



**GARDINER CITY COUNCIL
AGENDA ITEM INFORMATION SHEET**

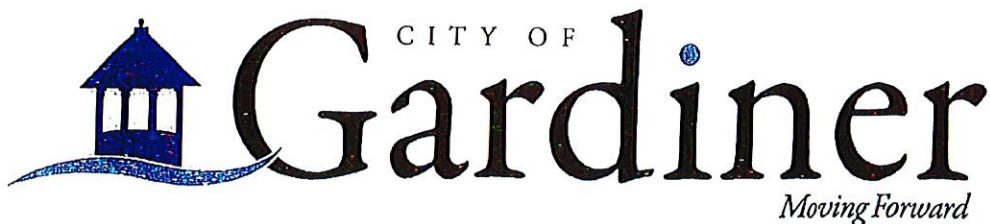


Meeting Date	03/16/2022	Department	City Clerk
Agenda Item	5.d) Consideration of approving a new license for Recreational Marijuana Manufacturing facility - Choclit Factory, LLC		
Est. Cost			

Background Information	Gardiner City Council will consider approval of a new license for Recreational Marijuana Manufacturing facility - Choclit Factory, LLC located at 15 Lions Way in Gardiner.
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Requested Action	"I move to approve a new license application from Eric McMaster for the Recreational Marijuana Manufacturing facility - Choclit Factory, LLC located at 15 Lions Way in Gardiner."
City Manager and/or Finance Review	
Council Vote/ Action Taken	
Departmental Follow-Up	

City Clerk Use Only	1 st Reading _____	Advertised _____	EFFECTIVE DATE _____
	2 nd Reading _____	Advertised _____ w/in 15 Days	
	Final to Dept _____	Updated Book _____	Online _____



Date Received in Office	2/24/20
Received by:	AMC
Office Amount Received	\$2000
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- Recreational

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 Eric McMaster
 Address 13 Independence Drive . Brunswick, ME 04011
 Phone 207-215-7516
 Email McMaster628@gmail.com

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

If yes, Please list and describe: Yes. Own Medical Cannabis business.

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.

Attached.

Business Location

Physical address of proposed marijuana business 15 Lions Way Gardiner, ME 04345
Map 29 Lot 1A Zone MUV

Property owner's name and address Eric McMaster 13 Independence Dr. Brunswick.

Property owner's phone 207. 215- 7516

Property owner's email McMaster628@gmail.com

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

Business Information

Name of business The Chee Lit Factory LLC

Number of employees 2-4

Hours of operation 5 PM Mon - Friday

Brief description of the business Recreational cannabis manufacturing of edibles

Square feet of retail space 0

Square feet of indoor/Outdoor plant canopy 0

Square feet of manufacturing space 470 sq ft.

Describe any security protocols Camera, Door lock, Security gate.

If extraction will be performed, please describe the process to be used and the machines/chemicals involved NO extractors will be performed

Are there any hazardous processes or chemicals to be used at the business, if so please describe NO hazardous material will be used on site.

Describe any fire protection/suppression equipment multiple fire extinguishers and alarms for smoke and heat

Please describe odor control measures to be used at the site.

NO odor control is needed. Only cooking will take place.
If manufacturing, please describe the processes as well as the products that will be manufactured Traditional baking methods for kitchen production.


Signature

2/23/22
Date

For Municipal Use Only

Approvals

Code Enforcement  Date 3-7-22

Economic Development  Date 3-7-22

City Manager CHEFF M. TRAVIS Date 3/4/22
OLIVIA ANNE DAVIS

Gardiner Fire Department  Date 3/7/22

Gardiner Police Department CHEFF M. TRAVIS Date 3/4/22
Jerry Daigless

Public Works _____ Date 3-7-22

City Council Approval Date: _____

City of Savannah

Receipt

City of Savannah	10,000.00
State	10,000.00
County	10,000.00
Total	30,000.00

Total: 30,000.00
Paid by cash received
Amount: 30,000.00

Check: 30,000.00
477142 30,000.00

USA
Maine

Secretary of State
Matthew Dunlap

COMMERCIAL DRIVER'S LICENSE NOT INTENDED FOR FEDERAL PURPOSES



4d DL NO.
4b EXPIRES **06/28/2025** 3 DC
1 **MCMASTER**
2 **ERIC SHAWN**
6 **13 INDEPENDENCE DRIVE**
BRUNSWICK, ME 04011
4a ISSUED **08/07/2020** 15 GENDER **M**
16 HEIGHT 17 WEIGHT 18 EYES 19 HAIR
5'-11" **209 lb** **BLU** **BRO**
9 CLASS **B** 9a END **L**
12 REST **K**
5 DD 0000000000000000087169746



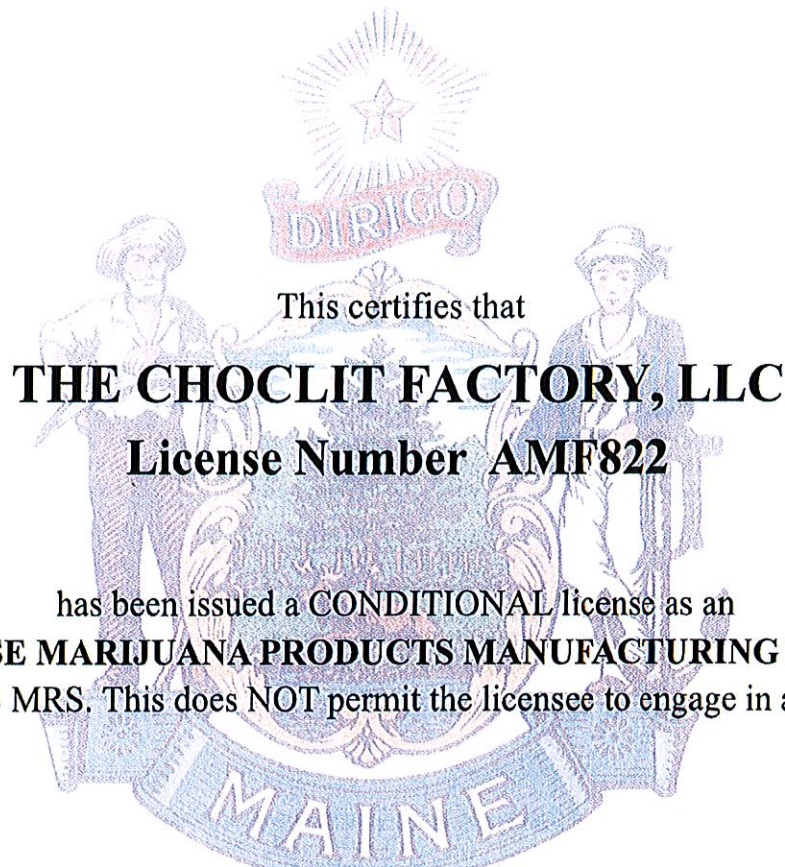
OFFICE OF MARIJUANA POLICY
Maine Adult Use Marijuana Program

Individual ID Card

ID #:
ERIC SHAWN MCMASTER
DOB
Date Issued: 08/17/2021
Expiration Date: 08/16/2022



DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES
OFFICE OF MARIJUANA POLICY
MAINE ADULT USE MARIJUANA PROGRAM



This certifies that

THE CHOCLIT FACTORY, LLC
License Number AMF822

has been issued a **CONDITIONAL** license as an
ADULT USE MARIJUANA PRODUCTS MANUFACTURING FACILITY
under 28-B MRS. This does **NOT** permit the licensee to engage in any activity.

NOTE: THIS IS NOT AN ACTIVE LICENSE

Issued on:
December 29, 2021

Expires on:
December 28, 2022

A handwritten signature in black ink, appearing to read 'Erik Gundersen', is written over a horizontal line.

Erik Gundersen, Director
OFFICE OF MARIJUANA POLICY
MAINE ADULT USE MARIJUANA
PROGRAM

To make a complaint about this licensed Adult Use Marijuana Establishment:
Email: Licensing.OMP@maine.gov

The Conditional License for AMF822 has been issued based on the following organizational structure:

Principals:

ERIC SHAWN MCMASTER, OFFICER
THOMAS EUGENE CATCHINGS, OFFICER

Owners:

50.00% - ERIC MCMASTER
50.00% - THOMAS CATCHINGS

NOTICE: This conditional license was issued based upon the information indicated above and submitted on application forms provided by the conditional licensee. The conditional licensee acknowledged and affirmed that the foregoing information was truthful and complete in the presence of a notary. Any changes to the information indicated above must be timely reported to the Office of Marijuana Policy and may affect the conditional licensee's licensure status. A conditional licensee will be required, at a minimum, to obtain a new local authorization based upon any changes to the entity ownership structure listed above.



December 20, 2021

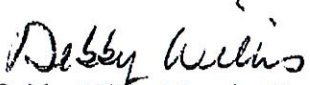
Eric McMaster- Tru Blooms
15 Lions Way
Gardiner, ME 04345

On behalf of the City of Gardiner, we would like to congratulate you on your December 14, 2021 Planning Board approval to place a 14'x30' building at 15 Lions Way- Map 029 Lot 001A in the MUV district- with the intent to be used as a commercial kitchen for adult use cannabis edibles with the condition that Mr. McMaster send in ownership paperwork. (This has already been completed).

Please let me know if there is anything, you need from either City staff or myself.

Again, thank you for choosing Gardiner.

Sincerely,


Debby Willis, Planning Board Chair

c:Tracey K. Desjardins
Director of Economic Development/Planning
Kris McNeill, CEO



Office of Code Enforcement

6 Church Street
Gardiner, Maine 04345

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

February 15, 2022

15 Lions Ave Marijuana Manufacturing License

This letter is to state that the Code Enforcement Office does not have any issues with Eric McMaster's application for a Marijuana Manufacturing License. If you have any further questions, feel free to contact me at 207-620-4853.

A handwritten signature in black ink, appearing to read "Kris McNeill", is written over a light blue horizontal line.

Kris McNeill
Code Enforcement Officer
City of Gardiner Maine



CITY OF GARDINER FIRE & RESCUE DEPARTMENT



Fire Chief Richard Sieberg

January 11, 2022

Dear Eric McMaster,

I have received your request for a letter from the Fire Department regarding your existing business at 15 Lions Way. It is my understanding you would like to add a small premade building to be used as an adult use manufacturing kitchen.

After speaking with Code Enforcement, I see no issues for 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,

A handwritten signature in black ink, appearing to read "R. Sieberg".

Richard Sieberg
Gardiner Fire Department
Fire Chief



GARDINER POLICE DEPARTMENT



Chief James M. Toman

January 19, 2022

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

Mr. Eric McMaster
15 Lions Ave
Gardiner, Maine 04345

Based upon information provided and based upon my most recent site visit, this business appears to have appropriate operational, safety and security measures in place to operate in the City of Gardiner. With appropriate systems in place, it is my belief that the Gardiner Police Department will have the ability to respond safely and effectively to any calls for service that may occur at the business location. This business may result in some calls for police services; however, it is unlikely 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

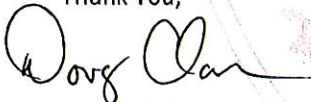
January 24, 2022

Eric McMaster
15 Lions Way
Gardiner Maine, 04345

Dear Eric,

Based on the information you provided for your medical marijuana cultivation practice located at 15 Lions Way, the Wastewater Department does not anticipate any additional usage on the system. However, my recommendation would be to follow all State of Maine plumbing codes and installation of grease traps. If any information you provided were to change, I would ask that you inform us of those changes.

Thank You,



Doug Clark
Wastewater Superintendent
582-1351



GARDINER WATER DISTRICT

P.O. Box 536 • Gardiner, Maine 04345 • (207) 582-5500 • Fax (207) 582-3093

January 11, 2022

Eric McMaster
15 Lions Way
Gardiner Me. 04345

Dear Eric,

The Gardiner Water District has the capacity to serve your proposed commercial kitchen to be located at 15 Lions way in Gardiner. Your operation will have no adverse effect on Operations of the Water District.

Sincerely,


Paul Gray Supt. GWD



Eric McMaster
15 Lions Way
Gardiner Maine, 04345

1/24/2022

Dear Eric,

Based on the information you provided for your adult use marijuana manufacturing kitchen located at 15 Lions Way, the Public Works Department does not anticipate any safety concerns. If any information you provided were to change, I would ask that you inform us of those changes.

Thank You,

A handwritten signature in black ink that reads "Jerry Douglass". The signature is written in a cursive style with a large initial "J".

Jerry Douglass
Public Works Director
Phone: 582-4408