the registration number, address and phone number, email for any additional project engineers, surveyors, architects, landscape architects or planners:

1. JERAMIAH J. RAITT, SURVEYOR, ME 2376
2. _____
3. _____

7. Physical location of property: MOODY ROAD, BRUNSWICK

8. Lot Size: 17.43 ACRES

9. Zoning District: RURAL FARM & FOREST DISTRICT

10. Overlay Zoning District(s): _____

11. Indicate the interest of the applicant in the property and abutting property. For example, is the applicant the owner of the property and abutting property? If not, who owns the property subject to this application? If property owner is an organization, what is the applicant's affiliation?

PROPERTY OWNER

12. Assessor's Tax Map 10 Lot Number 10 of subject property.

13. Brief description of proposed use/subdivision: _____

3 LOT SUBDIVISION, NO NEW INFRASTRUCTURE PROPOSED

14. Describe specific physical improvements to be done: _____

THREE HOUSES, DRIVEWAYS, SEPTIC SYSTEMS AND WELLS

Property Owner Signature:



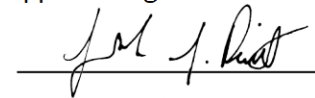
FOR TEN TWO LLC

Date: 11-17-2025

Property Owner Name Printed:

TEN TWO LLC

Applicant Signature:



FOR TEN TWO LLC

Date: 11-17-2025

Applicant Name & Title Printed:

TEN TWO LLC

DEVELOPMENT REVIEW APPLICATION REQUIREMENTS

The submission requirements contained in Appendix D of the Brunswick Zoning Ordinance (attached in checklist format for each application category) shall apply to all Minor Development, Major Development, and Streamlined Major Development Review unless a waiver is granted. Proposed development applications shall be submitted to the Director of Planning and Development.

For each item listed in Appendix D the applicant shall either submit the requested information or request a waiver from the information requirement pursuant to Subsection 5.2.9.M of the Zoning Ordinance.

REQUIREMENTS FOR SKETCH PLAN APPLICATION SUBMITTAL Please mark box with one of the following: “W” (Waiver); “P” (Pending); “X” (Submitted) or “N/A” (Not applicable)		Sketch Plan
General	Application form and fee	X
	Name of development	X
	Existing zoning district and overlay designations	X
	Location map (Project property and surrounding area for context)	X
	Location of features, natural and artificial, such as water bodies, wetlands, streams, important habitats, vegetation, railroads, ditches and buildings	X
	Documentation of Right, Title and Interest	X
	Draft performance guarantee or conditional agreement	N/A?
	List of anticipated permits required (federal, state, local)	N/A
Survey, Topography, & Existing Conditions	Scale, date, north point, and area	X
	Existing easements associated with the development	X
	Existing locations of sidewalks	N/A
	Approximate locations of dedicated public open space, areas protected by conservation easements and recreation areas	N/A
	When applicable, a table indicating the maximum number of lots permitted based upon the applicable dimensional requirements, the number of lots proposed, and the number of lots permitted to be further subdivided.	N/A?
	Building envelopes showing acceptable locations for principal and accessory structures, setbacks and impervious coverage	X
Proposed Development Plan	Number of lots if a subdivision	X
	If proposing 15 or more units of rental housing, describe how affordability requirements will be met.	N/A

REQUIREMENTS FOR FINAL PLAN & MINOR DEVELOPMENT REVIEW APPLICATION SUBMITTAL		Final Plan	Minor	Staff
Please mark box with one of the following: “W” (Waiver); “P” (Pending); “X” (Submitted) or “N/A” (Not applicable)				
General	Application form and fee			
	Name of development			
	Existing zoning district and overlay designations			
	Location map (Project property and surrounding area for context)			
	Location of features, natural and artificial, such as water bodies, wetlands, streams, important habitats, vegetation, railroads, ditches and buildings			
	Documentation of Right, Title and Interest			
	Draft performance guarantee or conditional agreement			
	Disclosure of permits required (federal, state, local); if permit has been granted or application submitted, provide a copy			
	Drafts of legal documents appropriate to the application, including: deeds, easements, conservation easements, deed restrictions or covenants, home/property owners association declarations and by-laws, and such other agreements or documents as are necessary to show the manner in which common areas will be owned, maintained, and protected			
	Narrative including Chapter 4 development standards and any applicable overlay standards and how they are being addressed			
Survey, Topography, & Existing Conditions	Written response to all Staff Review Committee comments received			
	Scale, date, north point, and area			
	A survey submitted by a professional land surveyor with a current license by the State of Maine Board of Licensure for Professional Surveyors. Surveys must be stamped for final plan approval.			
	Boundaries of all lots and tracts with accurate distances and bearings, locations of all permanent monuments on the property identified as existing or proposed.			
	Location of existing utilities; water, sewer, electrical lines, and profiles of underground facilities			
	Existing easements associated with the development			
	Existing locations of sidewalks			
	Approximate locations of dedicated public open space, areas protected by conservation easements and recreation areas			
	When applicable, a table indicating the maximum number of lots permitted based upon the applicable dimensional requirements, the number of lots proposed, and the number of lots permitted to be further subdivided.			
	Building envelopes showing acceptable locations for principal and accessory structures, setbacks and impervious coverage			
	Existing location, size, profile and cross section of sanitary sewers; description, plan and location of other means of sewage disposal with evidence of soil suitability			
	Topography with contour intervals of not more than two (2) feet			
	A delineation of wetlands, floodplains, important habitats, and other environmentally sensitive areas			
A Medium Intensity Soil Survey, available from the Cumberland County Soil and Water Conservation District. The Planning Board may require a Class A (high intensity) Soil Survey, prepared in accordance with the standards of the Maine Association of Professional Soil Scientists, if issues of water quality, wetlands or other natural constraints are noted.				

REQUIREMENTS FOR FINAL PLAN & MINOR DEVELOPMENT REVIEW APPLICATION SUBMITTAL		Final Plan	Minor	Staff
Please mark box with one of the following: "W" (Waiver); "P" (Pending); "X" (Submitted) or "N/A" (Not applicable)				
Infrastructure - Proposed	Name, location, width of paving and rights-of-way, profile, cross-section dimensions, curve radii of existing and proposed streets; profiles of center-lines of proposed streets, at a horizontal scale of one (1) inch = 50 feet and vertical scale of one (1) = five (5) feet, with all evaluations referred to in U.S.G.S. datum			
	Proposed easements associated with the development			
	Kind, location, profile and cross-section of all proposed drainage facilities, both within and connections to the proposed development, and a storm-water management plan in accordance with Section 4.5.4			
	Location of proposed utilities; water, sewer, electrical lines, and profiles of underground facilities. Tentative locations of private wells.			
	Proposed location, size, profile and cross section of sanitary sewers; description, plan and location of other means of sewage disposal with evidence of soil suitability			
	Proposed locations, widths and profiles of sidewalks			
	Locations, dimensions, and number of proposed vehicular and bicycle parking spaces, including proposed shared parking arrangement if applicable.			
	Grading, erosion control, and landscaping plan; proposed finished grades, slopes, swells, and ground cover or other means of stabilization			
	Storm water management plan for the proposed project prepared by a professional engineer			
	The size and proposed location of water supply and sewage disposal systems			
	A statement from the General Manager of the Brunswick Sewer District as to conditions under which the Sewer District will provide public sewer and approval of the proposed sanitary sewer infrastructure			
	A statement from the General Manager of the Brunswick and Topsham Water District as to conditions under which public water will be provided and approval of the proposed water distribution infrastructure			
	Proposed Development Plan	Lighting plan showing details of all proposed lighting and the location of that lighting in relation to the site		
Reference to special conditions stipulated by the Review Authority				
Proposed ownership and approximate location and dimensions of open spaces for conservation and recreation. Dedicated public open specs, areas protected by conservation easements, and existing and proposed open spaces or recreation areas and potential connectivity to adjoining open space.				
When applicable, a table indicating the maximum number of lots permitted based upon the applicable dimensional requirements, the number of lots proposed, and the number of lots permitted to be further subdivided.				
Building envelopes showing acceptable locations for principal and accessory structures, setbacks and impervious coverage				
Disclosures of any required permits. If a permit has been granted or an application for one submitted, provide a copy of the permit application.				
A statement from the General Manager of the Brunswick and Topsham Water District regarding the proposed development if located within an Aquifer Protection Zone				
A plan of all new construction, expansion and/or redevelopment of existing facilities, including type, size, footprint, floor layout, setback, elevation of first floor slab, storage and loading areas				

REQUIREMENTS FOR FINAL PLAN & MINOR DEVELOPMENT REVIEW APPLICATION SUBMITTAL		Final Plan	Minor	Staff
Please mark box with one of the following: “W” (Waiver); “P” (Pending); “X” (Submitted) or “N/A” (Not applicable)				
Proposed Development Plan	An elevation view of all sides of each building proposed indicating height, color, bulk, surface treatment, signage and other features as may be required by specific design standards [Cooks Corner or Village Review]			
	A circulation plan describing all pedestrian and vehicle traffic flow on surrounding road systems			
	Traffic: A trip generation report			
	A site landscaping plan indicating grade change, vegetation to be preserved, new plantings used to stabilize areas of cut and fill, screening, the size, locations and purpose and type of vegetation			
	Number of lots if a subdivision			
	A plan showing all ten (10) inch caliper trees to be removed as a result of the development proposal			
	All applicable materials necessary for the Review Authority to review the proposal in accordance with the criteria of Chapter 5.			
	Any additional studies required by the Review Authority			

TRUSTEE'S DEED

DLN: 2510657

MARK J. FISHER, CURRENT TRUSTEE OF THE JANICE K. FISHER TRUST DATED APRIL 20, 1999, of Portland, County of Cumberland, and State of Maine, for consideration paid, grants to **TEN TWO LLC**, a Maine limited liability company with its principal place of business in Brunswick, County of Cumberland, and State of Maine, having a mailing address of 97 Ledge Brook Crossing, Brunswick, ME 04011, the real property in the Town of Brunswick, County of Cumberland, and State of Maine, more particularly described as follows:

BEGINNING on the westerly line of Moody Road at the southerly corner of land now or formerly of Jade Stuart and Samuel Stuart as described in a deed dated May 27, 2001 and recorded in book 38263, page 303;

THENCE S 23° 07' 27" W along Moody Road a distance of 234.56 feet to a point;

THENCE S 21° 16' 40" W along Moody Road a distance of 85.27 feet to a point;

THENCE S 12° 33' 47" W along Moody Road a distance of 160.93 feet to the easterly corner of land recently conveyed by this grantor;

THENCE N 58° 10' 29" W along land recently conveyed by this grantor a distance of 599.71 feet to a point;

THENCE S 81° 37' 00" W along land recently conveyed by this grantor a distance of 785.12 feet to a point in the easterly line of land now or formerly Brenda C. Masse and Patrick J. Masse as described in a deed dated September 8, 1997 and recorded in book 13337, page 263;

THENCE N 32° 37' 50" E along the land of Brenda C. Masse and Patrick J. Masse a distance of 567.44 feet to a point;

THENCE N 09° 57' 29" E along the land of Brenda C. Masse and Patrick J. Masse a distance of 112.62 feet to a point;

THENCE N 11° 51' 57" E along the land of Brenda C. Masse and Patrick J. Masse a distance of 437.16 feet to the westerly corner of land now or formerly of Stefanie M. Hallett and Alex C. Hallett as described in a deed dated September 22, 2023 and recorded in book 40385, page 29;

THENCE S 56° 56' 56" E along the land of Stefanie M. Hallett and Alex C. Hallett a distance of 516.19 feet to a point in the northwesterly line of land of Jade Stuart and Samuel Stuart;

THENCE S 33° 20' 46" W along the land of Jade Stuart and Samuel Stuart a distance of 99.96 feet to a point;

THENCE S 58° 06' 13" E along the land of Jade Stuart and Samuel Stuart a distance of 92.07 feet to a point;

THENCE S 58° 22' 51" E along the land of Jade Stuart and Samuel Stuart a distance of 203.47 feet to a point;

THENCE S 58° 36' 52" E along the land of Jade Stuart and Samuel Stuart a distance of 46.71 feet to a point;

THENCE S 58° 24' 54" E along the land of Jade Stuart and Samuel Stuart a distance of 148.75 feet to a point;

THENCE S 58° 37' 54" E along the land of Jade Stuart and Samuel Stuart a distance of 101.15 feet to a point;

THENCE S 58° 14' 41" E along the land of Jade Stuart and Samuel Stuart a distance of 172.76 feet to the Point of Beginning of the parcel herein described.

This parcel includes 17.43 acres, more or less.

This being the remaining portion of the premises described in a deed to Janice Fisher, Trustee of the Janice Fisher Trust, dated April 20, 1999 and recorded in book 14704, page 106.

This property is conveyed subject to any easements or rights of way of record.

Bearings used herein are referenced to the State Plane Coordinate System of 1983, Maine West Zone.

Reference may be made to a "Survey Of Proposed Division Of Property of Mark J. Fisher, Co-Trustee Of The Janice K. Fisher Trust" dated August 13, 2024 and revised through August 22, 2024 by Little River Land Surveying, Inc.

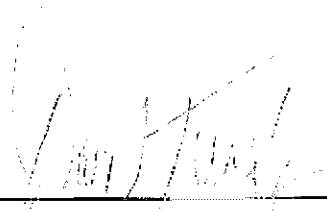
Mark J. Fisher, Trustee of the Janice K. Fisher Trust, dated April 20, 1999 hereby certifies the following:

1. This Certificate is made pursuant to Title 18-B M.R.S. § 1013 of the Maine Trust Code by Mark J. Fisher, as current Trustee of the Janice K. Fisher Trust dated April 20, 1999.

2. I, Mark J. Fisher, am the current Trustee of The Janice K. Fisher Trust, dated April 20, 1999, of which the prior Co-Trustee and Settlor, Janice K. Fisher, died on November 28, 2021, leaving me as sole Trustee.
3. That said Trust has not been altered, revoked, amended or changed and I have remained a Co-Trustee and now the sole current Trustee.
4. The Janice K. Fisher Trust dated April 20, 1999, has not been revoked, or further modified or amended in any manner that would cause the representations contained in this certification to be incorrect.
5. The powers of the Trustee, under said Trust Agreement, include the authority to convey trust assets, including real property.

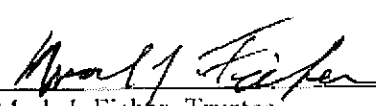
IN WITNESS WHEREOF, the said MARK J. FISHER, in his capacity as TRUSTEE OF THE JANICE K. FISHER TRUST dated April 20, 1999, has caused this instrument to be executed.

Witness my hand and seal this 21st day of March, 2025.



Witness

The Janice K. Fisher Trust dated April 20, 1999




By: Mark J. Fisher, Trustee

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

March 21, 2025

Then personally appeared before me the above-named MARK J. FISHER in said capacity as current Trustee of the Janice K. Fisher Trust dated April 20, 1999 and acknowledged the foregoing instrument to be his free act and deed in said capacity.

Before me,



Notary Public / Attorney at Law

My Commission Expires: _____

GAIL G. FRASER
NOTARY PUBLIC
State of Maine
My Commission Expires
August 28, 2028

**MAINE**

Department of the Secretary of State

Bureau of Corporations, Elections and Commissions

Corporate Name Search

Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: Thu Feb 05 2026 11:08:34. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
TEN TWO LLC	202405188DC	LIMITED LIABILITY COMPANY	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
04/30/2024	N/A	MAINE

Other Names (A=Assumed ; F=Former)

NONE

Principal Home Office Address

Physical

97 LEDGE BROOK CROSSING
BRUNSWICK, ME 04011

Mailing

97 LEDGE BROOK CROSSING
BRUNSWICK, ME 04011

Clerk/Registered Agent

Physical

LANGDON THAXTER
NORMAN, HANSON & DETROY, LLC
220 MIDDLE STREET
PORTLAND, ME 04101

Mailing

LANGDON THAXTER
NORMAN, HANSON & DETROY, LLC
P.O. BOX 4600
PORTLAND, ME 04112-4600

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