



March 20, 2024

Town of Kennebunkport
Kennebunkport, ME 04046

The Nonantum Resort and Blackrock Farm are thrilled to announce our collaboration in creating a captivating venue for intimate events nestled within the farm's serene surroundings.

In 2023, we forged a partnership granting The Nonantum access to a portion of the farm, where we cultivated an abundant array of vegetables, flowers, and herbs. This venture not only enabled us to initiate a farm share program for our dedicated staff but also facilitated the donation of fresh produce to local food pantries, enriching our commitment to community welfare.

Building upon this fruitful partnership, we aspire to expand our offerings to encompass a diverse range of events, including but not limited to rehearsal dinners, bridal showers, and corporate team-building gatherings.

There are many operational aspects that I will address to clarify our plans:

Location on Farm:

Events will take place under existing pergolas. In the event of rain, tables will be moved inside existing greenhouses. No new structures are proposed in our plan as such we request a variance for the requirement to submit a formal site plan survey, instead I have included a GIS aerial outlining operations within existing structures and layout.

Event Size:

Hosted events will be on average 50 people.

Event Hours and Months of Operation:

Event timing will run from approximately 5pm and will end no later than 10pm between mid-June and mid-October.

Licensing:

We will utilize the Nonantum's Off premise catering/liquor license.

Bathroom Facilities:

The Nonantum owns luxury portable restrooms (see photo) and are maintained and pumped after each event by A-1 Environmental Services, Wells, Maine.

Pesticides:

Black Rock Farm is 100% organic as such no chemical pesticides are utilized. Our pest control measures include the use of fans, natural peppermint spray, citronella plants and other essential oils.

Parking:

Guest parking: In partnership with the Nonantum, we will be transporting guests in the two resort's 14 passenger vehicles and shuttling guests from the resort to the farm. This will allow a higher level of guest service and not cause an undo traffic burden.

Staff parking: Due to the intimate sizing of our events, we will not exceed 8 staff members. The farm has 13 designated parking spaces for their staff and patrons which will be utilized during the daytime hours whereas our events will be at night, so staff parking spaces will be offset of one another.

Lighting:


Lighting will be soft, gentle, diffused illumination that creates a subtle and comforting ambiance for our events. Lighting for back of the house functions will be utilitarian as to not interfere with the event's atmosphere. Lighting will be contained to the property and will not affect abutting properties.

Sound:

The majority of events will utilize acoustical music and not disruptive to abutting properties.

Through this partnership we will be able to assist in ensuring the farm's prosperity by providing ongoing revenues to Blackrock Farm ownership. Thank you in advance for reviewing our plans and I welcome the opportunity to further discuss and answer any questions.

Sincerely,


A handwritten signature in dark ink, reading "Tina Hewett-Gordon". The signature is fluid and cursive, with the first name "Tina" being more prominent and the last name "Gordon" written in a slightly looser script.

Tina Hewett-Gordon
General Manager
Nonantum Resort

Property Card: 293 GOOSE ROCKS ROAD
Town of Kennebunkport, ME



Parcel Information	
Parcel ID: 25-5-2A Vision ID: 2004 Owner: LEWAND, HELENE MARIE Co-Owner: Mailing Address: PO BOX 7019 CAPE PORPOISE, ME 04014	Map: 25-5 Lot: 2-A Use Description: Single Fam Zone: FE Land Area in Acres: 36.31
Sale History	Assessed Value
Book/Page: 18740/468 Sale Date: 7/20/2021 Sale Price: \$0.00	Land: \$595,100 Buildings: \$246,900 Extra Bldg Features: \$0 Outbuildings: \$15,800 Total: \$842,000

Building Details: Building # 1		
	Model: Residential Living Area: 2460 Appr. Year Built: 1800 Style: Colonial Stories: 1.75 Occupancy: 1 No. Total Rooms: 6 No. Bedrooms: 4 No. Baths: 2 No. Half Baths: 0	Int Wall Desc 1: Plastered Int Wall Desc 2: Drywall/Sheet Ext Wall Desc 1: Clapboard Ext Wall Desc 2: Roof Cover: Asph/F GlS/Cmp Roof Structure: Gable/Hip Heat Type: Hot Water Heat Fuel: Oil A/C Type: None



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Kennebunkport, ME

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2189

3284

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DEED OF SALE BY PERSONAL REPRESENTATIVE

JAMES R. SPANG of Kennebunkport in the County of York and State of Maine, Personal Representative of the Estate of Philip J. Spang, Jr., also known as Philip J. Spang, deceased, testate, as shown by the probate records of York County, Maine, Docket No. 1991-0799, by the power conferred by the Maine Probate Code and every other power, for consideration paid, grants to HELENE MARIE LEWAND of Cape Porpoise in the Town of Kennebunkport in the County of York and State of Maine, the following property:

A certain lot or parcel of land, irregular in form and with all the buildings and improvements thereon, situated in Kennebunkport in the County of York and State of Maine and lying generally Southerly of Goose Rocks Road and being more particularly bounded and described as follows:

BEGINNING at a point on the Southwesterly side of Goose Rocks Road at land now or formerly of Hirst marked by an iron pipe driven into the ground at a stone pile at a 20" oak; thence from said point of beginning by land now or formerly of Hirst and continuing by land now or formerly of Tim Spang successive courses and distances as follows: South 62° 04' 30" West one hundred forty-one (141.00) feet to an angle point marked by an 18" oak; South 62° 16' 15" West four hundred eighteen and ninety-six hundredths (418.96) feet to an angle point marked by a 3/4" iron pipe found; South 49° 18' 40" West one hundred one and five tenths (101.5) feet to an angle point marked by an iron pipe found; South 49° 40' West one hundred forty-nine and five tenths (149.5) feet to an angle point; South 51° 08' West one hundred forty-six and eighty-one hundredths (146.81) feet to an angle point marked by an iron pipe found; South 50° 42' West one hundred twenty-six and sixty-eight hundredths (126.68) feet to an angle point marked by an iron pipe found driven into the ground and land of Priscilla Spang; thence by land of Priscilla Spang successive courses and distances as follows: North 46° 10' West five hundred six and sixty-five hundredths (506.65) feet to an iron rod driven into the ground at a stone pile; North 68° 02' 40" West six hundred nineteen and seventy-two hundredths (619.72) feet to an angle point marked by an iron rod driven into the ground at a 9" spruce tree; South 14° 26' West two thousand ninety-five and five hundredths (2,095.05) feet to an angle point marked by a 5/8" capped rebar at a fence corner and land formerly of the Barbara W. Smart Estate and now or formerly of Fate; thence turning and running by and along land formerly of the Barbara W. Smart Estate and now or formerly of Fate, and

MAINE REAL ESTATE TRANSFER TAX PAID

having a radius of nine hundred twenty-eight and five tenths (928.5) feet for an arc distance of two hundred twenty-one and ninety-five hundredths (221.95) feet to a point of tangency; thence North 54° 44' East fifty-one and ninety hundredths (51.90) feet to a point marked by a 5/8" capped rebar at land now or formerly of Auman; thence by and along land now or formerly of Auman successive courses and distances as follows: South 33° 16' 55" East five hundred eighteen and sixty-eight hundredths (518.68) feet to an angle point marked by a 5/8" capped rebar; North 60° 38' 40" East three hundred seventy-eight and twenty-four hundredths (378.24) feet to an angle point marked by a 5/8" capped rebar; North 26° 00' West five hundred twenty-four and seven tenths (524.7) feet to a point marked by a 5/8" capped rebar and the Southerly sideline of Goose Rocks Road; thence running Easterly and thence Southeasterly by and along the apparent Southerly sideline of the Goose Rocks Road successive courses and distances as follows: Easterly by a curve having a radius of three hundred seventy-six and twenty-nine hundredths (376.29) feet curving Southerly for an arc distance of one hundred twenty and seventy-eight hundredths (120.78) feet to a point of tangency (the chord distance being one hundred twenty and twenty-six hundredths (120.26) feet on a course of South 89° 35' 44" East); South 80° 24' East five hundred seventy-five and eleven hundredths (575.11) feet to an angle point; thence Easterly by a curve having a radius of four hundred seventy-seven and forty-six hundredths (477.46) feet curving Southerly for an arc distance of two hundred eighty-six and eleven hundredths (286.11) feet to a point of tangency (the chord distance being two hundred eighty-one and eighty-five hundredths (281.85) feet on a course of South 63° 14' East); South 46° 04' East three hundred five and fifty-two hundredths (305.52) feet to a point marked by a 5/8" capped rebar and land now or formerly of Schlegel; thence by said land now or formerly of Schlegel successive courses and distances as follows: South 45° 58' 15" West two hundred forty-nine (249.00) feet to a point and Smith Brook; thence by Smith Brook, as the same meanders, to a point which lies South 17° 39' 45" East a distance of two hundred thirty-two and one hundredths (232.01) feet from the last mentioned point; thence North 54° 09' 20" East three hundred sixty-five (365.00) feet to a point marked by a 5/8" capped rebar and the Southwesterly sideline of Goose Rocks Road; thence by and along the apparent Southwesterly sideline of Goose Rocks Road successive courses and distances as follows: South 46° 04' East eighty-seven and fifty-eight hundredths (87.58) feet to an angle point; South 41° 52' East two hundred twenty-eight and eight hundredths (228.08) feet to a point marked by a 5/8" capped rebar and land now or formerly of Patrick Spang; thence by said land now or formerly of Patrick Spang successive courses and distances as follows: South 45° 34' West two hundred ten and twenty-one hundredths (210.21) feet to an angle point marked by a 5/8" capped rebar; South 41° 52" East two hundred five and fifty-nine hundredths (205.59) feet to an angle point marked by a 5/8"

with the benefit of all appurtenant utility service easements and all appurtenant rights of way; and (3) subject to and with the benefit of applicable municipal, state and federal zoning, land use and conservation ordinances, regulations and statutes.

Title references - with respect to sources of title to the hereinabove described property reference may be had to the following deeds recorded in the York County Registry of Deeds, viz: (1) Book 1674, Page 60, deed from Christine R. Adams (deceased November 18, 1988 a resident of Kennebunkport) to Philip J. Spang and Priscilla Spang dated August 27, 1965; (2) Book 4348, Page 217, deed from Priscilla Spang to Timothy Spang dated June 24, 1987; (3) Book 4348, Page 218, deed from Timothy Spang to Priscilla Spang dated June 24, 1987; (4) Book 6442, Page 230, deed from Priscilla Spang to the Federal Deposit Insurance Corporation dated February 11, 1993; (5) deed from Priscilla Spang to James R. Spang, Personal Representative of the Estate of Philip J. Spang, Jr., of even or recent date to be recorded; and (6) deed from James R. Spang, Personal Representative of the Estate of Philip J. Spang, Jr., to Priscilla Spang of even or recent date to be recorded.

Plan reference - reference is hereby made to a plan entitled "Plan Showing a Standard Boundary Survey of a Portion of Land of Priscilla Spang (Mills Road, Kennebunkport, Me.) Located Along the Goose Rocks Road in Kennebunkport, Maine, dated May 20, 1995, drawn by William Pierce, P.L.S., Dayton, Maine, and to be recorded in said Registry of Deeds.

**Blackrock Farm
Kennebunkport
Maine**

**Providers of
occasional flowers,
fine gardening
& garden design
since 1979**

**P.O. Box 7019
Cape Porpoise, ME
04014**

207-967-5783

To whom it may concern,

I, Helene Lewand, as owner of Blackrock Farm, hereby authorize Tina Hewitt-Gordon of The Nonantum Resort, to act on behalf of Blackrock Farm regarding permitting and dealings with town and state officials. The Nonantum Resort is leasing part of the farm and is authorized to do business as a restaurant with no additional structures in hosting limited events.

Sincerely

A handwritten signature in cursive script that reads "Helene Lewand". The signature is written in dark ink and is positioned above the printed name.

Helene Lewand



March 19, 2024

Kennebunkport, ME

1 inch = 136 Feet



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Porta Potty Bathrooms



Pergola event: Note lighting



Pergola event: Chef preparing



Pergola event



Pergola event



Pergola event: Note lighting



Pergola event



Pergola event: Note lighting & acoustic music



Pergola event: Note acoustic music

**APPLICATION FOR SITE PLAN REVIEW
KENNEBUNKPORT PLANNING BOARD**

Subject Property Location: 293 Goose Rocks Road
Zone: FE Tax Assessor's Map: 25 Block: 5 Lot: 2A

Shoreland: ☐ Resource Protection: ☐

Lot Size: 36.31 ACRES

Existing Use of Property: AGRICULTURAL, RESIDENTIAL

Proposed Use of Property: RESTAURANT

Type of Sewage Disposal:

None: ☒ Private Septic: ☐ Public Sewer: ☐

Water Supplied by: _____

None: ☒ Private Well: ☐ Public KKWD: ☐

Describe new structures, additions to existing structures and alterations proposed:

NO NEW STRUCTURES OR ALTERATIONS
WOULD BE MADE TO THE PROPERTY- UTILIZATION
OF EXISTING STRUCTURES

Percentage of lot occupied by buildings:

Existing: _____ Proposed: N/C

Percentage of lot occupied by other impervious (parking, walkways, etc):

Existing: _____ Proposed: N/C

Exterior footprint of existing or proposed structure:

Existing: _____ Proposed: N/C

Note: All applications must conform to the Code of the Town of Kennebunkport and all applicable local, State and Federal ordinances. Planning Board approval is required before any building permit can be issued by the Code Enforcement Officer.

All fees must accompany this application

To the best of my knowledge, all information submitted on this application is true and correct. All proposed uses will be in conformance with the application and the Code of the Town of Kennebunkport.

I understand that if my application is approved by the Planning Board, I MUST take out a permit within 180 days of the date of Planning Board Approval, per Chapter 240.11/7.B of the Code of the Town of Kennebunkport.

Signature Lina Hewes-Gordon Date: 3/19/23

For Office Use Only

Date Received: _____ Application Fee Paid: _____
Paid by (payment type/name): _____
Postage Fee Paid: _____
Legal Notice Posting Fee Paid: _____
Total Fee: _____