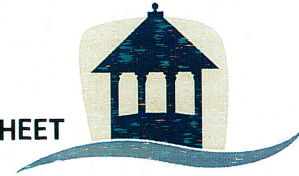


**GARDINER CITY COUNCIL  
AGENDA ITEM INFORMATION SHEET**



<b>Meeting Date</b>	11/10/2021	<b>Department</b>	City Clerk
<b>Agenda Item</b>	4.g) Consideration of a medical marijuana license renewal for MEDCO		
<b>Est. Cost</b>			

**Background Information**

Joe Couture, owner of MEDCO, is seeking a renewal of a medical marijuana license. The business is located at 189 Water Street, Gardiner.

<b>Requested Action</b>	"I move to renew a medical marijuana license for MEDCO."
<b>City Manager and/or Finance Review</b>	
<b>Council Vote/ Action Taken</b>	
<b>Departmental Follow-Up</b>	

<b>City Clerk Use Only</b>	1 <sup>st</sup> Reading _____	Advertised _____	<div style="border: 1px dashed black; padding: 5px; text-align: center;"> <b>EFFECTIVE DATE</b>            _____         </div>
	2 <sup>nd</sup> Reading _____	Advertised _____ w/in 15 Days	
	Final to Dept _____	Updated Book _____	Online _____

Date Received in Office _____
Received by: _____
Office Amount Received \$ _____
Approved _____ Denied _____

Marijuana Business  
License Application

- New Application  
 Renewal Application

**Type of Business**

- Retail Marijuana Store  
 Cultivation Facility  
 Manufacturing Facility  
 Testing Facility  
 Nursery/Grow Store

Medical Marijuana or Recreational- Medical Marijuana

If cultivation, what Tier?

- Tier 1 -30-60plants  
 Tier 2- <2000sf of canopy  
 Tier 3 --2k-7ksf of canopy  
 Tier 4 – 7ksf of canopy

**Applicant Information**

Name Joe Couture

Address 40 Lisbon Street Lewiston, ME 04240

Phone 866-426-3326 ext 4 cell: (207) 576-5803

Email info@thcmedco.com

Do you own/ have financial interest in any other marijuana businesses in Maine and/or other states?

If yes, Please list and describe: The Healing Community MEDCo, LLC; Main Street Retail, LLC; Skiway Road Retail, LLC; Tree Street Cannabis, LLC

Do you currently hold a State of Maine Caregiver card or State of Maine conditional marijuana license? Yes

\*If so, please provide a copy of your States of Maine Caregiver Card or State of ME Conditional license and any documentation submitted to obtain these licenses.

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**Business Location**

Physical address of proposed marijuana business 189 Water Street

Map 037 Lot 161 Zone Traditional - Downtown

Property owner's name and address Minh Nguyen 189 Water Street apt #3 Gardiner, ME 04345

Property owner's phone 408-799-5547

Property owner's email eatdrinkandbemerry@gmail.com

\*Please provide property owners permission documentation to operate a marijuana business at this location.

---

**Business Information**

Name of business Water Street Retail, LLC

Number of employees 8

Hours of operation 9am-8pm

Brief description of the business Medical marijuana retail storefront

Square feet of retail space 1300

Square feet of indoor/Outdoor plant canopy N/A

Square feet of manufacturing space N/A

Describe any security protocols Locksets with deadbolts on exterior door. Alarm system with live monitoring; interior motion sensors, glass break sensors, 4K HD camera system with 16 cameras

If extraction will be performed, please describe the process to be used and the machines/chemicals involved N/A

Are there any hazardous processes or chemicals to be used at the business, if so please describe No

Describe any fire protection/suppression equipment Live monitored smoke/fire/flood alarms

Please describe odor control measures to be used at the site.  
All cannabis is kept in tightly sealed containers  
No additional odor control measures are required. No odor exists outside of the premises.

If manufacturing, please describe the processes as well as the products that will be manufactured  
N/A

  
Signature

9/28/21  
Date

For Municipal Use Only

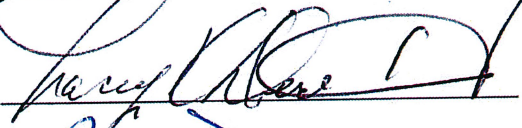
Approvals

Code Enforcement



Date 10/22/21

Economic Development



Date 10/22/21

City Manager



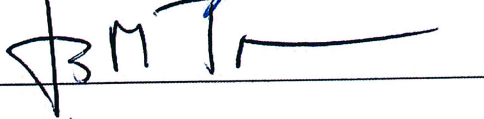
Date 10/22/21

Gardiner Fire Department



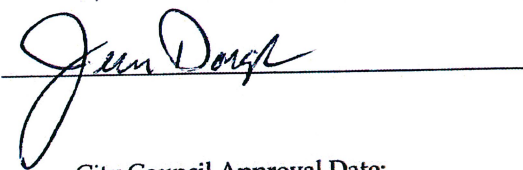
Date 10/22/21

Gardiner Police Department



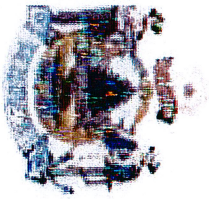
Date 10/25/21

Public Works



Date 10/25/21

City Council Approval Date: \_\_\_\_\_



Maine Medical Use  
Of Marijuana

Date Issued: 01/27/2021

Expires: 01/26/2022

Individual Caregiver

**JOSEPH M. COUTURE**

**DBA: THE HEALING COMMUNITY MEDCO LLC**

**DOB:** [REDACTED]

**Retail Location: 189 WATER ST, GARDINER, ME**

**04345-2108**

**Registration #:** [REDACTED]

**Control #:** [REDACTED]

**Authorized for: 30 mature/60 immature and/or  
Harvested**



JANET T. MILLS  
GOVERNOR

STATE OF MAINE  
OFFICE OF MARIJUANA POLICY  
162 STATE HOUSE STATION  
19 UNION STREET  
FIRST FLOOR  
AUGUSTA, MAINE 04333-0162

ADMINISTRATIVE & FINANCIAL SERVICES

KIRSTEN LC FIGUEROA  
COMMISSIONER

OFFICE OF MARIJUANA POLICY

ERIK GUNDERSEN  
DIRECTOR

JOSEPH M. COUTURE  
345 SCRIBNER BLVD  
LEWISTON, ME 04240-4400

January 28, 2021

Dear JOSEPH M. COUTURE

Enclosed please find your registry identification card. This card authorizes participation in the Maine Medical Use of Marijuana Program, Office of Marijuana Policy (OMP). However, in order for this card to be valid, it must be accompanied by your Maine or government issued photo identification for the purposes of verifying your identity.

It is the responsibility of the cardholder to review, understand and follow Maine's Medical Use Marijuana statute and rules. This information can be accessed on the OMP website:

[www.maine.gov/dafs/omp/](http://www.maine.gov/dafs/omp/).

In order to ensure receipt of up-to-date communications from OMP, please notify the Office immediately if any of your contact information changes.

Please contact OMP at (207) 287-3282 or by email at [licensing.omp@maine.gov](mailto:licensing.omp@maine.gov) with questions.

Sincerely,

Tracy Jacques, Esq.  
Director of Licensing  
Office of Marijuana Policy



## Office of Code Enforcement

6 Church Street  
Gardiner, Maine 04345

Phone: 207 582-6892  
Fax: 207 582-6895

October 14, 2021

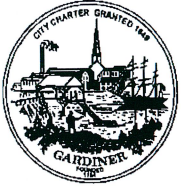
Mr. Joe Couture  
40 Lisbon Street  
Lewiston, Maine 04240

D/b/a MedCo  
189 Water Street  
Gardiner, Maine 04345

The Code Enforcement Office has no issues with MedCo's renewal of their Retail marijuana license.

A handwritten signature in blue ink, appearing to read "Kris McNeill", with a long horizontal flourish extending to the right.

Kris McNeill  
Code Enforcement Officer  
City of Gardiner, Maine



## CITY OF GARDINER FIRE & RESCUE DEPARTMENT



*Interim Chief Richard Sieberg*

August 30, 2020

Dear Joe Couture,

I have received your application to establish a business at 189 Water Street in Gardiner under the name The Healing Community MEDCo LLC. Upon careful review of your proposal and discussion with the City's Code Enforcement officer I feel comfortable that your business would not create a significant impact on the Fire Department.

As always we look forward to working with all of the businesses in the City. Please feel free to reach out to the Fire Department if you have questions or concerns.

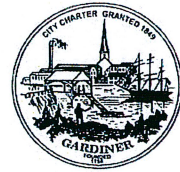
Sincerely,

Richard Sieberg  
Gardiner Fire Department  
Interim Fire Chief





## **GARDINER POLICE DEPARTMENT**



*Chief James M. Toman*

CEO Kris McNeill  
Gardiner Planning Board  
Office of Economic and Community Development

Joe Couture  
DBA – The Healing Community MEDCo LLC  
Water Street  
Gardiner, Maine 04345

Per review criteria 6.5.1.13- Based upon information provided, this business appears to have appropriate operational and safety and security measures in place to open and operate in the City of Gardiner. As such, it is my belief that the Gardiner Police Department will have the ability to respond safely and effectively to any emergency or criminal activity that may occur there. This business may result in some calls for police services, however, it is not anticipated that these calls will have an impact on the overall services that the Gardiner Police Department delivers.

Sincerely,

Chief James M. Toman  
Gardiner Police Department  
City of Gardiner



CITY OF  
**Gardiner**  
*Moving Forward*

October 18, 2021

Planning Board  
City of Gardiner  
6 Church Street  
Gardiner, ME 04345

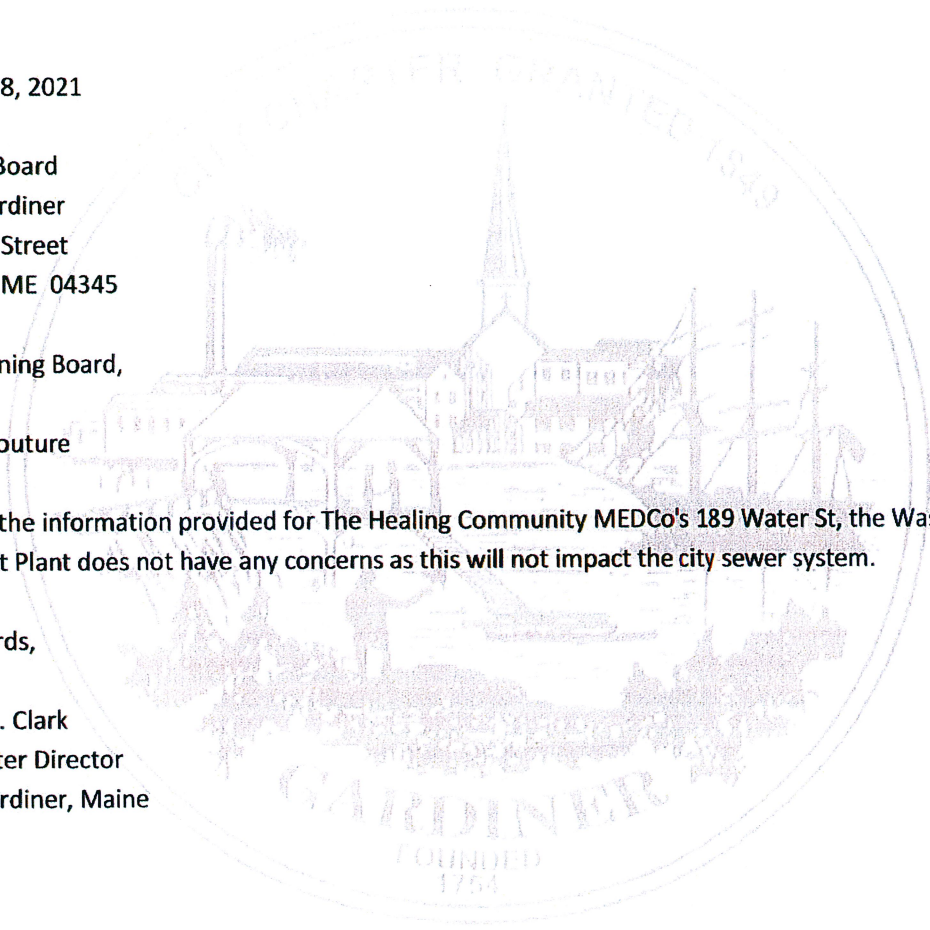
Dear Planning Board,

RE: Joe Couture

Based on the information provided for The Healing Community MEDCo's 189 Water St, the Wastewater Treatment Plant does not have any concerns as this will not impact the city sewer system.

Best regards,

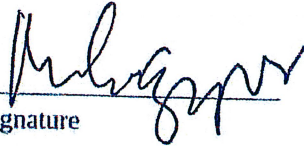
Douglas E. Clark  
Wastewater Director  
City of Gardiner, Maine




Demonstration of Right:  
Property at 189 Water Street in Gardiner, ME 04345

The purpose of this letter is to serve as a demonstration of the right to use the property at 189 Water Street in Gardiner, Maine for the purpose for medical and/or adult-use cannabis retail.

**Landlord:**

<u>MINH QUANG NGUYEN</u>	<u></u>	<u>8/1/2020</u>
Printed Name	Signature	Date

**Tenant:**

<u>Alex McMahan, Co-Owner</u>	<u></u>	<u>8/1/2020</u>
Printed Name	Signature	Date

*The Healing Community MEDCo, LLC*

WATER STREET RETAIL LLC  
40 LISBON ST 866-426-3326  
LEWISTON, ME 04240

1023

52-8823/2112

Oct. 15, 2021 Date

CHECK ARMOR  
FRAUD PROTECTION

Pay to the Order of City of Gardiner \$ 1500.00

One thousand five hundred dollars

Photo Safe Deposit®  
Details on back

**cPort**  
CREDIT UNION  
P.O. Box 777  
Portland, Maine 04104

For lic. fee.



Harland Clarke

REGAL®

City of Gardiner  
----- Receipt -----

10/18/21 12:57 PM ID:HMT	#5427-1
TYPE-----	REF---
Marijuana Establi	AMOUNT
Caregive Retail	1,500.00
Total: 1,500.00*	
Paid By: Medco- Water St LLC	
Remaining Balance: 0.00	
Check : 1,500.00	
1023 - 1,500.00	