



**GARDINER CITY COUNCIL
AGENDA ITEM INFORMATION SHEET**



Meeting Date	01/05/2022	Department	Planning/Economic Dev
Agenda Item	6.d) Consideration of approving a marijuana renewal application (retail) to NPG, LLC dba as Wellness Connection		
Est. Cost			

Background Information

The Wellness Connection is located at 31 Maine Ave., Gardiner. They need approval for two licenses as they have a retail and a manufacturing business on premise.

Requested Action	"I move to approve a marijuana renewal application (retail) to NPG, LLC dba as Wellness Connection located at 31 Maine Ave."
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	<u>12/15/21</u>
Received by:	<u>AMC</u>
Office Amount Received	<u>\$1500</u>
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 NPG, LLC dba Wellness Connection, Kristin McIntyre, Accounting Manager

Address 685 Congress St., Portland, ME 04102

Phone 207-887-4042

Email kmcintyre@mainewellness.org

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

If yes, Please list and describe: Yes. NPG, LLC owns and operates three Adult Use Retail stores in Maine. There is also a manufacturing facility located in the same building as this dispensary as well as a cultivation facility and an additional manufacturing facility. The entity that owns NPG, LLC owns other marijuana businesses in multiple states.

Do you currently hold a State of Maine Caregiver card or State of Maine conditional marijuana license? No, but do have an active Adult Use Licenses

*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.

Business Location

Physical address of proposed marijuana business 31 Maine Ave. Gardiner, ME

Map 37 Lot 151 Zone IT

Property owner's name and address Triple Deuce, LLC 95 Purington Ave. Augusta, ME 04330

Property owner's phone 207-462-4832

Property owner's email showroom@tuttleantiques.com

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

Business Information

Name of business Wellness Connection

Number of employees 80 total; 9 at this location, 6 associated with this license

Hours of operation Mon-Sun 10AM to 7PM

Brief description of the business Retail Marijuana store selling a variety of marijuana products on the ground floor, with a commercial kitchen in the basement that produces marijuana edibles for both wholesale and our 4 retail locations in Maine.

Square feet of retail space 1,000

Square feet of indoor/Outdoor plant canopy N/A

Square feet of manufacturing space 3,982

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

Involved No extraction will be performed at this site.

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

Describe any fire protection/suppression equipment See Exhibit 1 attached

Please describe odor control measures to be used at the site. See Exhibit 1 attached

If manufacturing, please describe the processes as well as the products that will be manufactured
See Exhibit 1 attached

Keckotype

Signature

12/20/2021

Date

For Municipal Use Only

Approvals

Code Enforcement

[Signature]

Date 12-28-21

Economic Development

[Signature]

Date 12-28-2021

City Manager

[Signature]

Date 12/28/2021

Gardiner Fire Department

[Signature]

Date 12/28/21

Gardiner Police Department

[Signature]

Date 12/28/21

Public Works

[Signature]

Date 12-28-21

City Council Approval Date: _____



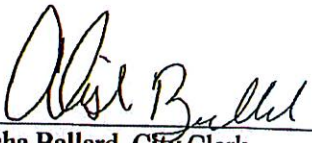
January 13, 2021

License is hereby granted to:

Wellness Connection

Retail Marijuana Store

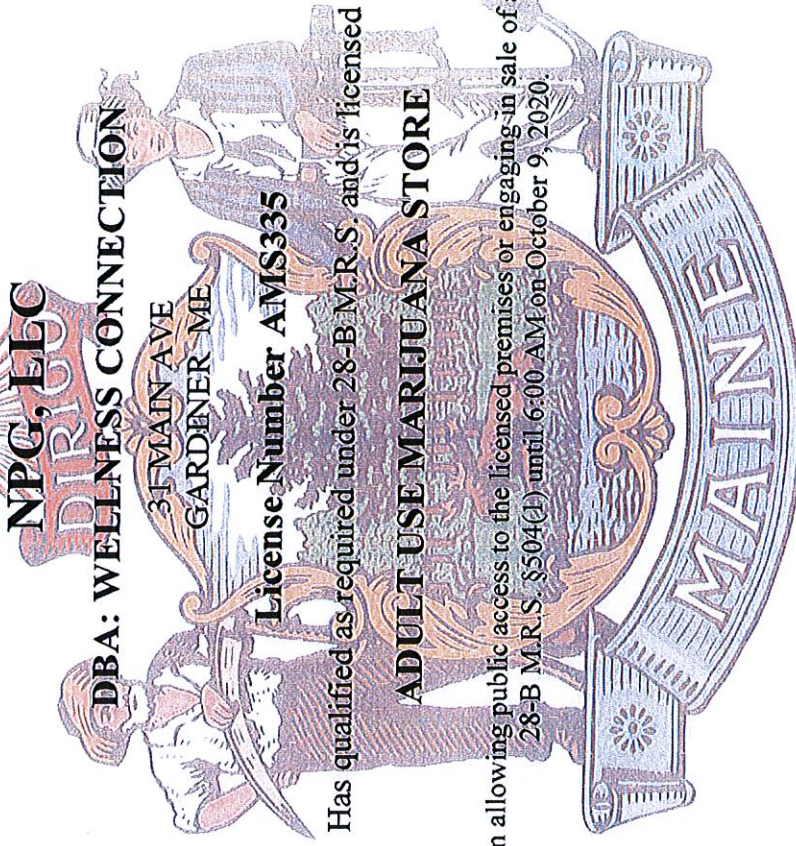
Within the City of Gardiner, Maine until **December 31, 2021** so long as a valid caregiver's state license is maintained, subject to the laws of the State of Maine and the ordinances, as revised, of the City of Gardiner.


Alisha Ballard, City Clerk

This License is **NOT** Transferable.

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

This certifies that



Has qualified as required under 28-B M.R.S. and is licensed as:

This license is restricted from allowing public access to the licensed premises or engaging in sale of authorized products pursuant to 28-B M.R.S. §504(1) until 6:00 AM on October 9, 2020.

Issued on:
May 1, 2021

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

Expires on:
April 30, 2022

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



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 L.C. FIGUEROA
COMMISSIONER

OFFICE OF MARIJUANA POLICY

ERIK GUNDERSEN
DIRECTOR

April 28, 2021

NPG, LLC
AMS335

Dear CHARLIE LANGSTON:

Congratulations! Your application has been approved. The attached ADULT USE MARIJUANA STORE license has been issued to NPG, LLC by the State of Maine. The attached license is the official record. It must be printed and displayed in the licensed establishment for public viewing. You will not be mailed a copy.

As a reminder, in order to login to the Office of Marijuana Policy's online licensing portal you will need your license number and the following online access code: 866461. Please note, most applications for allowable changes to your active license will be submitted through the online licensing portal.

The following changes to an active license require prior approval by the Office of Marijuana Policy and may require a new Local Authorization Form: change of location, change of ownership, change of principals or changes to Plans of Record. Further guidance regarding these processes is available on the Office of Marijuana Policy's website.

This letter also serves as the Office of Marijuana Policy's official approval of the most recently submitted Plans of Record. A copy of this letter should be kept as the official approval of those plans. In accordance with the Adult Use Marijuana Program Rule, if a licensee wishes to make significant or material changes to any required Plan of Record, the licensee must apply for and receive approval from the Office of Marijuana Policy prior to making such changes. Failing to do so can result in administrative action.

Active licenses are valid for a period of one year from the date of issuance. To avoid a lapse in your license, the Office of Marijuana Policy will notify you no less than 90 days prior to the expiration of your license. Please be prepared to start the application renewal process as soon as you receive the 90-day notification.

Again, congratulations. If you have questions regarding this license or communication, please contact OMP's Licensing Division via email at licensing.OMP@maine.gov or by calling 207-287-3282.

Sincerely,

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



12/20/2021

Exhibit 1
Gardiner Retail Marijuana Store License Renewal

SECURITY PROTOCOLS

Wellness Connection of Maine takes the safety and security of its patients, employees, guests, and neighbors very seriously. We have a central security office which works with several outside contractors to plan, monitor, and upgrade security programs for all of our facilities. The building in question is approximately 8,000 sq. ft. and is completely equipped with more than sufficient and appropriate security measures to:

1. Provide a safe and secure environment for visitors and staff.
2. Deter and prevent unauthorized entrance into areas containing marijuana.
3. Deter and prevent the theft of marijuana.

Security Surveillance Cameras:

Security surveillance cameras have been installed and are operating twenty-four (24) hours a day, seven (7) days a week, and retain a minimum of thirty (30) days video storage. These surveillance cameras monitor all entrances, along with the interior and exterior of the premises, to discourage and facilitate the reporting of criminal acts and nuisance activities occurring at the premises.

Alarm System:

The building is equipped, regulated and monitored by a commercial combination control panel with an audible alarm that is monitored by a Professional Security Company and alarm notification capabilities with smart phone monitoring, with notifications that are sent immediately and directly to both the Gardiner Police Department and one of our managers from the Wellness Connection of Maine, so that they may assist Gardiner Police as needed to resolve the alarm.

All doors and windows are equipped with burglar contacts and motion detectors to prevent unauthorized entrance after hours.

The building is also outfitted with silent panic alarms that staff can utilize in event of an emergency. These are directly monitored by our security company 24 hours a day and in the event, one is activated, Gardiner Police would be notified immediately

info@mainewellness.org | 1-855-848-6740 | mainewellness.org

South Portland
29 Western Ave.
South Portland, ME 04106

Portland
685 Congress Street
Portland, ME 04102

Gardiner
31 Maine Avenue
Gardiner, ME 04345

Brewer
221 Dirigo Drive
Brewer, ME 04412

Nature delivers.

Locking Safe or Functional Equivalent:

Dedicated rooms with limited access have been designed to store all marijuana products. These areas have heavy-duty walls with an access card reader controlling access to only authorized employees. Access is limited to only supervisors and managers.

Methods to ensure no underage access is permitted:

A reception area immediately inside the entrance from the public right of way, physically separated from the sales area, will be used to verify the age of all visitors. Age will be verified by inspection of valid government-issued identification documents, and only visitors that are 21 or older will be permitted to enter the sales area.

Employees charged with verifying age will be trained on detection of fake or fraudulent identification documents. Such employees will be trained on and will use ID checking guides that describe security features of government-issued identification documents from various governmental units, including samples and images of those identification documents.

Upon verification of age, visitors and customers through valid identification will be permitted to enter the dispensary but will not be allowed access to limited access areas. ID's will be checked a second time at the point of sale before any customer is allowed to make a purchase.

We have also provided the Gardiner Police and Fire Department with the name and phone number of our Logistics and Security Manager as well as the names and phone numbers of the 2nd and 3rd responsible employees in the security call queue.

FIRE PROTECTION/SUPPRESSION EQUIPMENT

Throughout each WCM facility, fire extinguishers are readily available. Their locations are featured in the emergency evacuation maps. WCM's Fire Prevention Plan (FPP) follows OSHA's recommendation that the decision to use portable fire extinguishers should be spelled out in the EAP. In it WCM permits employees to use the portable fire extinguishers if they feel comfortable doing so. Fire prevention training is conducted annually for all employees at each facility and extensively covers understanding the nature of the fire, how to safely fight a fire, evacuation and reporting protocols in the case of a fire emergency.

In the Gardiner Retail Marijuana Store is protected by a dry sprinkler system that covers the entire building, including the outside underneath the wide roof overhangs.

ODOR CONTROL**Wellness Connection of Maine Operations Overview**

Wellness Connection of Maine has 4 dispensaries, a commercial kitchen, and a cultivation and processing facility. All cultivation is performed at specialized indoor facility in Auburn. Plants are harvested, dried, trimmed, and packaged in high barrier packaging at this facility. Our

Marijuana Retail Stores receive only packaged medicine and do not store, handle, or package any flower or odor producing products that aren't already sealed in barrier (odor proof) packaging.

Activities at 31 Maine Ave. Gardiner

The 31 Maine Ave. location is a standard Marijuana Retail Store—focusing on education about cannabis, helping guests choose the correct type and delivery method, and dispensing packaged cannabis. Educational materials and displays for helping guide guests to the right solution for their needs primarily focus on written and graphic materials combined with expert advice from our well trained staff. In the 10 years we've been operating we have not received any complaints of odors from any of our 4 dispensaries throughout the state.

The proposed facility will continue to operate as it has for the past 6 years, only storing and selling pre-packaged cannabis products. There will be no cultivation or processing of cannabis at this location. Therefore there are only two potential sources of odors:

1. Storage of pre-packaged cannabis products. There is minimal, if any, odor emitted from the pre-packed cannabis. Packaging is "high-barrier" and designed to retain both moisture and volatile terpenes, critical for product quality, but also resulting in no discernable odors.
2. Bud Bar Display of Cannabis Flower with sample pods. Evaluating samples can involve opening the aroma plug, allowing the patient to smell the sample. Staff are all trained to keep "aroma plugs" closed when not in use (important to preserve the quality of the sample material).

The entire space will continue to be conditioned by an HVAC system with carbon filtration to reduce any odors emitted from the pre-packaged cannabis. Filters are regularly serviced and changed by a contracted HVAC service provider.

No On-Site Consumption

Consumption of cannabis (including smoking or vaping) on site is prohibited by Maine state law, and Wellness Connection of Maine staff are always very clear to explain this to customers and vigilant in enforcing this policy in all of our locations. This policy eliminates the potential for odors from consumption of marijuana products.

Permitted use consent – 31 Maine Avenue, Gardiner, ME

Regarding section 2.2 of the lease for 31 Maine Avenue, Gardiner, Maine, dated August 6th, 2014 and renewed effective November 1st, 2019, the owner, Triple Deuce LLC, hereby provides tenant written consent to the following additional permitted use:

Operation of a state-licensed adult use Retail Marijuana Store and Manufacturing Facility.

Signed: James Streen

Title: member

Date: 8-18-2020



CITY OF
Gardiner
Moving Forward

December 27, 2021

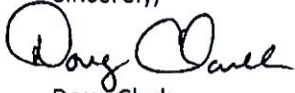
Kristin McIntyre
Accounting Manager
685 Congress St
Portland, ME 04102

RE: Renewal Application

In regards to your renewal application for an adult use manufacturing facility and adult use retail store located at 31 Maine Ave in Gardiner under the name of The Wellness Connection, I have reviewed the proposal no additional City services will be required. I feel comfortable that your renewal will not affect services provided by the Wastewater Treatment Plant.

Please feel free to reach out should you need to make changes or have any questions of concerns.

Sincerely,



Doug Clark

Wastewater Director



**CITY OF GARDINER
FIRE & RESCUE DEPARTMENT**



Chief Richard Sieberg

December 20, 2021

Dear Kristin McIntyre,

I have received your renewal application for an Adult Use RETAIL DISPENSARY facility located 31 Maine Ave in Gardiner under the name The Wellness Connection. 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,

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

December 27, 2021

Gardiner Code Enforcement
Gardiner Planning Board
Office of Economic and Community Development
Gardiner City Council

Ms. Kristin McIntyre
NPG, LLC
DBA – Wellness Connection of Maine
31 Main Avenue
Gardiner, Maine 04345

Based upon information provided and known, this business does have the appropriate operational plans, as well as the appropriate safety and security measures in place to continue to operate an adult use marijuana business in the City of Gardiner. As such, the Gardiner Police Department feels that the renewal of the Adult Use Marijuana Manufacturing license for 31 Maine Avenue in Gardiner is appropriate.

Sincerely,

Chief James M. Toman
Gardiner Police Department
City of Gardiner



Office of Code Enforcement

6 Church Street
Gardiner, Maine 04345

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

December 28, 2021

Wellness Connection License Renewals

This letter is to state that the Code Enforcement Office does not have any issues with the applicant's renewal of their Retail Marijuana License and their Marijuana Products Manufacturing License. If you have any further questions, feel free to contact me at 207-620-4853.

Kris McNeill
Code Enforcement Officer
City of Gardiner Maine

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

12/20/21 3:14 PM	ID:KIC	#8140-1
TYPE-----	REF---	AMOUNT
Marijuana Establi		
Prod Manuf Facd		2,000.00
Adult Retail St		1,500.00

Total: 3,500.00*
Paid By: wellness connection
Remaining Balance: 0.00

Check : 3,500.00
892478 - 3,500.00

THE FACE OF THIS CHECK IS PRINTED IN BLUE - THE BACK CONTAINS A SIMULATED WATERMARK

FIVE COUNTY
CREDIT UNION

P.O. Box 598
Bath, ME 04630

TRICORP Federal Credit Union
Westbrook, Maine 2112

No. 892478

12-21-21
2112

12/20/21

EXACTLY **3,500** Dollars **00** Cents

*** Three Thousand Five Hundred Dollars and 00 Cents ***

\$3,500.00

VOID AFTER 180 DAYS

CITY OF GARDINER
OR NORTHEAST PATIENTS GROUP

[Signature]
AUTHORIZED SIGNATURE

⑈ 2112874631⑈ 211291666⑈ ⑈ 90000007⑈ 892478

Publication Date
2021-12-27

Subcategory
Miscellaneous Notices

NOTICE OF PUBLIC HEARING CITY OF GARDINER City of Gardiner will hold the following starting a 6pm:
Public Hearing on Wednesday, January 5, 2021 for a License renewal(s) for a Recreational Marijuana Retail store, and license renewal for Recreational Marijuana Manufacturing Facility for NPG, LLC dba Wellness Connection at 31 Main Ave., Tax Map 037Lot 151 in the IT Zone. Written comments may be submitted to the Interim City Manager at 6 Church Street, Gardiner, ME 04345, via phone at 207-582-4200 during regular office hours, or via email: adavis@gardinermaine.com . Copies of applications are available at the City Clerk's office.

Order Number	0320739	Order Price	\$112.26
Sales Rep.	Wendy Clement	PO No.	
Account	4520	Payment Type	Invoice
Publication	Central Maine KJ MS	Number of dates	1
First Run Date	12/27/2021	Last Run Date	12/27/2021
Publication	Online Upsell CMN	Number of dates	1
First Run Date	12/27/2021	Last Run Date	12/27/2021

Public Notice

**NOTICE OF PUBLIC HEARING
CITY OF GARDINER**

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