



**GARDINER CITY COUNCIL
AGENDA ITEM INFORMATION SHEET**



Meeting Date	12/21/2022	Department	Code Enforcement
Agenda Item	4b. License application for a Adult Use Cannabis Products Manufacturing Facility for NPG, LLC- Wellness Connection of Maine.		
Est. Cost	N/A		

Background Information	<p>Kristen McIntyre of NPG, LLC- Wellness Connection of Maine is requesting approval of the renewal of an Adult Use Cannabis Products Manufacturing license which is located at 31 Main Ave. Gardiner.</p>
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Requested Action	"I move to approve the renewal of a Adult Use Cannabis Products Manufacturing Facility License application for NPG, LLC- Wellness Connection of Maine."
City Manager and/or Finance Review	The City Manager recommends the above action.
Council Vote/ Action Taken	
Departmental Follow-Up	

City Clerk Use Only	1 st Reading _____	Advertised _____	EFFECTIVE DATE 12/31/2022
	2 nd Reading _____	Advertised _____ w/in 15 Days	
	Final to Dept _____	Updated Book _____	Online _____

Date Received in Office. <u>1/11 -</u>
Received by: <u>AME</u>
Office Amount Received <u>\$2000</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 of Maine

Address 685 Congress Street, 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 four Adult Use Retail Stores, including one in Gardiner, ME in the same building as this manufacturing facility, as well as a cultivation facility and additional manufacturing facility. The entity that owns NPG, LLC owns other cannabis businesses in multiple states.

Do you currently hold a State of Maine Caregiver card or State of Maine conditional marijuana license? No. We do have other 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 04330

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 of Maine

Number of employees 76 total; 12 at this location, 3 associated with this license.

Hours of operation M-F 7am to 4pm

Brief description of the business Commercial kitchen manufacturing cannabis edibles, tinctures, and topicals.

Square feet of retail space N/A

Square feet of indoor/Outdoor plant canopy N/A

Square feet of manufacturing space 3,982

Describe any security protocols See Exhibit 1 attached.

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.

Kecch-type

Signature

10/31/2022

Date

For Municipal Use Only

Approvals

Code Enforcement

[Signature]

Date 12/8/22

Economic Development

[Signature]

Date 12/8/22

City Manager

[Signature]

Date 12/8/22

Gardiner Fire Department

[Signature]

Date 12/13/22

Gardiner Police Department

[Signature]

Date 12/13/22

Public Works

[Signature]

Date 12/8/22

City Council Approval Date: _____

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

This certifies that

NPG, LLC

DBA: WELLNESS CONNECTION

31 MAIN AVE
GARDNER ME

License Number AMF333

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

ADULT USE MARIJUANA PRODUCTS MANUFACTURING FACILITY

Issued on:
January 13, 2022

Expires on:
January 12, 2023



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



10/31/2022

Exhibit 1
Gardiner Marijuana Manufacturing 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:

Methods to ensure that no person under the age of twenty-one (21) shall have access to marijuana and marijuana products have been instituted by having all visitors, vendors and contractors sign in with the on-site security department. The manager on duty verifies each individual's state identification to ensure they are 21+, signs them into the facility log, retains the identification for the duration of their visit and then provides the visitor with an employee escort.

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 Manufacturing facility is protected by a sprinkler system, and the cooking area is protected by a commercial exhaust hood with an integrated Badger 5QT Wet Chemical fire suppression system.

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. Dispensaries receive 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. The Manufacturing facility in Gardiner receives marijuana only in extracted (oil) form, in sealed barrier containers.

Activities at 31 Maine Ave. Gardiner

The manufacturing facility in Gardiner produces edibles (chocolate, gummies, candy, potato chips, etc.), tincture, and topicals using commercially available ingredients and extracted cannabis oils. These oils are kept in sealed jars under refrigeration until they are needed for production. The kitchen area is served by an HVAC system with carbon filtration to reduce any odors emitted from production operations. Filters are regularly serviced and changed by a contracted HVAC service provider. This facility has operated since 2016 without any complaints about odors.

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.

PROCESSES AND PRODUCTS

The Gardiner Manufacturing facility has the following production lines:

- Chocolate Bars/Chocolates
- Gummies
- Potato Chips/Savory Snacks
- Hard Candy
- Tinctures
- Capsules
- Topicals/Creams
- Powdered Drink Mixes
- Other products as developed

The following processes/equipment are used in this facility:

- Oven/Baking
- Candy Kettle and burner with overhead exhaust
- Chocolate pump and temperer
- Refrigerator and Freezer
- Blenders and mixers
- Candy depositor
- Molds
- Packaging and labeling equipment
- Dishwasher

AMENDMENT TO LEASE AGREEMENT – GARDINER, MA

This Amendment to Lease Agreement (this “*Amendment*”) is made as of this 1st day of November, 2022 (for purposes of this Amendment, the “*Effective Date*”), by and between **NORTHEAST PATIENTS GROUP, D/B/A WELLNESS CONNECTION OF MAINE**, a Maine for profit business corporation having a mailing address of 685 Congress St. (rear), Portland, Maine 04102 (“*Original Tenant*”), **NPG, LLC**, a Maine limited liability company having a mailing address of 366 Madison Avenue, 14th Floor, New York, New York 10017 (“*New Tenant*”), and **TRIPLE DEUCE, LLC**, a Maine limited liability company whose mailing address is 95 Purington Ave., Augusta, Maine 04092 (“*Landlord*”). Original Tenant, New Tenant, and Landlord are referred to individually as a “*Party*” and collectively as the “*Parties*”.

WHEREAS, Landlord and Original Tenant are parties to a certain Lease Agreement dated August 6, 2014 (the “*Original Lease*”, attached as **Exhibit 1**), as amended, supplemented or otherwise modified, which Lease relates to the property and improvements thereon commonly referred to as **31 Maine Avenue, Gardiner, Maine**, as more particularly described by the Lease (the “*Leased Premises*”), and as subsequently modified by the Lease Extension Agreement dated November 1, 2019 (“*Lease Extension*”, attached as **Exhibit 2**). The Lease and Lease Extension are collectively referred to hereafter as the “*Lease Agreements*”; and

WHEREAS, Landlord, Original Tenant and New Tenant have agreed to amend and modify certain terms of the Lease Agreements, pursuant to the terms and conditions hereinafter described; and

WHEREAS, all capitalized terms used by not defined in this Amendment shall have the meanings given to them in the Lease.

NOW, THEREFORE, for good and valuable consideration and the mutual covenants, terms, and conditions, set forth herein, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby amend the Lease Agreements on the terms hereof as of the Effective Date as follows:

1. **Tenant Party Change.** The Parties agree to amend the tenant party under the Lease Agreements and further agree as follows:
 - a. Landlord consents to a transfer of the tenant party under the Lease Agreements from Original Tenant to New Tenant and releases Original Tenant of its obligations under the Lease Agreements.
 - b. Original Tenant transfers all of its right, title, and interest in the Lease Agreements, including any Security Deposit held by or Permitted Use consents granted by the Landlord, to New Tenant.
 - c. New Tenant accepts transfer of the Lease Agreements and agrees to perform all of the duties and obligations of the Original Tenant under the Lease Agreements.
 - d. All references to “NORTHEAST PATIENTS GROUP” under the Lease Agreements shall be removed and replaced with “NPG, LLC” and that all references to “Tenant” in the Lease Agreements and this Amendment shall refer to “NPG, LLC” as of the Effective Date.

2. EXISTING LEASE AGREEMENTS AFFIRMATION. The Parties hereby agree the Original Lease expired on November 1, 2019, was extended on November 1, 2019, and is currently set to expire as of November 1, 2022. Nonetheless, the Parties hereby ratify, adopt and incorporate by reference all terms included in the Lease Agreements as if it had been timely renewed, provided that in the event there is any conflict between the terms of the Lease Agreements and the terms set forth in this Amendment, the terms specifically set out in this Amendment shall control. From and after the Effective Date, any and all references to "the Lease" or "this Lease" in the Lease Agreements shall mean the Lease Agreements as modified by this Amendment. Terms used but not defined herein shall have the meanings given in the Lease Agreements.
3. Exercise of Renewal Option. Pursuant to Section 2(iv) of the Original Lease, the Parties hereby agree that Tenant shall renew the Original Lease for the second renewal period (the "2nd Renewal Term"), which shall commence on November 1, 2022 and end on November 1, 2027. The Parties further agree that at least 2 three-year renewal options will remain on the Original Lease.
4. Base Rent and Additional Rent During 2nd Renewal Term. Commencing November 1, 2022, Base Rent for each month of the three-year 2nd Renewal Term shall be _____, which is due in advance, on or before the first day of each month. Base Rent shall be subject to an annual increase of up to 2% thereafter, as mutually agreed by the Parties. Additional Rent shall be payable as provided in the Original Lease.
5. Notice. Tenant's address for written notices shall be deleted from Section 18 of the Original Lease and replaced with the following:

Tenant: NPG, LLC
 C/o Acreage Holdings, Inc.
 366 Madison Avenue, 14th Floor
 New York, New York 10017
 Attention: General Counsel
 Telephone: (646) 600-9181
 Email: legal@acreageholdings.com

Copy to: Northeast Patients Group, d/b/a Wellness Connection of Maine
 685 Congress St.
 Portland, ME
 Attention: Ron A. MacDonald
 Telephone: (207) 553-9003
 Email: r.macdonald@acreageholdings.com
 Email: kmcintyre@mainewellness.org
6. Maintenance and Repairs. Landlord agrees that the following items are conditions present on the premises that exist as a result of a recent weather event. These items are in need of immediate repair or maintenance and Landlord further agrees to complete the required work as soon as practicably possible within the next 30 days from the date of this Amendment.

- a. *Back entrance door needs repair.* Bricks are cracked and separating causing leaks on rainy days.
 - b. *Side building trim needs repair.*
 - c. *Front right side of building needs repair.* Roof leaks during rainy days.
 - d. *Front left side of building needs repair.* Over-hang missing trim (wood) allowing birds, etc. into building and also, leaks during rainy days.
 - e. *Methane leak in basement.* This leak was recently repaired; however, in the event that this methane leak or other methane leak reoccurs, such leaks will be promptly repaired.
7. No Default. Except for the maintenance and repair items listed in Paragraph 6 of this Amendment, Landlord hereby affirms that as of the Effective Date no breach, or other act, error, or omission which, with the giving of notice or passage of time or both, would constitute a breach or default, by Original Tenant or New Tenant has occurred and is continuing under the Lease Agreements.
8. Mutual Authorization Representation. The Parties each hereby represent and warrant to each other that: (a) this Amendment (and each term and provision hereof) has been duly and appropriately authorized by such party through proper written corporate action and approval; and (b) no additional consent, agreement, or approval is required with respect hereto.
9. Miscellaneous.
- a. To the extent that any real estate broker, salesman or finder has been involved in connection with this Amendment, Landlord shall be solely responsible for any fees, commissions or other amounts due and owing to such person or entity.
 - b. This Amendment may be executed in one or more counterparts, all of which shall be considered one and the same document. This Amendment may be executed by PDF or electronic signatures and a PDF or electronic signature shall constitute an original signature for all purposes.
 - c. This agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns. This agreement shall be governed by Maine law.
 - a. This agreement may not be changed, modified, discharged or terminated orally or in any other manner than by an agreement in writing signed by the parties hereto or their respective successors and assigns.

[Signature Pages Follow.]

EXECUTION VERSION

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment as of the date first written above.

LANDLORD: TRIPLE DEUCE, LLC

DocuSigned by:
Signature: James Green
2FA8744688E5484...
Printed Name: James Green
Title: Authorized Representative
Signature Date: 11/4/2022

ORIGINAL TENANT: NORTHEAST PATIENTS GROUP

DocuSigned by:
Signature: Ron MacDonald
FCAD42FEC49B49A...
Printed Name: Ron MacDonald
Title: Authorized Representative
Signature Date: 11/3/2022

NEW TENANT: NPG, LLC

DocuSigned by:
Signature: Dennis Curran
B1D6907558C24EC...
Printed Name: Dennis Curran
Title: Authorized Representative
Signature Date: 11/3/2022

Publication	Central Maine KJ MS	Number of dates	1
First Run Date	12/12/2022	Last Run Date	12/12/2022
Publication	Online Upsell CMN	Number of dates	1
First Run Date	12/12/2022	Last Run Date	12/12/2022

Public Notice

**NOTICE OF PUBLIC HEARING
CITY OF GARDINER**

The City of Gardiner will hold the following starting at 6pm.

Public Hearing on Wednesday, December 21, 2022 for a license renewal for a Recreational Marijuana Retail Store, and license renewal for Recreation Marijuana Manufacturing Facility for NPG, LLC dba Wellness Connection of Maine at 31 Main Ave., Tax Map 037 Lot 151 in the IT Zone.

Written comments may be submitted to the Interim City Manager at 6 Church St. Gardiner ME 04345.

Via phone at 207-582-4200 during regular office hours, or via email: acarlton@gardnermaine.com.

Copies of applications are available at the City Clerk's office.



Office of Code Enforcement

6 Church Street
Gardiner, Maine 04345

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

December 1, 2022

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.

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

Kris McNeill
Code Enforcement Officer
City of Gardiner Maine



GARDINER POLICE DEPARTMENT



Chief James M. Toman

November 8, 2022

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

In regards to the license renewal for the Wellness Connection of Maine, the Gardiner Police Department has responded to ten false alarm calls to this location since the start of the 2022 calendar year. Ten false alarm calls thus far in 2022 is a bit of a concern. It is my hope that the applicant works to address this concern with staff and the alarm company without diminishing any existing security features. If the false alarm trend continues, future license renewals may be in jeopardy. At this point in time, I will consent to the license renewal.

Sincerely,

Chief James M. Toman
Gardiner Police Department
City of Gardiner



**CITY OF GARDINER
FIRE & RESCUE DEPARTMENT**



Chief Richard Sieberg

October 31, 2022

Dear Kristin McIntyre,

I have received your renewal application for an Adult Use Marijuana Manufacturing License and Adult Use Retail Store license located at 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,

Richard Sieberg
Gardiner Fire Department
Fire Chief



CITY OF
Gardiner
Moving Forward

November 1, 2022

Kristin McIntyre
Accounting Manager
685 Congress St
Portland, ME 04102

RE: Renewal Application

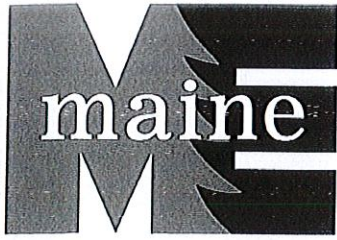
In regards to your renewal application for an adult use manufacturing facility and adult use retail store located at 31 Maine Ave in Gardiner under the name of The Wellness Connection, I have reviewed the proposal no additional City services will be required. I feel comfortable that your renewal will 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



OFFICE OF CANNABIS POLICY

DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES

Maine Adult Use Local Authorization Renewal Form

This Local Authorization Renewal Form must be completed by the host municipality, county commissioners or the Maine Land Use Planning Commission. The authorized local official responsible for completing this Form must return it to the Office of Cannabis Policy at Licensing.OCP@maine.gov or 162 State House Station, Augusta, Maine 04333.

If the authorized local official in receipt of this Form has not recently met with the Office of Cannabis Policy to discuss the local authorization process and OCP's expectations for completion of this Form, please contact the Director of Licensing, at Licensing.OCP@maine.gov or (207) 624-7530, prior to filling it out.

Section 1: License Information. Information to be completed by the licensee.				
Section 1(a): Required information for all licensees.				
Business Legal Name NPG, LLC		Wellness Connection		License Number AMF333
License Type Adult use Cannabis products manufacturing facility				
Mailing Address Wellness Connection 685 Congress St. Portland, ME 04102-3303		Facility Phone 207-887-4042 Primary Contact Person Charlie Langston Primary Contact Email kmcintyre@mainewellness.com		
Has the licensee made any changes to ownership or plans of record filed with OCP since the time of the licensee's last received local authorization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
If "yes", has the licensee provided the all applicable information regarding those changes to the municipality, town, plantation, county commission and/or Maine Land Use Planning Commission? <input type="checkbox"/> Yes <input type="checkbox"/> No				
Section 1(b): Additional required information for cultivation facility licensees. All cultivation facility licensees must indicate below whether or not the licensee is requesting an increase in cultivation tier (for existing Tier 1, 2, 3 licensees) or an increase in plant canopy area (Tier 4 licensees, once every 2 years up to an additional 7,000 square feet).				
1. Is the cultivation facility licensee requesting an increase in Tier upon renewal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If "yes", which Tier is the licensee requesting upon renewal? <input type="checkbox"/> Tier 2 (up to 2,000 sq. ft. of mature plant canopy) <input type="checkbox"/> Tier 3 (up to 7,000 sq. ft. of mature plant canopy) <input type="checkbox"/> Tier 4 (up to 20,000 sq. ft. of mature plant canopy)		
2. Is the cultivation facility licensee a Tier 4 licensee that is requesting an increase in the square footage of canopy the licensee is permitted to cultivate? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
3. What is the total square footage of the plant canopy the cultivation facility licensee intends to cultivate upon renewal of the licensee's cultivation facility license? Total square footage:				
Section 2: Cannabis Establishment and Local Authorization Information. This section to be completed by the Municipality, County Commissioners, or Maine Land Use Planning Commission in receipt of request for Local Authorization.				
Physical Location of Establishment (include unit number) 31 Main Ave		Municipality/Town/Plantation/Township Gardiner	County Kennebec	State ME
Tax Map # 037		Tax Lot # 151		
Owner of Record of the Physical Location Listed Above Triple Deuce, LLC				
Date Local Authorization Form Presented to the Municipality, County Commissioners, or Maine Land Use Planning Commission			Date Local Authorization Form Approved by Municipality, County Commissioners, or Maine Land Use Planning Commission	

Initials of Signing Jurisdiction Official: _____
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If this is a Local Authorization from a *municipality*, complete Section 3.

If this is a Local Authorization from a *town, plantation or township in the unorganized and deorganized areas* through the county commissioners or the Maine Land Use Planning Commission, complete Section 4.

Section 3: Local Authorization of Cannabis Establishments within Municipalities. This section to be completed by the Municipality in receipt of request for renewal of Local Authorization.

Section 3(a): Request for renewal of local authorization to operate Cannabis establishment in municipality prohibited unless authorized by municipal ordinance or warrant article. A person operating a Cannabis establishment within a municipality may not request renewal of local authorization to operate the Cannabis establishment, and a municipality may not accept as complete the person's request for renewal of local authorization, unless the municipality continues to permit, by ordinance or warrant article, the operation of the type of Cannabis establishment listed in the "License Type" box in Section 1 of this form.

Is an ordinance or warrant article in effect that allows some or all types of Cannabis establishments within the municipality, including the type of Cannabis establishment the person is currently operating within the municipality as indicated in the "License Type" box of Section 1 of this form?
 Yes No

Has the ordinance or warrant article authorizing the operation of some or all types of Cannabis establishments been amended or otherwise revised since the Cannabis establishment listed in Section 1 last requested local authorization from the municipality? *If "yes", please attach a copy of the updated ordinance or warrant article to this form.*
 Yes No

Section 3(b): Minimum authorization criteria. A municipality may not renew the authorization for the operation of a Cannabis establishment within the municipality unless the following questions are answered in the affirmative.

Is the existing Cannabis establishment located equal to or greater than 1,000 feet of the property line of a preexisting public or private school? If the municipality by ordinance or other regulation prohibits the location of Cannabis establishments at distances less than 1,000 feet but not less than 500 feet from the property line of a preexisting public or private school, that lesser distance applies.
 Yes No

If applicable, municipality has ordinance or other regulation requiring distance of: _____

Does the person requesting renewal of local authorization to operate the Cannabis establishment continue to demonstrate possession or entitlement to possession of the licensed premises of the Cannabis establishment?
 Yes No

Section 3(c): Local authorization required for continued operation of Cannabis establishment within municipality. A person may not continue to operate a Cannabis establishment within a municipality unless the following question is answered in the affirmative.

Has the person obtained all applicable municipal approvals, permits, or licenses that are required by the municipality for the continued operation of this type of adult use Cannabis establishment? By selecting "yes" below, the municipality is affirming that no further action by the municipality is required prior to the Office of Cannabis Policy's renewal of the active license. The Office of Cannabis Policy encourages the municipality to coordinate the issuance date of a local license with the Office when appropriate. *Please attach a copy of all applicable approvals, permits or licenses, including dates of issuance and expiration to this form.*
 Yes No

Section 4: Local Authorization of Cannabis Establishments within Towns, Plantations and Townships in the Unorganized and Deorganized Areas. This section to be completed by the Maine Land Use Planning Commission, or if outside MLUPC's administration, by the appropriate county commissioners in receipt of request for renewal of Local Authorization.

Section 4(a): Request for renewal of local authorization to operate Cannabis establishment in town, plantation or township in unorganized and deorganized areas prohibited unless generally allowed by town or plantation or by county commissioners on behalf of township. A person operating a Cannabis establishment within a town, plantation or township located within the unorganized and deorganized areas may not request renewal of local authorization to operate the Cannabis establishment, and the Maine Land Use Planning Commission, county commissioners, or legislative body may not accept as complete the person's request for renewal of local authorization unless the Maine Land Use Planning Commission, county commissioners or legislative body have authorized the operation of the type of Cannabis establishment listed in the "License Type" box in Section 1 of this form.

Is a regulation in effect that allows some or all types of Cannabis establishments within the town, plantation or township, including the type of Cannabis establishment the person is current operating within the town, plantation or township as indicated in the "License Type" box of Section of this form?
 Yes No Not applicable

Has the regulation authorizing the operation of some or all types of Cannabis establishments been amended or otherwise revised since the Cannabis establishment listed in Section 1 last requested local authorization? *If "yes", please attach a copy of the updated regulation to this form.*
 Yes No

Section 4(b): Minimum authorization criteria. The County Commissioners and Maine Land Use Planning Commission may not certify to the Department renewal of local authorization of a Cannabis establishment within a town, plantation or township located within the unorganized and deorganized areas unless the following questions are answered in the affirmative.

Is the existing Cannabis establishment located equal to or more than 1,000 feet of the property line of a preexisting public or private school? If the County Commissioners or Maine Land Use Planning Commission prohibit the location of Cannabis establishments at distances less than 1,000 feet but not less than 500 feet from the property line of a preexisting public or private school, that lesser distance applies.
 Yes No

If less than 1,000 feet, County Commissioners or Maine Land Use Planning Commission requires distance of: _____

Does the person requesting renewal of local authorization to operate the Cannabis establishment continue to demonstrate possession or entitlement to possession of the licensed premises of the Cannabis establishment pursuant to a lease, rental agreement or other arrangement for possession of the premises (specify: _____) or by virtue of ownership of the premises?
 Yes No

Section 4(C): Local authorization required for continued operation of Cannabis establishment in town, plantation, or township in unorganized and deorganized areas. A person may not continue to operate a Cannabis establishment within a town, plantation or township located within the unorganized and deorganized areas unless the following questions are answered in the affirmative.

Has the town, plantation or, in the case of a township, the county commissioners of the county in which the township is located, certified to the Maine Land Use Planning Commission that the person has obtained all applicable local approvals, permits or licenses **not** relating to land use planning and development? *Please attach a copy of all applicable approvals, permits or licenses, including dates of issuance and expiration to this form.*

Yes No Not applicable

Has the person obtained all applicable Maine Land Use Planning Commission approvals, permits, or licenses that are required for the operation of this type of adult use Cannabis establishment?

By selecting "yes" below, the Maine Land Use Planning Commission is affirming that all Maine Land Use Planning Commission approvals, permits, or licenses have been approved, granted, or issued and no further action by the Maine Land Use Planning Commission is required prior to the Office of Cannabis Policy's renewal of an active license. The Office of Cannabis Policy encourages the Maine Land Use Planning Commission to coordinate the issuance date of a local license with the Office, when appropriate. *Please attach a copy of all applicable approvals, permits or licenses, including dates of issuance and expiration to this form.*

Yes No Not applicable

Statutory Guidance for Municipalities/County Commissioners/Maine Land Use Planning Commission

Pursuant to 28-B M.R.S. §§ 402-403, failure to act on a person's request for local authorization to operate a Cannabis establishment in a municipality, town, plantation, or township in an unorganized and deorganized area does not satisfy the local authorization requirement.

Typically, a request for local authorization should be approved or denied within 90 days. For additional information regarding failure to act on a person's request for local authorization and result appeal rights, see 28-B M.R.S. §§402-403.

Pursuant to 28-B M.R.S. §406, any changes in the status of local authorization require notification to the Office of Cannabis Policy within 14 days of the date on which the change occurs, including without limitation, withdrawing authorization or suspending or revoking a local license for the operation of a Cannabis establishment.

The completed Maine Adult Use Local Authorization Renewal Form can be emailed to the Office of Cannabis Policy at Licensing.OCP@maine.gov or sent to Office of Cannabis Policy, 162 State House Station, Augusta, ME 04333-0162.

Municipal/County Commission/LUPC Representative

Legal Name and Title of Representative Andrew Carlton	City Gardiner	County Kennebec
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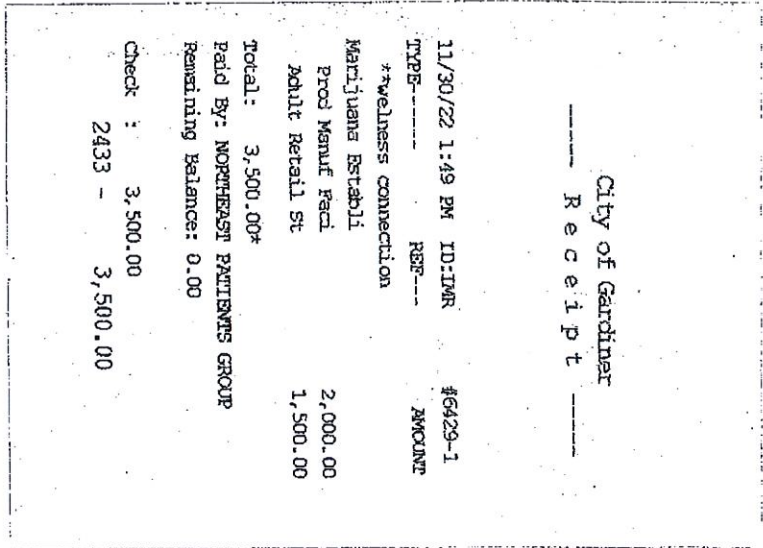
I hereby affirm and acknowledge that the information above is truthful and complete to the best of my knowledge.

Signature of Representative (Do not sign until witnessed by notary):	Date
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Notarization

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, at _____, Maine, by _____ to be his/her free act and deed.

Name of Notary Public (Printed) Angelia Christopher	Signature of Notary Public
Notary Public, State of Maine	STAMP/SEAL
My commission expires: 07/30/2026	



Northeast Patients Group

To: City of Gardiner, ME

GAR002

Account Number

Check Number

Date:

2433

11/22/2022

Invoice Number	Date	Amount	Discount	Paid Amount
RENEW 2023 RET&MAN	11/22/2022	\$3,500.00	\$0.00	\$3,500.00

*From Kristin McIntyre
 Planning & development fees
 retail marijuana store
 manufacturing facility*

TOTALS:

\$3,500.00

\$0.00

\$3,500.00