

Original



6 Church Street,
Gardiner, Maine 04345
Phone (207) 582-4200

Site Plan Review Application

Project Name: 280 Capen Rd. Cultivation Project Cost: \$75,000

Date of Submission: _____ Received by: _____ Fees: 250^w

A complete written description of the proposed project including all other local, state and federal permits required for the project.

The proposed project includes building a small structure (40 ft. x 60 ft.) directly behind the current structure on the property as well as building a small greenhouse (50 ft. x 30 ft). The purpose of the proposed structures would be for the cultivation of both medical and adult use marijuana. The foundation for the small structure will be a 4 foot frost wall with poured foundation and steel rebar. The structure will be a wood frame with metal siding, and a pitched roof to code. Plans from Hammond Lumber will be provided. Both new structures will have ample LED flood lighting on their exteriors which will be on motion sensors. Currently there is no need for signage, as the only people coming to the cultivation will be employees who work there. There is no plan to pave, and plenty of parking is available onsite. There will be no traffic issues/minimal increase to traffic flow. Please see attached letters from the electrician and plumber; both state that the property already has enough services for the new projects.

Upon site plan approval of the proposed project from the town of Gardiner the applicant/owner plans to apply to the State of Maine for an Adult Use Tier 4 Marijuana Cultivation License and will then apply to the town of Gardiner for the municipal equivalent of this license once the State conditional license is received. There are many rules and regulations (regarding security, lighting, operations, employees, packaging, safety, etc.) that the cultivations will need to follow in order to show the State and the Office of Marijuana Policy that they are in compliance with prior to attaining licensure. The applicant is happy to share all information with the Town of Gardiner to show the highest levels of professionalism and compliance.

Anticipated beginning/completion dates of construction: As soon as permits received from the town/Within a year from start date

1. General Information:

Name of Property Owner: Charles N. Crapps

Address: 280 Capen Rd. Gardiner, ME

Phone/Fax No: (706) 615-7058

Applicant/Agent Name: Applicant: Charles Crapps Agent to be contacted about application/project: Amanda

Melnick, Maine Cannabis Consultants

Address: 142 High St. Box #96 Portland, ME 04101

Phone: (207) 370-2231

Design Professional(s)/Contractor(s): Surveyor Engineer Architect Contractor

Name: Sebago Technics

Address: 75 John Roberts Rd. #4A South Portland, ME 04106

Phone: (207) 200-2100

Name: Contractor: Ed Trask

Address: _____

Phone/Fax No: (207) 202-4575

Name: Electrician and Plumber/Heating Please see attached Letters

Address: _____

Phone/Fax No _____

Signature: _____ Date: _____

2. Property Information:

Property Location: 280 Capen Rd. Gardiner, ME

Deed Ref: Book 1889 Page 130 City Tax Map(s) 017 Lot(s) 023

Property Size/Frontage: Acres 11.97 Sq. Ft. _____ Road _____ Shore _____

Zoning District(s): R – Rural

Additional Information Required:

Building and structure drawings showing the footprint, height, front, side and rear profiles and all design features necessary to show compliance with this Ordinance;

An estimate of the peak hour and average daily traffic to be generated by the project and evidence that the additional traffic can be safely accommodated on the adjacent streets;

An erosion and sedimentation control plan; and

A stormwater management plan demonstrating how any increased runoff from the site will be handled if the project requires a stormwater permit from the Maine Department of Environmental Protection or if the Planning Board determines that such information is necessary based on the scale of the project and the existing conditions in the vicinity of the project.

Elevation drawings prepared by a professional engineer or architect showing the façade and roof of the side of all proposed structures facing the road, and the side facing the customer entrance. The drawings shall clearly illustrate the profile of the roof. All façade and roof materials shall be identified including color and texture.

Photographs or similar photo representations or drawings showing the architectural design and context of the proposed structures and adjacent properties on the both sides of the road.

Survey Requirements

The Planning Board may require the applicant to submit a survey of the perimeter of the tract, giving complete descriptive data by bearing and distances, made and certified by a Registered Land Surveyor. The survey may be required for the construction of new structures or any construction proposed on a undeveloped parcel or tract of land, whenever the Planning Board finds that a survey is necessary to show compliance with the requirements of this Ordinance due to the size of the lot, location of the lot or the placement of existing or proposed structures on the lot or neighboring properties.

Additional Studies

The Planning Board may require the applicant to perform additional studies or may hire a consultant to review the application or portions thereof. The cost to perform additional studies or hire a consultant shall be borne by the applicant.

4. Review Criteria

An applicant shall demonstrate that the proposed use or uses meet the review criteria listed below for the type of application. The Planning Board shall approve an application unless one or the other of them makes a written finding that one or more of the following criteria have not been met.

6.5.1.1 The application is complete and the review fee has been paid.

yes

6.5.1.2 The proposal conforms to all the applicable provisions of this Ordinance.

yes it meets all applicable provisions

6.5.1.3 The proposed activity will not result in water pollution, erosion or sedimentation to water bodies.

The new building will not pollute anything, there is no septic drainage nor bathroom on site for new proposal. Rain gutters and proper excavation has been

6.5.1.4 The proposal will provide for the adequate disposal of all wastewater and solid waste.

yes we have a dumpster on site already and planned and done, for all solid waste and the waste water we collect inside and reuse for plants.

6.5.1.5 The proposal will not have an adverse impact upon wildlife habitat, unique natural areas, shoreline access or visual quality, scenic areas and archeological and historic resources.

no it will not, code enforcement has looked at proposed site and agrees with location and visual quality, there are no scenic areas, and no archeological/historic resources.

6.5.1.6 The proposal will not have an adverse impact upon waterbodies and wetlands.

none on property or nearby, also no water or drainage will be done period.

6.5.1.7 The proposal will provide for adequate storm water management.

yes building has gutters all the way around and run off areas designed by Sam Snow excavation.

6.5.1.8 The proposal will conform to all applicable Shoreland Zoning requirements.

yes it has been checked and meets all requirements. There is already one building on site, this one is gonna be identical, all approved

6.5.1.9 The proposal will conform to all applicable Floodplain Management requirements.

Yes it does the same as existing structure next to new proposal.

6.5.1.10 The proposal will have sufficient water available to meet the needs of the development.

Yes I already sent a letter from certified plumbing company that's installing new proposal.

6.5.1.11 The proposal will not adversely affect groundwater quality or quantity.

No already specified in plumber letter head in App file we sent in.

6.5.1.12 The proposal will provide for safe and adequate vehicle and pedestrian circulation in the development.

Yes it has approved gravel lot's put in place by Sam Snow excavating company already. Code enforcement has seen it on site.

6.5.1.13 The proposal will not result in a reduction of the quality of any municipal service due to an inability to serve the needs of the development.

Not even possible, Property has been inspected by code enforcement.

6.5.1.14 The applicant has the adequate financial and technical capacity to meet the provisions of this Ordinance.

Yes all finances on file with C-Port Credit Union, paying cash for construction with cashier bank checks.

6.5.2 Site Plan Review Criteria

All applications for Site Plan Review shall meet the Review Criteria contained in 6.5.1 and the additional criteria contained in this section.

Yes the site plan has been received onsite and on Paper by code enforcement prior to application process. Building in perfect order.

6.5.2.1. The proposal will be sensitive to the character of the site, neighborhood and the district in which it is located including conformance to any zoning district specific design standards;

Already is, The current building is built perfect for the area look appeal etc, The new structure is replica of that approved appearance directly behind existing structure.

6.5.2.2 The proposal will not have an adverse impact upon neighboring properties:

No all neighbors are aware and like the building and added value to their property as well as mine.

6.5.2.3 The proposal contains landscaping, buffering, and screening elements which provide privacy to adjacent land uses in accordance with the appropriate performance standards;

yes its a rural property with forested trees all around property and proposed structure, not visible from abroad,

6.5.2.4 The building site and roadway design will harmonize with the existing topography and conserve natural surroundings and vegetation to the greatest practical extent such that filling, excavation and earth moving is kept to a minimum;

yes already done dirt moving etc. code enforcement has seen and approved location on site prep.

6.5.2.5 The proposal will reflect the natural capabilities of the site to support the development. Buildings, structures, and other features should be located in the areas of the site most suitable for development. Environmentally sensitive areas including waterbodies, steep slopes, floodplains, wetlands, significant plant and wildlife habitats, scenic areas, aquifers and archeological and historic resources shall be preserved to the maximum extent;

yes already abuilding onsite approved,

6.5.2.6 The proposal will provide for a system of pedestrian ways within the site appropriate to the development and the surrounding area. The system will connect building entrances/exits with the parking areas and with existing sidewalks, if they exist or are planned in the vicinity of the project;

yes all exits and entrances are fully accesable by municipalities and employees at farm

6.5.2.7 In urban and built-up areas, buildings will be placed closer to the road in conformance with setback requirements and parking areas shall be located at the side or rear of the building;

building is rural and is set back off road. Parking lot and road to building are already in place and have been okayed by Gardiner code enforcement,

6.5.2.8 Proposals with multiple buildings will be designed and placed to utilize common parking areas to the greatest practical extent:

yes already got gravel lot in place and road way put in by Sam Snow excavations company. Code enforcement

6.5.2.9 Building entrances will be oriented to the public road unless the layout or grouping of the buildings justifies another approach. ^{is aware and has seen proposal.}

yes it already an existing building. This is not in anyway an out of place structure. The site and road is approved already

6.5.2.10 Exterior building walls greater than 50 feet in length which can be viewed from the public road will be designed with a combination of architectural features with a variety of building materials and shall include landscaping abutting the wall for at least 50% of the length of the wall.

yes existing construction is very appealing with blue spruce bushes, flower etc around new and old building. landscaped by local company

6.5.2.11 Building materials will match the character of those commonly found in the City and surrounding area including brick, wood, native stone, tinted/textured concrete block or glass products. Materials such as smooth-faced concrete block or concrete panels and steel panels will only be used as accent features. Materials shall be of low reflectance, subtle, neutral or earth tone colors. High-intensity and bright colors shall be prohibited except when used as trim or accent. Building materials for industrial or commercial buildings located within an approved industrial park or subdivision are not be required to comply with this provision.

The building is a replica of the existing building already built and approved, No changes at all to design or look etc.

6.5.2.12 Building entrances and points where the development intersects with the public road and sidewalk will be provided with amenities appropriate for the area such as benches, bike racks, bus stop locations and other similar landscape features.

yes but none are near this rural Property development, will adhere to any new changes or laws city puts in place.

6.5.2.13 A proposal which includes drive-through service will be designed to minimize impact on the neighborhood. Drive-through lanes will be fully screened from adjacent residential properties and communication systems will not be audible on adjacent properties.

Applicant shall provide information that demonstrates that the proposal will be sensitive to the character of the site, neighborhood and the district in which it is located by considering the following:

N/A No Drive thru, NO pedestrians, Rural property and employees only onsite.

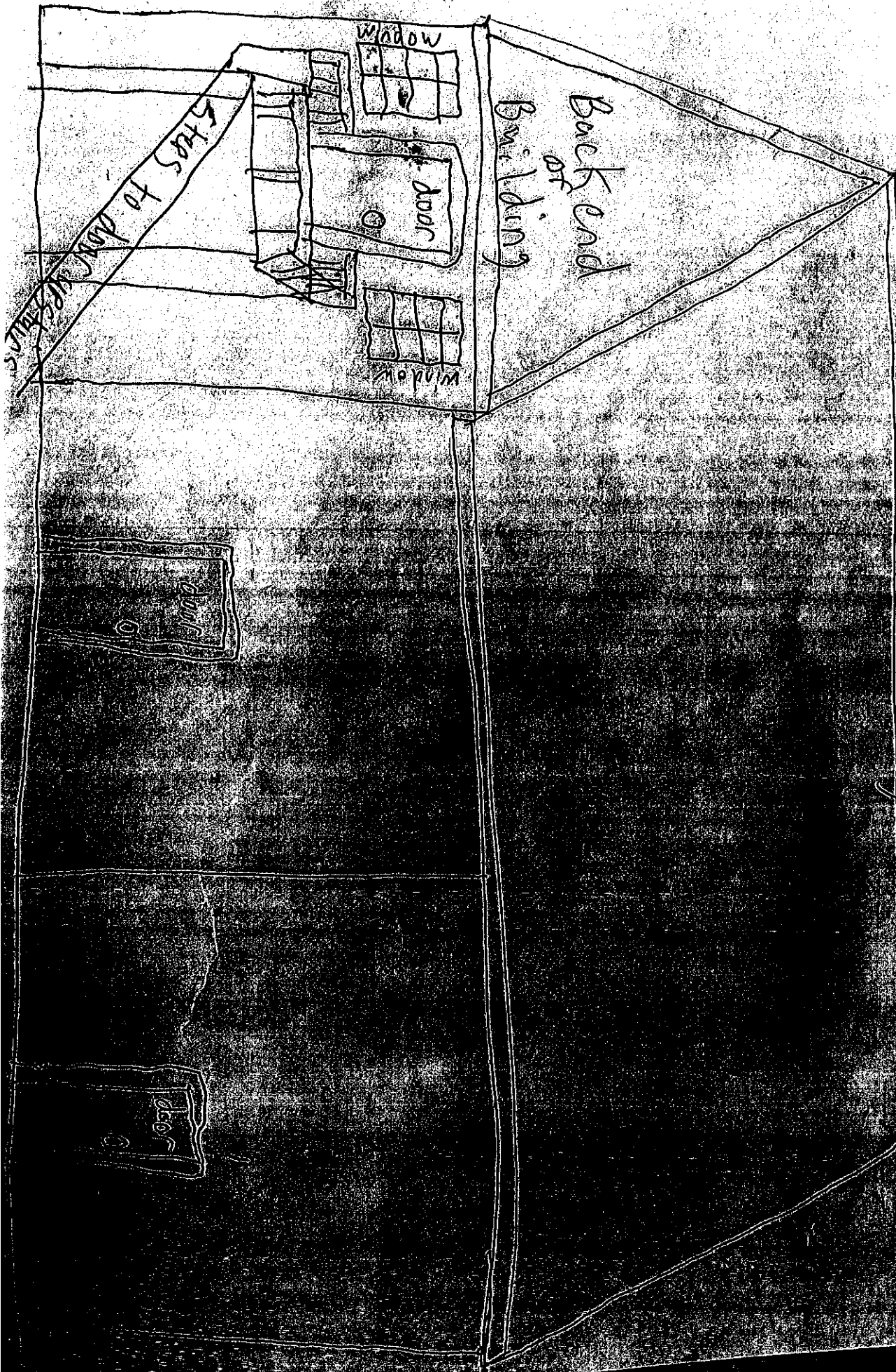
6. Waivers

Waiver of Submission Requirements

The Planning Board may, for good cause shown and only upon the written request of an applicant specifically stating the reasons therefor, waive any of the application requirements provided such waiver will not unduly restrict the review process. The Planning Board may condition such a waiver on the applicant's compliance with alternative requirements. Good cause may include the Planning Board's finding that particular submissions are inapplicable, unnecessary, or inappropriate for a complete review. Notwithstanding the waiver of a submission requirement, the Planning Board may, at any later point in the review process, rescind such waiver if it appears that the submission previously waived is necessary for an adequate review. A request for a submission previously waived shall not affect the pending status of an application.

NO Request made.

The building is a replica of smaller size than the current building I built onsite previously. The building is up to code and meets all requirements given by the local municipalities. Gardiner Code enforcement has okayed and waived new proposal site and proposed building structure, design, and all environmental hazards. This is a rural area and is perfect for farm. Anything additional needed for process will be supplied to the town of Gardiner upon notification. Thanks for your help, I look forward to donating to schools, town of Gardiner to help us all grow together!!



* separate structure behind existing structure
90 ft wide - 60 ft long

MR

RICHARD L. WILSON

Prepared For
Survey of Northern,
Western & Southern
Property Lines
City of Gardiner
Kennebec County
Maine

Prepared By
WAYNE P. LIBBY
Professional Land Surveyor
No. 985
Randolph, Maine
(207) 582-7892

SKETCH

Now or Formerly
Jerry D. Willis
Debbie Lynn Willis
Book 5150, Page 182
Tax Map No. 17, Lot 28

672.1
5.25
X

Now or Formerly
Jeffrey D. Lewis
Regina A. Lewis
Book 3012, Page 194
Tax Map No. 17, Lot 24

1667.4
8.5
X

S 13° 42' W
1067.6'

RICHARD L. WILSON

Book 8735, Page 240
AREA = 8.71± Acres
Part of Tax Map No. 17, Lot 23

Now or Formerly
Estate of
Hayden D. Hinkey
Book 1889, Page 130
Part of Tax Map No. 17, Lot 25

Now or Formerly
Joseph G. Roy
Book 6387, Page 130
Tax Map No. 17, Lot 234

Now or Formerly
Gerald J. Daly
Book 5524, Page 208
Book 2274, Page 339
Tax Map No. 17, Lot 218

S 13° 42' W
300'

over 60 ft
from boundary
on this
side of
proposed
building

current
road
back
into
property

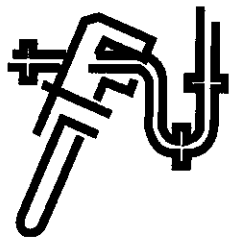


Old Structure
New Structure

from
height
60-80

March 1976

will be shown and
road
not installed



Stewart Plumbing and Heating

P.O. Box 31

Dresden, ME 04342

1-207-737-8109

To whom it may concern,

I am writing to notify you that the well onsite will be able to provide enough water for the new addition. Please feel free to contact me should you have any questions and/or concerns.

Thank you,

Daniel Stewart



TARGET ELECTRIC
C O R P O R A T I O N

DATE: June 15, 2020
SUBJECT: Cannabis Culture Co & Farm Electrical Service
FROM: Michael Phelps, Master Electrician
Target Electric Corporation
TO: City of Gardiner

Target Electric has verified that the current service is rated for 800 amps. After checking with an amp probe, we have verified that Cannabis Culture is currently drawing, under normal circumstances, about 400 amps. This leaves adequate capacity for their planned expansion.

Owner Name	Co-Owner Name	Owner Address	Owner Address 2	Owner City	Owner State
BATTY JUDITH S		312 EAST MYRTAL ST		FORT COLLINS	CO
BERNARD ASHLEY L PERSONAL REPRESENTATIVE		175 CAPEN ROAD		GARDINER	ME
CHADBOURNE ERIN A		288 CAPEN RD		GARDINER	ME
CROMWELL DONALD S HEIRS OR DEVISEES OF		295 CAPEN RD		GARDINER	ME
FITZHERBERT BARRY F		279 CAPEN RD		GARDINER	ME
HERMES PATRICIA		296 CAPEN RD		GARDINER	ME
KRISTAN JOHANN		287 CAPEN RD		GARDINER	ME
LEWIS JEFFREY D		256 CAPEN RD		GARDINER	ME
MCKNICKLES CHRISTOPHER		73 HUNDRED ACRE WOOD RD		GARDINER	ME
MCNICKLES LINDA L		40 HUNDRED ACRE WOOD RD		GARDINER	ME
WELLS TERRY		12 WELLS RD		RANDOLPH	ME
WILSON RICHARD L		276 CAPEN RD		GARDINER	ME