



**GARDINER CITY COUNCIL
AGENDA ITEM INFORMATION SHEET**



Meeting Date	06/07/2023	Department	Code Enforcement
Agenda Item	4c. Renewal of a Retail Cannabis License Renewal for Sinsemilla South LLC		
Est. Cost	N/A		

Background Information	<p>Please see the attached documentation</p>
-------------------------------	--

Requested Action	"I move to approve the Retail Cannabis renewal license for Sinsemilla South LLC."
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 _____



CITY OF
Gardiner
Moving Forward

Date Received in Office _____
Received by: <u>AME</u>
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- 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 Sinsemilla South, LLC

Address Mailing Address: 225 First Flight Drive, Auburn, ME 04210 - Physical Address: 35 Bridge Street, Gardiner, ME

Phone 207-576-7168

Email sean@ruggedrootsinc.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, please see attached.

Do you currently hold a State of Maine Caregiver card or State of Maine conditional marijuana license? Yes, the active license from the State of Maine for this store is the relevant license for the renewal of this local license and is attached

*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.

See attached final plans of record and supporting documentation filed with the Office of Cannabis Policy to obtain active license and for the annual renewal application.

Business Location

Physical address of proposed marijuana business 35 Bridge Street, Gardiner, ME 04345

Map 37 Lot 102 Zone Intown Commercial (IT)

Property owner's name and address Cobbossee Leasing LLC, 511 Litchfield Road, Farmingdale, ME 04344

Property owner's phone John Bobrowiecki - 207-215-8467

Property owner's email _____

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

See attached lease.

Business Information

Name of business Sinsemilla South, LLC

Number of employees 4-6 employees

Hours of operation 8 am - 8pm

Brief description of the business Adult use cannabis store

Square feet of retail space 1,900 square feet

Square feet of indoor/Outdoor plant canopy N/A

Square feet of manufacturing space N/A

Describe any security protocols See attached security plan.

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 N/A

Describe any fire protection/suppression equipment Please see attached.

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

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

Sean M. Bowie

5/3/2023

Signature

Date

For Municipal Use Only

Approvals

Code Enforcement [Signature] Date 6/1/23

Economic Development Melissa Wiley Date 5/31/23

City Manager [Signature] Date 5-31-23

Gardiner Fire Department [Signature] Date 5/31/23

Gardiner Police Department [Signature] Date 5/21/23

Public Works [Signature] Date 5-31-23

City Council Approval Date: _____

**Sinsemilla South LLC
35 Bridge Street
Gardiner, Me 04345**

Re: Ability to Serve

To whom these concerns.

Gardiner Water District has the ability to continue to serve 35 Bridge Street operated by Sinsemilla South, LLC as an Adult use cannabis store.

Thank You,

Zach Lovely
Gardiner Water District
Superintendent

May 18, 2023

Malina E. Dumas
Senior Managing Associate
Dentons, Bingham, Greenebaum LLP
254 Commercial St. Suite 245 Merrill's Wharf
Portland, ME 04101

Re: Request For Written Report For Sinsemilla South Renewal Application

Dear Malina,

Please be advised that the adult use cannabis store at 35 Bridge Street in Gardiner Maine operated by Sinsemilla South LLC will not have any adverse effects on the City of Gardiner Wastewater transport and treatment system which has adequate capacity to handle the domestic wastewater coming from the site. If you have any questions please let me know.

Best regards,



Douglas E. Clark

Wastewater Director
City of Gardiner WWTF

Cc: Gardiner Planning Board



Office of Code Enforcement

6 Church Street
Gardiner, Maine 04345

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

May 4, 2023

35 Bridge Street Sinsemilla Retail Cannabis License Renewal

This letter is to state that the Code Enforcement Office does not have any issues with Sinsemilla's application to renew their Retail Cannabis 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



GARDINER POLICE DEPARTMENT



Chief Todd H. Pilsbury

May 4, 2023

Malina E. Dumas
Senior Managing Associate
Dentons Bingham Greenebaum LLP
254 Commercial Street, Suite 245, Merrill's Wharf
Portland, ME 04101

Sinsemilla South
35 Bridge Street
Gardiner, Maine 04345

Based upon previous information provided and information now known, I believe that the security plans as presented are robust and thorough and that the business will have the safety and prevention mechanisms in place to keep its staff, the business product and its customers as safe as possible. It is my belief that the Gardiner Police Department will have the ability to respond safely to any emergency or criminal activity that may occur at this business. Over the previous year there have been zero (0) calls for service. 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 Todd H. Pilsbury
Gardiner Police Department
City of Gardiner



**CITY OF GARDINER
FIRE & RESCUE DEPARTMENT**



Fire Chief Richard Sieberg

May 16, 2023

Dear Malina E. Dumas Esq.,

I have received your request for a letter from the Fire Department regarding the annual license renewal for an adult use marijuana business at 35 Bridge Street under the name Sinsemilla South LLC.

Due to the fact no change is being made to the already established business, 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,

Richard Sieberg
Gardiner Fire Department
Fire Chief

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

This certifies that

SINSEMILLA SOUTH, LLC



License Number AMS1246

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

ADULT USE CANNABIS STORE

This license is restricted from allowing public access to the licensed premises for 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:
June 30, 2022

Expires on:
June 29, 2023

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

To make a complaint about this licensed Adult Use Cannabis Establishment:
Email: Licensing_OCP@maine.gov

Other Cannabis Licenses - Sean Bowie and Ryan Richards

Entity 1

Name of Entity: Rugged Roots, LLC

Interest: Owner

Marijuana- Related (nature of license and jurisdiction): Yes – tier 3 adult use cannabis cultivation facility and manufacturing facility state and local licenses in Auburn, co-located with registered dispensary under the same entity (medical cannabis cultivation and manufacturing)

Entity 2

Name of Entity: ACOT, LLC

Interest: Owner

Marijuana- Related (nature of license and jurisdiction): Yes – conditional licenses issued by the Office of Cannabis Policy for planned adult use cannabis stores

Entity 3

Name of Entity: Rugged Roots South, LLC

Interest: Owner

Marijuana- Related (nature of license and jurisdiction): Yes – conditional licenses issued by the Office of Cannabis Policy for planned adult use cultivation and manufacturing

Entity 4

Name of Entity: Coast 2 Coast Extracts Cultivation, LLC

Interest: Owner through Rugged Roots South, LLC

Marijuana- Related (nature of license and jurisdiction): Yes – tier 3 adult use cannabis cultivation facility with state and local license

Entity 5

Name of Entity: Coast 2 Coast Extracts Manufacturing, LLC

Interest: Owner through Rugged Roots South, LLC

Marijuana- Related (nature of license and jurisdiction): Yes – adult use cannabis products manufacturing license issued by the Office of Cannabis Policy and local license issued by the City of Portland

Entity 5

Name of Entity: Coast 2 Coast Extracts Retail #1, LLC

Interest: Owner through Sinsemilla South, LLC

Marijuana- Related (nature of license and jurisdiction): Yes – adult use cannabis store license issued by the Office of Cannabis Policy and local license issued by City of Portland

Entity 6

Name of Entity: Sinsemilla South, LLC

Interest: Owner

Marijuana- Related (nature of license and jurisdiction): Yes – adult use cannabis store license issued by the Office of Cannabis Policy and local license



OFFICE OF MARIJUANA POLICY

DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES

OFFICIAL PLAN OF RECORD

SECURITY PLAN

CULTIVATION, PRODUCTS MANUFACTURING, MARIJUANA TESTING and MARIJUANA STORES

Pursuant the Adult Use Marijuana Program Rule, the Department shall keep on file a copy of all facility plans, security plans, operating plans and cultivation plans, as well as copies of certifications of testing facilities. The most recent plan, whether submitted with the application for a marijuana establishment license, or by the subsequent approval of an application to change, shall be the Plan of Record with which the licensee must comply.

The Security Plan is an official Plan of Record. This document and use of this template are required. The Office of Marijuana Policy (OMP) understands that an applicant or licensee may have prepared other security documents. Although the applicant or licensee may submit additional security documents for reference, this Security Plan is designed to be a succinct, standalone document.

Although a revised Security Plan must be submitted within 14 days any time a material change is made to security measures, applicants/licensees are encouraged to utilize the Application for Changes to a Plan of Record when submitting a revised Security Plan to the Department prior to making material changes as the Department may determine that the revised Security Plan fails to meet minimum requirements. Material changes include, but are not limited to, the addition or removal of sensors or cameras, changing of monitoring companies, additions of points of entry and changes to lighting.

SECTION 1: Maine Adult Use Marijuana Establishment – Applicant/Licensee Information			
Legal Business Name Sinsemilla South, LLC		Maine Adult Use Marijuana Establishment License Number AMS1246	
Trade Name/DBA (if applicable)		Federal Taxpayer ID/EIN 85-3738184	
Point of Contact Name Sean Bowie	Point of Contact Phone Number 207-576-7168	Point of Contact Email Address sean@ruggedrootsinc.com	
Physical Address of Facility 35 Bridge Street		City Gardiner	State ME
			ZIP 04345

SECTION 2: Security Measures
All marijuana establishments must enact security measures to prevent the diversion of marijuana or marijuana products that are being cultivated, manufactured, tested, packaged, stored, displayed or transported. Provide sufficient detail so that the Department may determine whether the following requirements are met.

SECTION 2(a): Diagram(s)
For clarity, the use of numbering, labeling, and/or a diagram legend or key should be used to incorporate the information requested below.

1. Provide a diagram of the layout of the facility, including all limited access areas, display areas, commercial kitchen areas, and points of entry, if applicable. Include legal ingress onto the property from the closest maintained public way, as well as the square footage of the establishment and of the separate areas listed above. Limited access area means a building, room or other area within the licensed premises of a marijuana establishment where a licensee is authorized to cultivate, store, weigh, manufacture, package or otherwise prepare for sale adult use marijuana and adult use marijuana products. *

See attached.

2. Provide a diagram of the layout of the facility, including windows and doors (designating those which are lockable), alarm control panels, alarm sensors, video surveillance storage devices, video cameras, communication devices (internet/telephone), fences, and any other additional security measures. *

See attached.

*** To the extent the information requested to be included in this diagram and in any section below can be incorporated into one master diagram, the applicant/licensee may do so with the goal of providing the clearest information for the Department.**

SECTION 2(b): Lights

1. Do gates and/or perimeter entry points have lighting sufficient for observers to see, and cameras to record, any activity within 10 feet of the gate or entry?
 Yes No
2. Describe perimeter lighting at any point of entry or exit, whether it is a gate or access from a building.
Lighting is sufficient for observers to see, and cameras to record, activity within 10 feet of the entry
3. List equipment and provide rating for all lights as depicted and numbered/labeled in the diagram(s). *Must be reflected in diagram(s).
EPOE 85ft IR starlight camera

SECTION 2(c): Doors and Windows

1. Do all perimeter entry doors and all doors separating limited access areas from areas open to visitors and customers have commercial grade locks, appropriate for facilities requiring high levels of physical security?
 Yes No
2. Are all external entrances to indoor facilities on the licensed premises lockable?
 Yes No
3. List equipment and describe commercial grade locks on all perimeter and limited access doors as depicted and numbered/labeled in the diagram(s). *Must be reflected in diagram(s).
ANSI Grade 1 commercial locks on perimeter and limited access doors
4. Are all perimeter windows in good condition and lockable?
 Yes No
5. List equipment and describe locks on each perimeter window as depicted and numbered/labeled in the diagram(s). *Must be reflected in diagram(s).
There are no windows at this location.

SECTION 2(d): Alarm System

1. Do you have an alarm system(s) monitored by a licensed security company capable of contacting the licensee and, if necessary, law enforcement?
 Yes No
2. Does the system include an audible alarm, which is capable of being disabled remotely by the security company?
 Yes No
3. List equipment and describe the alarm system.
Honeywell control panel/keypad combo, backup battery, WIFI module, 5 panic buttons.
4. Provide the name of the licensed security company, a specific point of contact, and that person's contact information.
SeaCoast Security; Steve Hayden (207) 236-4876
5. Do you have monitored sensors on all perimeter entry points and perimeter windows?
 Yes No
6. List equipment and describe monitored sensors on all perimeter entry points and perimeter windows as depicted and numbered/labeled in the diagram(s). *Must be reflected in diagram(s).
5 wireless panic buttons, 3 wireless door sensors, 10 wireless motion sensors.

SECTION 2(e): Video Surveillance

1. Do you have a video surveillance system that meets the following minimum requirements? Check all that apply.
- Minimum resolution of 720p
 - Internet protocol capability
 - Continuous recording, 24 hours per day, at a minimum of 15 frames per second
 - Clear and accurate display of the time and date on all recorded images
 - Ability to copy and provide video surveillance recordings to the Department or law enforcement upon request
2. List equipment and describe, in detail, the video surveillance system, including the number and location of all permanently fixed cameras as depicted and numbered/labeled in the diagram(s). *Must be reflected in diagram(s).
18 cameras and 3 fisheye cameras. See attached.

3. Check each box below to confirm the following requirements are met and reflected in the diagram(s) and corresponding description(s) above.

- Cameras must be permanently fixed inside each entry/exit point (perimeter and limited access area) to allow identification of persons entering the premises and limited access areas.
- Cameras must be permanently fixed outside each entry/exit point (perimeter and limited access area) to allow identification of persons exiting the premises and limited access areas.
- A sufficient number of cameras must be permanently fixed to allow the viewing, in its entirety, of any area where marijuana, marijuana plants, immature marijuana plants, seedlings, seeds, marijuana concentrate or marijuana products are cultivated, manufactured, stored or prepared for transfer or sale or where samples for mandatory testing are collected, and prepared and sealed for transport to a marijuana testing facility.
- A sufficient number of cameras must be permanently fixed to allow the viewing, in its entirety, of any area where marijuana waste is stored before being made unusable, or where marijuana waste is made unusable.
- A camera must be permanently fixed at each point of sale to monitor the identity of the purchaser and ensure facial identity.

4. The video surveillance storage device must be secured. Indicate below which of the following approved methods will be used to meet this requirement.

- On premise
 - Lockbox
 - Cabinet
 - Closet
 - Secured in another manner to protect from employee tampering or theft
- Off premise, third-party server

5. If the video surveillance storage device is secured on premise, list equipment and describe the manner in which it is secured. *Must be reflected in diagram(s).

Secured in the security/IT room and access is restricted and controlled through the access control system.

6. If the video surveillance storage device is secured off premise with a third-party server, provide the name of the third-party server, a specific point of contact, and that person's contact information.

N/A

7. Describe the video surveillance records retention policy, including the minimum number of days video surveillance records are maintained on the licensee's recording device.

Video surveillance records will be maintained for 45 days.

8. Describe how the applicant/licensee shall maintain a list of all persons with access to the video surveillance recordings and procedures for controlling access to the recordings.

Access to the surveillance room is recorded in the electronic access or key fob's digital log and only authorized individuals will have access. A list of any authorized individuals apart from the owners of the business will be kept and maintained.

SECTION 2(f): Fencing and Lighting Requirements for Cultivation Facilities.
 This section applies to cultivation facilities that cultivate seedlings, immature plants, or mature plants in outdoor areas or in greenhouses or other structures that do not meet all security requirements for buildings.

1. Are all fencing and gates secure, at least 6 feet high and obscure, or have a cover that obscures, the Limited Access Area from being readily viewed from outside of the fenced in area.

Yes No

2. List equipment and describe secure fencing and all gates, including height and material used to obscure the Limited Access Area from being readily viewed from outside of the fenced in area as depicted and numbered/labeled in the diagram(s). *Must be reflected in diagram(s).

N/A

3. Is there sufficient lighting to illuminate a perimeter of a least 10 feet around any point of entry, either it is a gate or access from the building?

Yes No

4. List equipment and describe all lighting as depicted and numbered/labeled in the diagram(s). *Must be reflected in diagram(s).

N/A

5. Are there a sufficient number of cameras permanently fixed to allow recording of all areas outside of the premises within 10 feet of the exterior fence and gates of a cultivation facility with outdoor growing.

Yes No

6. List equipment and describe all video cameras as depicted and numbered/labeled in the diagram(s). *Must be reflected in diagram(s).

N/a

SECTION 3: Controlling Access to the Marijuana Establishment

SECTION 3(a): Controlling Public Access

1. Are all entry points designed so that no person under 21 years of age is allowed entry to the licensed premise?

Yes No

2. Describe all of entry points designated as the place where the licensee or licensee's employee will verify the age and identity of all persons entering the premises as depicted and numbered/labeled in the diagram(s). *Must be reflected in diagram(s).

Upon entry into the facility, contractors and other licensees will wait in the public reception area where a valid, government-issued form of identification will be checked at the security window to ensure they are 21 years of age or older prior to entering the sales floor. The door leading onto the sales floor will be kept locked. After age is verified, an IIC holder will unlock the door and allow the visitor/customer to enter the sales floor. After entering through the controlled entry space,

visitors requiring access to limited access areas will sign in on the visitor log and receive a visitor badge that they will wear in a visible fashion for the duration of their visit.

3. For nursery cultivation facilities and marijuana stores only, describe a designated entry point at which a licensee or licensee's employee will check for a valid government issued form of identification prior to allowing access to areas of the premises designated for retail sales.

Upon entry into the facility, contractors and other licensees will wait in the public reception area where a valid, government-issued form of identification will be checked at the security window to ensure they are 21 years of age or older prior to entering the sales floor. The door leading onto the sales floor will be kept locked. After age is verified, an IIC holder will unlock the door and allow the visitor/customer to enter the sales floor. After entering through the controlled entry space, visitors requiring access to limited access areas will sign in on the visitor log and receive a visitor badge that they will wear in a visible fashion for the duration of their visit.

4. Describe all entry points designated as a place where the licensee or licensee's employees will receive mail or other deliveries as depicted and numbered/labeled in the diagram(s). *Must be reflected in diagram(s).

Delivered to the mailbox outside of the facility and forwarded to owner's mailing address.

5. Describe how applicant/licensee will ensure that all licensees, employees, and security guards maintain compliance with all laws and regulations related to firearms and other weapons in and around the marijuana establishment.

The company expressly prohibits employees from possessing a firearm or other dangerous weapon within the licensed premises. The policy applies to all employees including, but not limited to, employees who possess a valid concealed carry permit, and the policy will be enforced.

SECTION 3(b): Controlling Employee Access

1. Describe all entry points designated as employee entrances, including the manner in which employees gain access to the marijuana establishment (e.g. badge scanner or key locked doors), as depicted and numbered/labeled in the diagram(s). *Must be reflected in diagram(s).

Upon entry into the facility, contractors and other licensees will wait in the public reception area where a valid, government-issued form of identification will be checked at the security window to ensure they are 21 years of age or older prior to entering the sales floor. The door leading onto the sales floor will be kept locked. After age is verified, an IIC holder will unlock the door and allow the visitor/customer to enter the sales floor. After entering through the controlled entry space, visitors requiring access to limited access areas will sign in on the visitor log and receive a visitor badge that they will wear in a visible fashion for the duration of their visit.

2. Describe any additional security measures aimed to prevent employee theft.

N/A

SECTION 4: Controlling Access to Limited Access Areas

SECTION 4(a): General Requirements

1. Do you have the following security measures in place for all limited access areas? Check all that apply.

- Identification checks
- Locked doors
- Video surveillance
- Required signage

2. Describe how the applicant/licensee will utilize the security measures listed above to control access to all limited access area as depicted and numbered/labeled in the diagram(s). *Must be reflected in diagram(s).

The entrances to the licensed premise as well as ingress/egress to limited access areas are equipped with locks, required signage, and video surveillance.

SECTION 4(b): Controlling Contractor and Other Licensee Access

1. Are security measures in place to control access to limited access areas by contractors 21 years of age or older (including, but not limited to, electricians, plumbers, engineers or alarm technicians) who will not handle marijuana plants, marijuana or marijuana products?
 Yes No
2. Are security measures in place to control access to limited access areas by sample collector and marijuana testing facility licensees or licensee's employees displaying valid individual identification cards?
 Yes No

3. Describe all designated areas where contractors and other licensees will be required to provide proof of identification, sign a visitor entry log, receive a visitor identification badge and be monitored at all times by establishment staff as depicted and numbered/labeled in the diagram(s). *Must be reflected in diagram(s).

Upon entry into the facility, contractors and other licensees will wait in the public reception area where a valid, government-issued form of identification will be checked at the security window to ensure they are 21 years of age or older prior to entering the sales floor. The door leading onto the sales floor will be kept locked. After age is verified, an IIC holder will unlock the door and allow the visitor/customer to enter the sales floor. After entering through the controlled entry space, visitors requiring access to limited access areas will sign in on the visitor log and receive a visitor badge that they will wear in a visible fashion for the duration of their visit.

SECTION 4(c): Controlling Employee Access

1. Describe how the applicant/licensee will ensure all owners, managers, and employees display valid individual identification cards at all times.

The company will have a policy that all owners, managers and employees must have their individual identification cards with them at all times while on the licensed premise, either on a lanyard or other mechanism for keeping the IIC on their person and visible.

SECTION 4(d): Additional Security Measures for Nursery Cultivation and Marijuana Retail Stores Only.

1. Are display cases lockable and secure to prevent the public from handling marijuana plants, marijuana or marijuana products without direct supervision of a licensee or employee?
 Yes No
2. Are counters of sufficient height to prevent the public from handling marijuana plants, marijuana or marijuana products without direct supervision of a licensee or employee?
 Yes No
3. Describe all security measures taken to ensure compliance with the above requirements.
All display cases where marijuana and marijuana products are displayed will only be accessible from within the limited access area. All marijuana and marijuana products will be stored in a secure vault outside of business hours.

SECTION 5: Controlling Access When Co-Locating

1. For licensees co-locating establishments with another Maine Adult Use Marijuana Program licensee or Maine Medical Use of Marijuana Program registrant, provide a diagram of the layout of the facility, including clear delineation of separate licensed or registered premises and shared space, if any. *

N/A

* To the extent the information requested to be included in this diagram and in any section below can be incorporated into one master diagram, the applicant/licensee may do so with the goal of providing the clearest information for the Department.

2. For licensees co-locating establishments with another Maine Adult Use Marijuana Program licensee or Maine Medical Use of Marijuana Program registrant, describe how applicant/licensee will control access to the licensed premises and limited access areas as depicted and numbered/labeled in the diagram(s). *Must be reflected in diagram(s). Also describe the activities that will take place in shared space, if any.

N/A

SECTION 6: Reports of Non-Compliant Conduct

1. Describe how the licensee will ensure any incident of non-compliance with the marijuana establishment licensee's authorized conduct will be reported in writing to the Department within 24 hours.
The licensee will report any incident of non-compliance to the Department in writing within 24 hours.

SECTION 7: Notice

The Department shall keep on file a copy of all facility plans, security plans, operating plans and cultivation plans, as well as copies of certifications of testing facilities. The most recent plan, whether submitted with the application for a marijuana establishment license, or by the subsequent approval of an application to change, shall be the Plan of Record with which the licensee must comply. OMP's Compliance Division will have access to all plans and will review all plans prior to an inspection or investigation. Failure to comply with the Plan of Record may lead to enforcement action.

Although a revised Security Plan must be submitted within 14 days any time a material change is made to security measures, applicants/licensees are encouraged to utilize the Application for Changes to a Plan of Record when submitting a revised Security Plan to the Department prior to making material changes as the Department may determine that the revised Security Plan fails to meet minimum requirements. Material changes include, but are not limited to, the addition or removal of sensors or cameras, changing of monitoring companies, additions of points of entry and changes to lighting.

Signature – This Plan of Record cannot be accepted without a signature

Any information contained within this Plan of Record or otherwise found, obtained, or maintained by the Department, shall be accessible to law enforcement agents of this or any other state, the government of the United States, or any foreign country.

Authorizing Business Representative's Signature:



Date:

6/24/2022

Printed Name:

Sean Bowie

Email Address:

sean@ruggedrootsinc.com

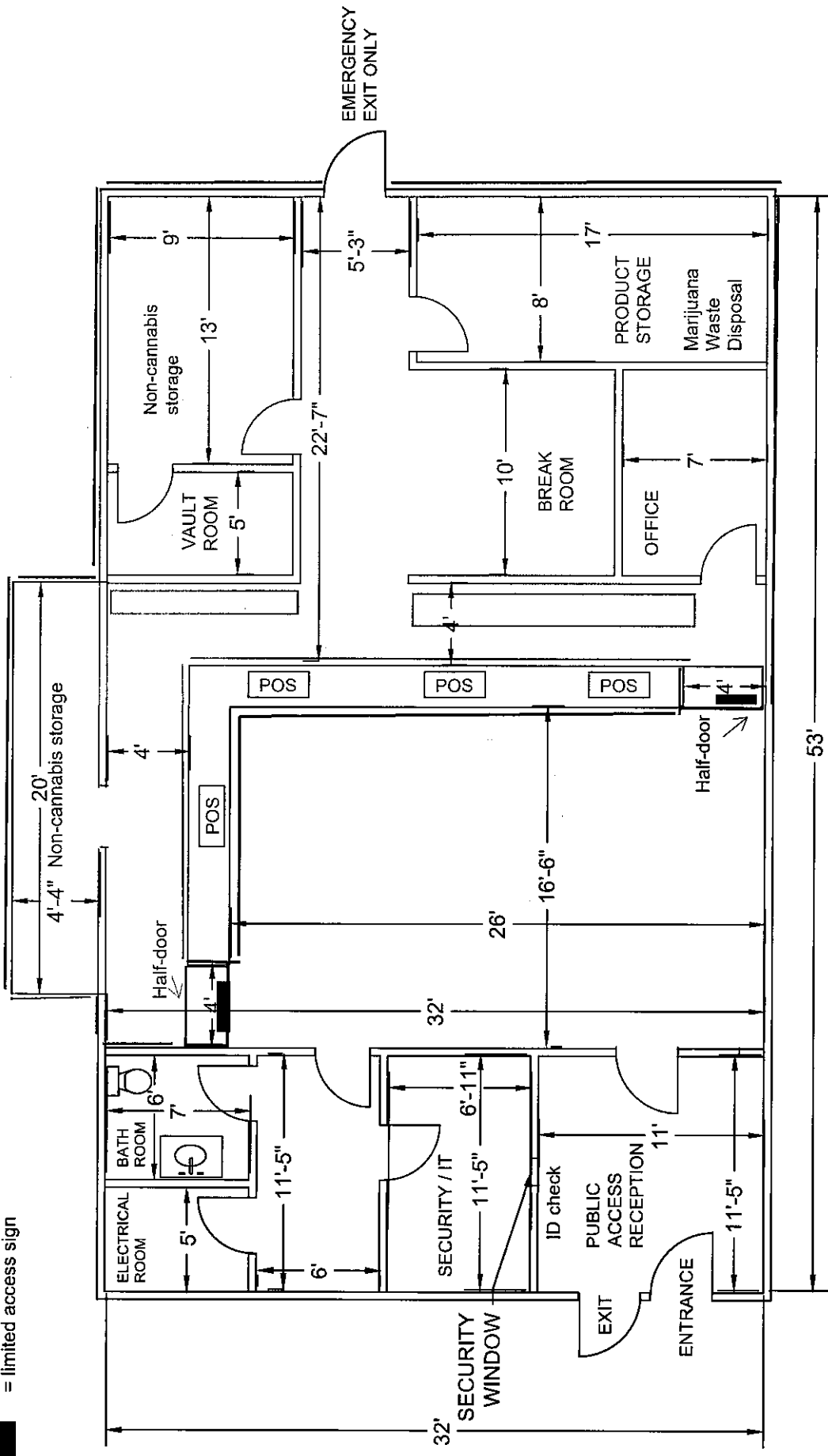
Phone Number:

207-576-7168

= display areas (locked glass cases for display at point of sale and product displayed on walls 4 feet behind counter)

= limited access areas

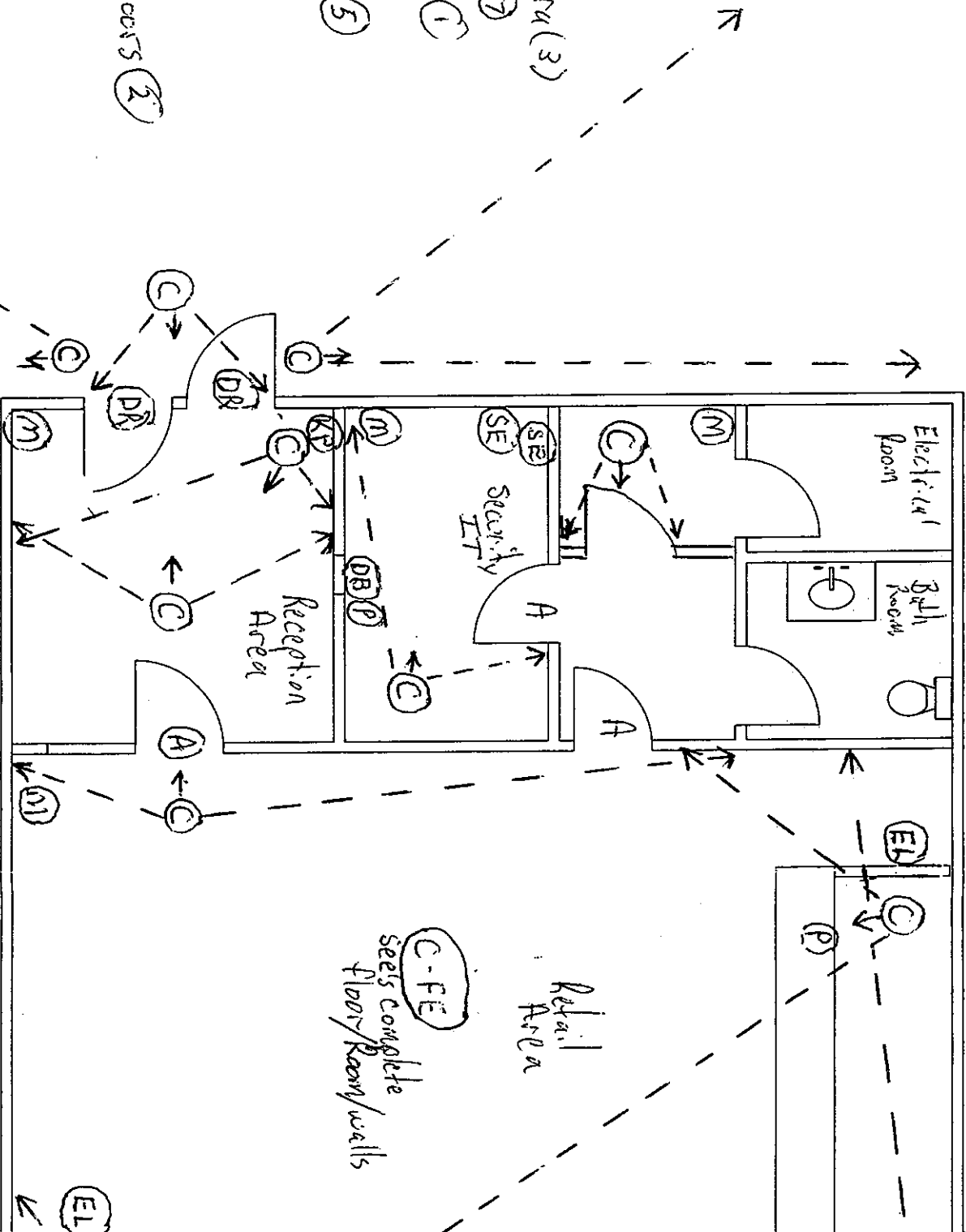
= limited access sign



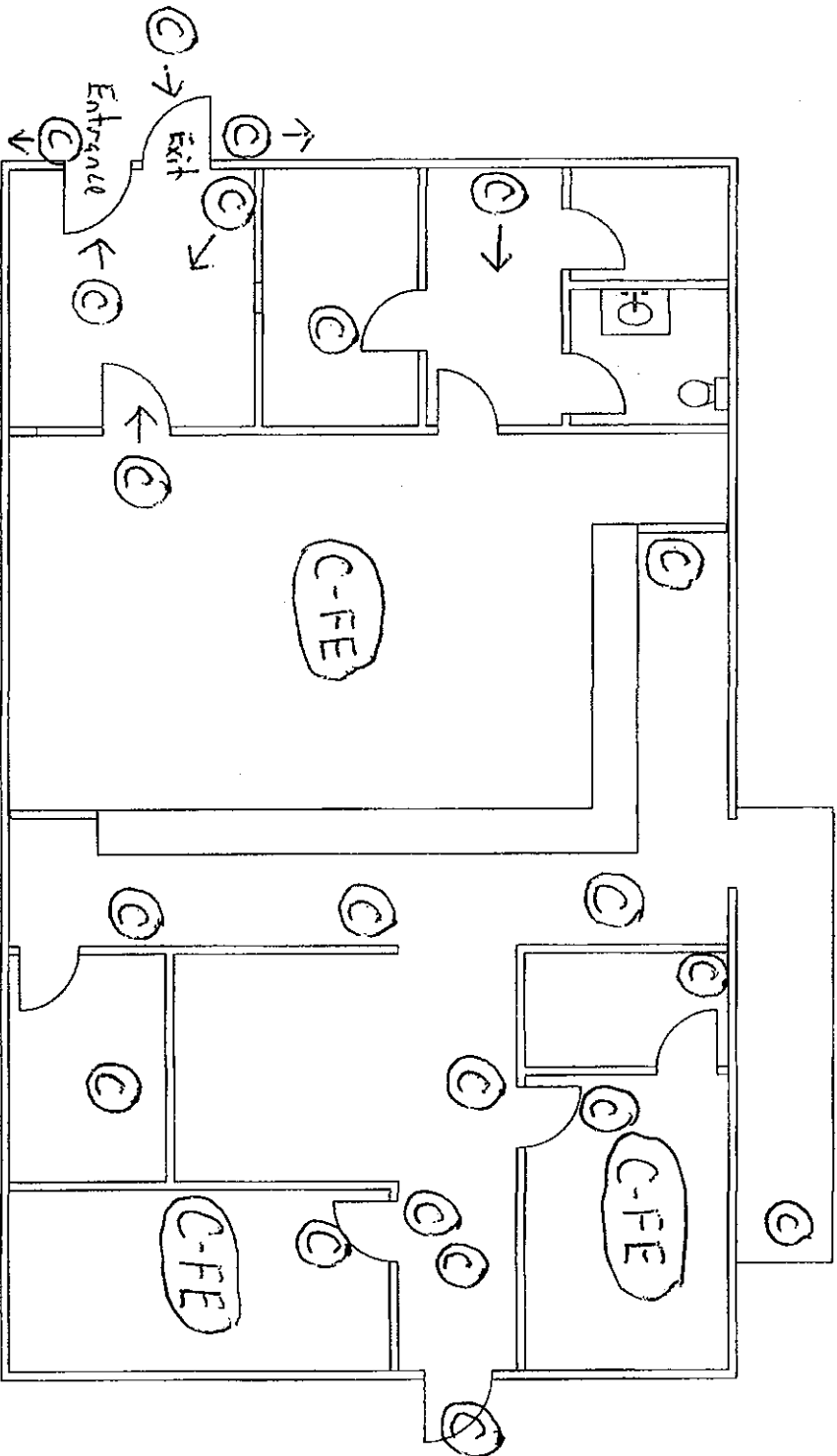
35 BRIDGE STREET GARDINER

1,900 square feet

- (C) camera (30%) (18 7/5)
- (C-FE) 360° Fisheye Camera (3)
- (A) Access Control Doors (7)
- (DB) Door Release Buzzer (1)
- (M) Motion Sensors (10)
- (P) wireless Panic Buttons (5)
- (SE) Security Equipment
- (KP) Key Pad
- (DR) Door Sensors (3)
- (EL) Electric locks/Half doors (2)

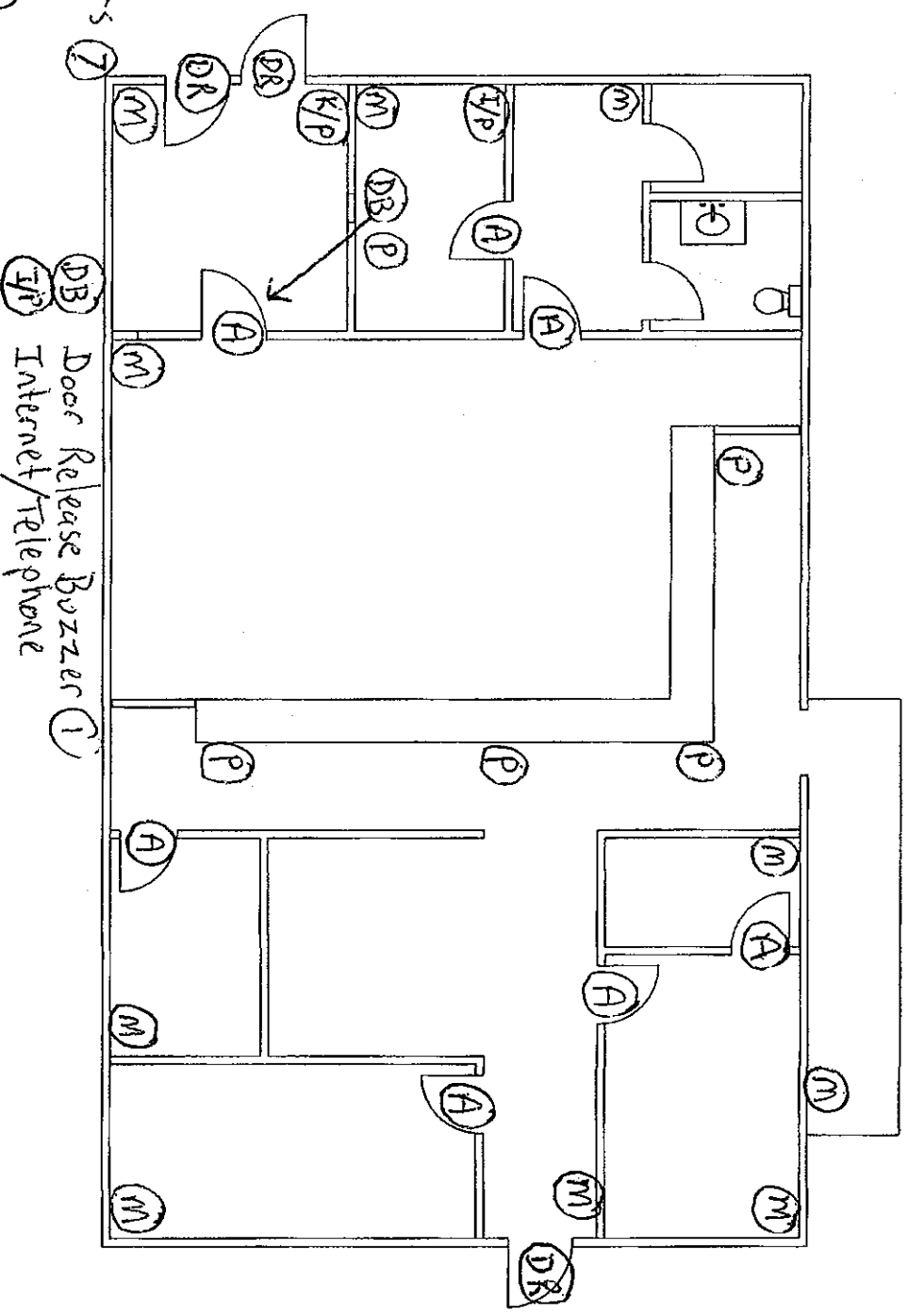


35 BRIDGE STREET GARDINER, MAINE
Official Plan of Record - Security Plan
Camera Placement



- Ⓢ Camera (3) o/s (18) I/S
- Ⓢ-FE 360° Fisheye camera (3)

35 BRIDGE STREET GARDINER, MAINE
 Official Plan of Record - Security Plan
 Access Control & Intrusion Placement



- (A) Access Control Doors (7)
- (DR) Door Sensors (3)
- (M) Motion Sensors (10)
- (P) Wireless Panic Buttons (5)
- (K/P) KeyPad Combo (1)

- (DB) Door Release Buzzer (1)
- (I/T) Internet/Telephone



CITY OF
Gardiner
Moving Forward

Office of Code Enforcement

**6 Church Street
Gardiner, Maine 04345**

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

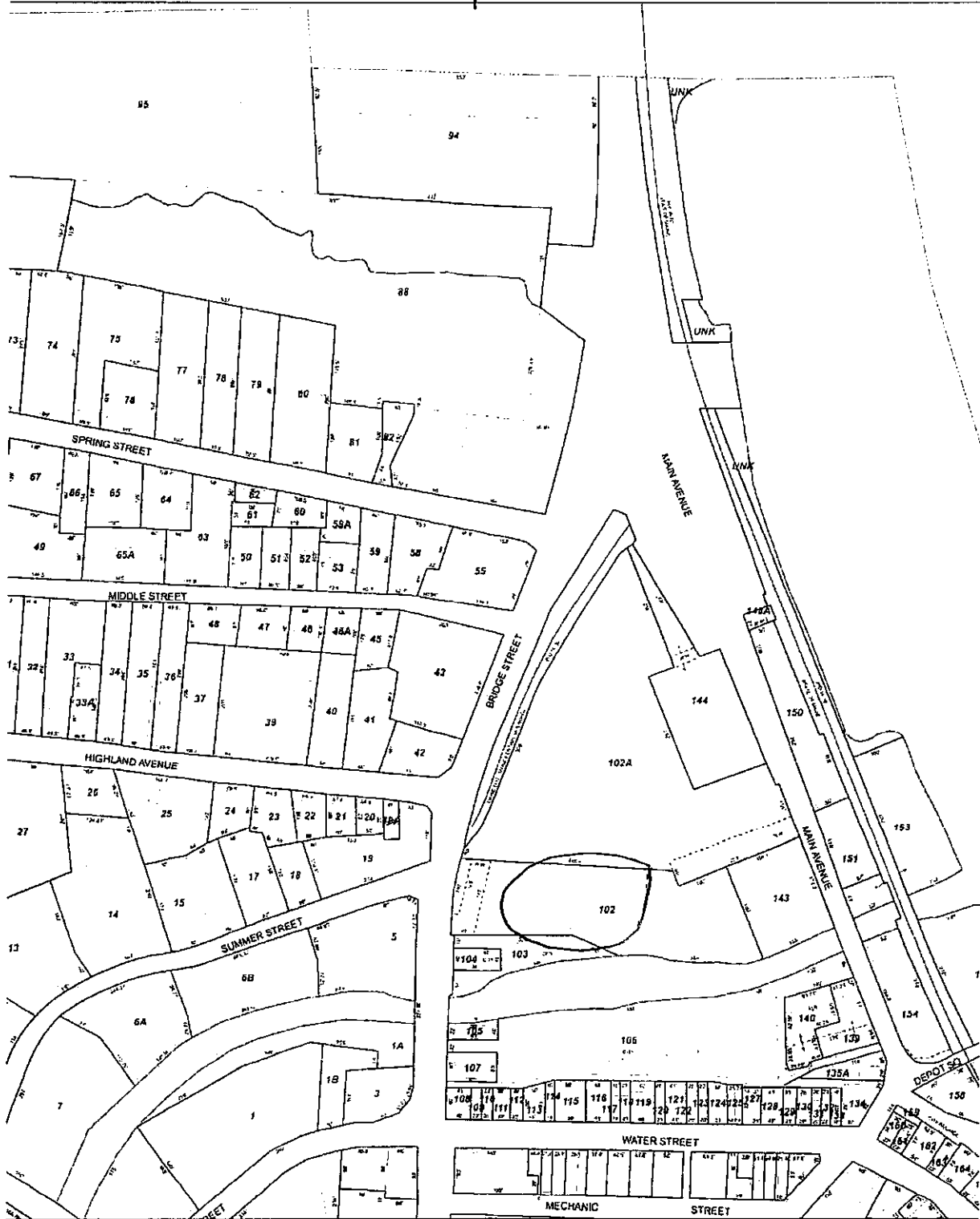
September 17, 2020

Dear Mr. Crowley

This letter is to certify that there are no public or private schools located within 1000 feet of your retail marijuana business at 35 Bridge Street, Map 037 Lot 102. If you have any further questions, please feel free to contact this office.

Kris McNeill
Code Enforcement Officer
City of Gardiner Maine

Tax Map



ASSIGNMENT OF LEASE

AGREEMENT made as the 15th day of May, 2022, by and between ACOT LLC a Maine limited liability company with a mailing address of 211 Beech Hill Road, Auburn, Maine 04210, (hereafter referred to as "Assignor") and Sinsemilla South, LLC, a Maine limited liability company with a mailing address of 211 Beech Hill Road, Auburn, Maine 04210 ("Assignee") with the consent and approval of Cobbossee Leasing, LLC.

WITNESSETH:

WHEREAS, Assignor entered into a Lease dated April 1, 2022 with Cobbossee Leasing, LLC to lease a portion of Cobbossee, Leasing's property at 35 Bridge Street, Gardiner, Maine (the "Lease") and

WHEREAS, Assignor desires to assign all of its right, title and interest in and to the Lease to Assignee, and the Assignee desires to accept such assignment and assumed the rights and obligations of the Assignor accruing under the Lease, in each case with effect from and after the date hereof;

NOW, THEREFORE, in consideration of the premises and the respective undertakings and agreements hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Assignor hereby assigns, transfers and conveys to Assignee all of the Assignor's right, title and interest in the Lease, with the effect as of and from the date hereof.
2. Assignee hereby accepts the assignment of Assignor's right, title and interest in and to the Lease, and (a) assumes performance of all of the obligations of the Assignor under the Lease, and (b) further agrees to comply with and abide by all of the terms, conditions and provisions, and covenants on the part of the Assignor under the Lease. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same agreement.

IN WITNESS WHEREOF, the parties have executed this Assignment on the day and year first written above.

ACOT LLC, Assignor

By: Sean M Bowie
Sean Bowie, OWNER

Sinsemilla South LLC

By: Sean M Bowie
Sean Bowie, OWNER

Seen and agreed to by Cobbossee Leasing, LLC.

Cobbossee Leasing, LLC

By: John Bobrowiecki
John Bobrowiecki, Member



OFFICE OF MARIJUANA POLICY

DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES

OPERATING PLAN TEMPLATE MARIJUANA STORE

Pursuant to Section 3.5.2 of the Adult Use Marijuana Program Rule, the Department shall keep on file a copy of all facility plans, security plans, operating plans and cultivation plans, as well as copies of certifications of testing facilities. The most recent plan, whether submitted with the issuance of the marijuana establishment license, or by the subsequent approval of an application to change, shall be the Plan of Record with which the licensee must comply.

The Operating Plan is an official Plan of Record. This document and use of this template are required. The Office of Marijuana Policy (OMP) understands that an applicant or licensee may have prepared other operating documents. Although the applicant or licensee may submit additional operating documents for reference, this Operating Plan is designed to be a succinct, standalone document.

OMP recognizes that during the conditional license application process, site-specific information may not be available. An updated, site-specific Operating Plan will be required prior to active licensure.

	Closed	Facility Opening Hour	Facility Closing Hour
Sunday		8:00 am	8:00 pm
Monday		8:00 am	8:00 pm
Tuesday		8:00 am	8:00 pm
Wednesday		8:00 am	8:00 pm
Thursday		8:00 am	8:00 pm
Friday		8:00 am	8:00 pm
Saturday		8:00 am	8:00 pm



MAINE ADULT USE CANNABIS PROGRAM

162 STATE HOUSE STATION, 19 UNION STREET, AUGUSTA, ME 04333-0162, FIRST FLOOR

Transaction Type: **Renew Adult Use Cannabis Store License** | License: **AMS1246**

Transaction Receipt

Attachments/Documentation Needed

Attachments/Documentation Needed: Your application cannot be processed until you have provided the required documentation described in the Supporting Information section(s) for the following items:

- Sales Tax Identification Number - see attached, sent documentation after initial filing

Transaction Details

- Date of Transaction: **04/30/2023 01:02 PM**
- Transaction Number: **3203537-3019366**
- Applicant: **SINSEMILLA SOUTH, LLC**
- Transaction Type: **Renew Adult Use Cannabis Store License**
- License Type: **ADULT USE CANNABIS STORE**
- License: **AMS1246**
- Regulator:

**MAINE ADULT USE CANNABIS PROGRAM
162 STATE HOUSE STATION, 19 UNION STREET, AUGUSTA, ME 04333-0162, FIRST FLOOR**

- Fee Paid:
Fees are nonrefundable.

Total: \$0

Application Instructions

This application must be submitted by an **AUTHORIZED BUSINESS REPRESENTATIVE**.

All persons to be listed as principals of the organization must have an Individual Identification Card number issued by the Office of Cannabis Policy **prior** to submitting this establishment license application.

In addition, OCP recommends reading and reviewing the **application instructions document** found on [OCP's Adult Use Applications and Forms page](#) which contains further instruction and definitions relevant to this application.



State of Maine

Department of Agriculture, Conservation & Forestry
Division of Quality Assurance & Regulations
28 State House Station, Augusta, ME 04333-0028
(207) 287-3841

SERIAL NUMBER

147223

2-38165

June 2, 2022

July 2, 2023

LICENSE NUMBER

DATE OF ISSUE

DATE OF EXPIRATION

This certifies that

Sinsemilla South LLC
Sinsemilla South LLC
225 First Flight DR

Auburn, ME 04210-

ADULT USE

Location: 35 Bridge ST, Gardiner

This certificate is valid only between the date issued and expiration date appearing herein. Only the named holder at the location for which issued may use it.

The person named herein is authorized to sell or manufacture food products, fuel and/or sell or repair weighing and measuring devices as permitted by law for the listed authorizations.

This certificate and/or each type of authorization represented is subject to suspension, revocation or cancellation as authorized by Maine Revised Statutes.

LICENSE TYPE

DESCRIPTION OF LICENSE AUTHORIZATIONS

FEE

License Type	Authorizations	Fee
Retail Food Establishment	0 to 10 Prepackaged Food	20.00
TOTAL:		20.00



Department of Agriculture, Conservation & Forestry

Division of Quality Assurance

Commissioner

Director



**STATE OF MAINE
MAINE REVENUE SERVICES**

THIS REGISTRATION CERTIFICATE FOR A
RETAILER

is issued under the provisions of MRSA, Title 36, Part 3, §1754-B to:

SINSEMILLA SOUTH LLC
225 FIRST FLIGHT DR
AUBURN, ME 04210-9099

Registration Number: 1229130

Date Issued: MAY 31 2022

Business Code: 420
Filing Frequency: MONTHLY

**IMPORTANT INFORMATION CONCERNING THIS
RETAILER'S CERTIFICATE**

This certificate must be available for inspection by the State Tax Assessor, the Assessor's representatives and agents and authorized municipal officials. This retailer's certificate verifies that this retailer and this retail location hold a valid Maine sales tax account and is authorized to collect and remit the sales tax on behalf of the State of Maine. This certificate has no expiration date. If you cease to do business in Maine please return this certificate to Maine Revenue Services.

IMPORTANT PLEASE NOTE: This retailer's certificate may NOT be used to purchase merchandise for resale tax exempt (in Maine). A resale certificate is a separate document. If you qualify to receive a resale certificate, one has been printed and mailed to you.



**STATE OF MAINE
MAINE REVENUE SERVICES
RESALE CERTIFICATE**



THIS CERTIFICATE IS VALID
JUNE 03 2022 THRU DECEMBER 31 2025

<u>Business Name and Location Address</u>	<u>Certificate Number</u>	<u>Business Type</u>
SINSEMILLA SOUTH LLC 322 N HATCH HL - updated to Gardiner address GREENE ME 04236-3125	1229130	MARJNA STR

This is to certify that the above named business is authorized to purchase during the period indicated on this certificate: (1) tangible personal property to be resold in the form of tangible personal property, or (2) a taxable service to be resold as the same taxable service. **This certificate cannot be reassigned or transferred and can only be used by the above business or its authorized employees. This certificate is void if the business has ceased operating or if the certificate has been altered.**

The above named business certifies that the following is being purchased in the ordinary course of business for resale as provided above.

Presented to: _____ (Insert name of seller on photocopy) (date) Presented by: _____
Authorized Signature (purchaser) (date)

DO NOT WRITE ON THIS ORIGINAL FORM

The document printed above is your new Resale Certificate. **Retain this copy as an original in your file.** This certificate is valid only for the period indicated.

Prior to the expiration of this certificate, Maine Revenue Services will automatically renew and reissue a new resale certificate for the next period if:

- your account is active; and
- you have reported \$3,000 or more in gross sales during the previous 12 months

Make copies of this original, fill in the appropriate data and provide it to the vendors from whom you make purchases for resale.

If you cease doing business, this certificate is void and must be returned to Maine Revenue Services.

Use of a resale certificate to make purchases not intended for resale is a criminal offense.

If you have any questions regarding this document, please call (207) 624-9693.

Order Number	0433771	Order Price	\$119.41
Sales Rep.	Wendy Clement	PO No.	
Account	4520	Payment Type	
Publication	Central Maine KJ MS	Number of dates	1
First Run Date	05/31/2023	Last Run Date	05/31/2023
Publication	Online Upsell CMN	Number of dates	1
First Run Date	05/31/2023	Last Run Date	05/31/2023

Public Notice

**Notice of Public Hearing
City of Gardiner**

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

Public Hearing on Wednesday, June 7, 2023 for a license renewal

For an Adult Use Cannabis Retail Store for Sinsemilla South LLC at 35 Bridge St... Tax Map 037 Lot 102 in the Intown Commercial 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@gardinermaine.com.

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



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 SINSEMILLA SOUTH, LLC	Business DBA	License Number AMS1246
License Type ADULT USE CANNABIS STORE		
Mailing Address 1 CITY CIR STE 11100 PORTLAND, ME 04101-6420	Facility Phone +1 (207) 835-4355	Primary Contact Person MALINA E. DUMAS, ESQ.
	Primary Contact Email malina.dumas@dentons.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?
 Yes 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?
 Yes 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 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 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)	Municipality/Town/Plantation/Township	County	State	ZIP
Tax Map #	Tax Lot #			
Owner of Record of the Physical Location Listed Above				
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		

If you are requesting Local Authorization from a *municipality*, complete Section 3.

If you are requesting 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

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

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	City	County
--	------	--------

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
--	------

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)	Signature of Notary Public
Notary Public, State of Maine	STAMP/SEAL
My commission expires:	

Sinsemilla South, LLC
225 First Flight Dr
Auburn, ME 04210-9099

2594

6/1 edB

52-8746/2112

Pay to the order of City of Gardiner

One thousand five hundred and ¹⁰⁰/₁₀₀ Dollars \$ 1500.00

Five County Credit Union

for Sinsemilla 35 Bridge St

Tarsha Downy

⑈002594⑈ ⑆211287463⑆ 700021031336⑈

City of Gardiner

Receipt

06/01/23 2:34 PM ID:HJL #1425
TYPE----- REF--- AMOUNT
Marijuans Establish
Adult Retail St 1,500.00
Total: 1,500.00*
Paid By: Sinsemilla South LLC
Remaining Balance: 0.00

Check: 1,500.00
2594 - 1,500.00