

JUL 27 2020

Received



City of Gardiner
Planning Board Review Application

Medical Marijuana
Coregiver Store
will convert to Adult
USE IN 2021.

Project Name: EASTERN Retail BEVERAGE LLC Project Cost: _____
Date of submission: 07/01/20 Received by: AMC Fees: 125.00

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

EASTERN Retail BEVERAGE, LLC is looking to open a
MARIJUANA, Medical + Adult Use Retail Store at 243
Water Street under strict compliance with the Office of Michigan
Anticipated beginning/completion dates of construction: August 11, 2020 Reg

1. **General Information:** (6.3.2)

Name of Property Owner: Terry Peck
Address: Coardine, ME
Phone/Fax No: 207-242-7216

Applicant/Agent Name: Edward Dufay
Address: 31 Water Street / Ellsworth, ME 04347
Phone/Fax No: 207-812-2074

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

Name: _____
Address: _____
Phone/Fax No _____

Name: _____
Address: _____
Phone/Fax No _____

Name: _____
Address: _____
Phone/Fax No _____

Signature: Edward Dufay Date: 07/01/2020

2. Property Information: (6.3.2)

- * Property Location: 243 Water Street City Tax Map(s) 037 Lot(s) 125
- * Deed Ref: Book 12548 Page 253 Zoning District(s): TD
- * Copy of the tax map showing the property and surrounding location.
- * Verification of the applicant's right, title, and interest in the property.

3. Development Information: (6.3.2.7)

One or more site maps drawn to scale showing the following:

a.) The existing conditions on the property including: (6.3.2.7.1)

1. The property boundaries;
2. The zoning district and zoning district boundaries if the property is located in more than one zone;
3. The location of required setbacks, buffers and other restrictions: *This is an existing retail facility and will require minimal change of use.*
4. The location of any easements or rights-of-way;
5. The locations of existing structures and other existing improvements on the property including a description of the current use of the property: *Recent Hair Salon and Spa.*
6. The locations of existing utilities on and adjacent to the property including sewers, water mains, stormwater facilities, gas mains, and electric and other telecommunication facilities: *Will just be a change of use, currently compliant*
7. The location of the nearest source of a fire protection water supply (hydrant, fire pond, etc.): *The building has a sprinkler system*
8. The general topography of the property indicating the general slope of the land and drainage patterns. The CEO and/or Planning Board may require a topographic survey of all or a portion of the property for projects involving the construction of new or expanded structures, or site modifications. *There are no anticipated modifications required inside or outside*
9. The location, type and extent of any natural resources on the property including wetlands, vernal pools, floodplains, waterbodies, significant wildlife habitats, rare or endangered plants or animals, or similar resources; and *Engineering firm being contacted*
10. The location and type of any identified historic or archeological resource on the property. *N/A*

b.) The proposed development activity for which approval is requested including: (6.3.2.7.2)

1. The estimated demand for water supply and sewage disposal together with the proposed location and provisions for water supply and wastewater disposal including evidence of soil suitability if on-site sewage disposal is proposed: *There will be up to 4 employees and no public rest rooms*
2. The direction of proposed surface water drainage across the site and from the site together with the proposed location of all stormwater facilities and evidence of their adequacy: *Change of use. Modifications minimal.*
3. The location, dimensions, and ground floor elevations of all proposed buildings and structures including expansions or modifications to existing buildings that change the footprint of the building: *No modifications will be made to the outside*
4. The location, dimensions and materials to be used in the construction of drives, parking areas, sidewalks and similar facilities: *N/A*



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)												
Element	Cd	Ch.	Description											
Style	81		Stores/Apt-Com											
Model	94		Commercial											
Grade	03		Average											
Stories	3													
Occupancy	6													
Exterior Wall 1	14		Wood Shingle											
Exterior Wall 2														
Roof Structure	01		Flat											
Roof Cover	04		Tar & Grv/Rub											
Interior Wall 1	05		Drywall											
Interior Wall 2														
Interior Floor 1	14		Carpet											
Interior Floor 2														
Heating Fuel	03		Gas											
Heating Type	05		Hot Water											
AC Type	01		None											
Bldg Use	0322		STORE/SHOP											
Total Rooms														
Total Bedrms														
Total Baths														
Heat/AC	00		None											
Frame Type	02		Wood											
Baths/Plumbing	02		Average											
Ceiling/Wall	05		Susp Ceil & WL											
Rooms/Prtns	02		Average											
Wall Height	8													
% Conn Wall	78													
OB-OUTBUILDING & YARD ITEMS(L) / XE-BUILDING EXTRA FEATURES(B)														
Code	Description	Sub	Sub Descrip	L/B	Units	Unit Price	Yr	Gde	Dp	Rt	Cnd	%Cnd	Apr	Valite
BUILDING SUB-AREA SUMMARY SECTION														
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprac. Value								
BAS	First Floor	1,512	1,512	1,512		89,465								
FUS	Upper Story, Finished	3,024	3,024	3,024		178,930								
UBM	Basement, Unfinished	0	1,512	378		22,366								
Ttl. Gross Liv/Lease Area:		4,536	6,048	4,914										

FUS
 FUS
 BAS
 UBM

28

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CURRENT OWNER	JOPO.	UTILITIES	STRT/ROAD	LOCATION	Code	Appraised Value	Assessed Value
THREE PILLAR PROPERTIES LLC	1 Level	1 All Public	1 Paved	1 Urban	3220	148,300	148,300
106 WATER STREET					3220	28,800	28,800
HALLOWELL, ME 04347							
Additional Owners:							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/f	SALE PRICE	V.C.
THREE PILLAR PROPERTIES LLC	12548/ 253	03/03/2017	U	1	23,000	IN	

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm. Int.
Total:							

ASSESSING NEIGHBORHOOD		Street Index Name	Batch
Total:			

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
2019			148,300	3400			16,700	3400
2018			28,800	3400			28,800	3400
Total:								

BUILDING PERMIT RECORD		Amount	Insp. Date	% Comp.	Date Comp.	Comments		
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

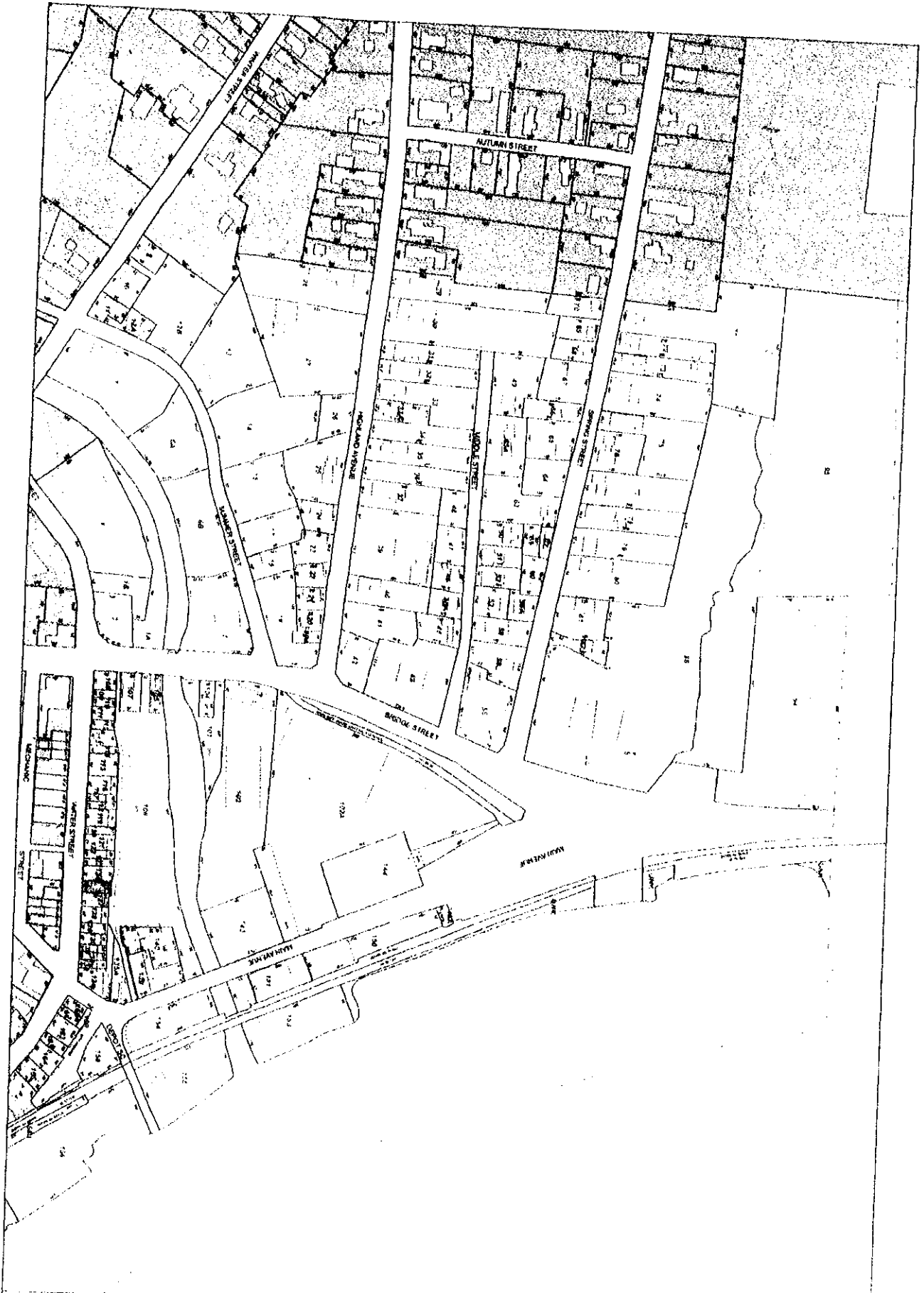
LAND LINE VALUATION SECTION		Zone	D	Front Depth	Units	Unit Price	Acres	S.A. Disc	C. Factor	Adj.	Notes-Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
B Use Code	Use Description	Zone	D	Front Depth	Units	Unit Price	Acres	S.A. Disc	C. Factor	Adj.	Notes-Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	3220 STORE/SHOP				1,913 SF	12.04	1.2500 A	1.0000	1.00	0.00			1.00	15.04	28,800

VISIT/ CHANGE HISTORY		Date	Type	IS	ID	CD	Purpose/Result
		04/30/2019			CL	26	Building Permit Visit
		05/29/2018			CL	26	Building Permit Visit
Total Appraised Parcel Value							

Net Total Appraised Parcel Value: 177,100

Total Card Land Units: 0.04 AC Parcel Total Land Area: 0.04 AC

Total Land Value: 28,800



CITY OF
GARDINER
 KENNEBEC CO.
 MAINE



LEGEND

	CITY OF GARDINER
	KENNEBEC COUNTY
	MAINE
	WATER
	STREET
	LOT
	BUILDING
	UTILITY



Map 37



August 31, 2020

Katrina C. Duffin
Administrative Assistant
Harvest Consulting LLC

Dear Ms. Duffin:

Upon careful review of your submission for a storefront located at 243 Water Street, as Interim Public Works Director, I am comfortable in stating that this business will not create a significant impact on Public Works.

If you need anything else, please do not hesitate to reach out.

Sincerely,

A handwritten signature in cursive script that reads "Christine M. Landes".

Christine M. Landes
City Manager
City of Gardiner

cc: CEO



GARDINER WATER DISTRICT

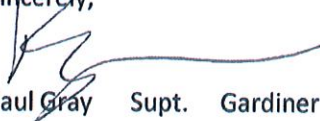
P.O. Box 536 • Gardiner, Maine 04345 • (207) 582-5500 • Fax (207) 582-3093

August 27, 2020

Katrina C. Duffin
Administrative Assistant
Harvest Consulting

Dear Katrina, in response to your e-mail, your proposed marijuana retail store that will be located at 243 Water St. in Gardiner will have no negative impact on municipal water service in Gardiner.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul Gray', with a long horizontal flourish extending to the right.

Paul Gray Supt. Gardiner Water District



August 31, 2020

Katrina Duffin
31 Water St
Hallowell, ME 04336

Regarding your license application for a medical marijuana retail business at 243 Water St. As this location will only be retail activity the city's wastewater system has the ability to transport and treat domestic waste coming from the building, from normal use of existing plumbing fixtures, restrooms, breakroom, etc.

Please let me know if you need any further information.

Douglas E. Clark

Wastewater Director
City of Gardiner