



City of Gardiner
Planning Board Review Application

Project Name: MCR Labs Maine, LLC - Marijuana Testing Laboratory Project Cost: \$0.00

Date of submission: _____ Received by: _____ Fees: _____

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

Change of use at 11 Technology Drive, Gardiner, ME to Marijuana Testing Facility. The laboratory will test marijuana for potency and contaminants as indicated in 18-691 C.M.R. ch. 1 and ch. 5. The laboratory will be required to receive ISO/IEC 17025:2017 accreditation, Maine CDC Certification, and Office of Marijuana Policy Adult-Use Marijuana License. The laboratory will only test marijuana and hemp; we do not cultivate, manufacture, sell, or distribute marijuana or marijuana products.

Anticipated beginning/completion dates of construction: N/A – no construction planned. May need to add / take out some interior walls

1. General Information: (6.3.2)

Name of Property Owner: TPM Realty, LLC
Address: P.O. Box 209, South Gardiner, ME 04359
Phone/Fax No: 207-215-9935

Applicant/Agent Name: MCR Labs Maine, LLC, Michael Kahn Manager
Address: 85 Speen St, Framingham, MA 01701
Phone/Fax No 617-750-6666

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

Name: N/A - no exterior changes to the building planned

Address: _____

Phone/Fax No _____

Name: _____

Address: _____

Phone/Fax No _____

Name: _____

Address: _____

Phone/Fax No _____

Signature: _____ Date: _____

2. Property Information: (6.3.2)

- * Property Location: 11 Technology Drive, Gardiner, ME 04345 City Tax Map(s) 007 Lot(s) 018-A-013
- * Deed Ref: Book 13278 Page 277 Zoning District(s): Planned Industrial Commercial
- * 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:
We are moving into an existing building with no plans currently to expand the footprint or make physical changes to the exterior of the building. See attached existing tax map and other site plan we were able to locate.

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

1. The property boundaries;
See survey
2. The zoning district and zoning district boundaries if the property is located in more than one zone;
Entire property is in PIC
3. The location of required setbacks, buffers and other restrictions:
See survey
4. The location of any easements or rights-of-way;
See survey
5. The locations of existing structures and other existing improvements on the property including a description of the current use of the property;
See Satellite map / survey
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;
See survey
7. The location of the nearest source of a fire protection water supply (hydrant, fire pond, etc.)
Fire protection was designed into the Libby Hill Business Park project
Nearest hydrant is 67 feet from property line and about 180 feet from the building.
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.
See topographical map / survey

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
See map / survey

10. The location and type of any identified historic or archeological resource on the property.
See map / survey

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

The property is already existing with no physical exterior changes planned. Only item might be some walkways after the weather breaks for employee safety and possibility paving a small section of the parking area for better delivery access. We may be required to add additional lighting for security reasons and cameras on the exterior. Traffic will mostly be comprised of employees and a few vans that go out during the day to pick-up samples. Occasionally a larger truck would come to refill needed gases.

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;
Our lab does not have any abnormal water or sewerage usage.

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;

No construction planned that will alter stormwater runoff.

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 external construction planned

4. The location, dimensions and materials to be used in the construction of drives, parking areas, sidewalks and similar facilities;

Possibly some walkways in current lot, after the weather breaks, for employee safety and possibility paving a small section of the parking area for better delivery access.

5. The proposed flow of vehicular and pedestrian traffic into and through the property;

Expect to start with 1-2 deliveries per day, which may grow to 5-10 deliveries per day over business ramp-up. Expect to start with 2-4 employees, and grow as needed.

6. The location and details for any signs proposed to be install or altered;

We would like to install a small sign as zoning allows and ask for approval for either on the building or near Technology Drive.

7. The location and details for any exterior lighting proposed to be installed or altered;

Will be dictated by OMP and CDC approval process. This includes lighting and security cameras around the building.

8. Provisions for landscaping and buffering; and
No additional landscaping planned.

9. Any other information necessary to demonstrate compliance with the review criteria or other standards of the Land Use Ordinance.

c.) Evidence that the applicant has or can obtain all required permits necessary for the proposal. (6.3.2.8)
We have met with OMP and CDC and believe we will have success with licensing process. We run two laboratories – in Massachusetts and Pennsylvania – and have confidence that we will receive ISO/IEC 17025:2017 accreditation.

Additional Information Required: (6.3.3)

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

Existing building

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

The Libby Hill Business Park is designed for much higher traffic than we would create. Traffic is mostly employees and small vans in a 3,500 square foot building. With estimate 25 parking spaces with 10 employees to start, and grow as needed. We expect 5-10 deliveries / week, expanding to 10-50 deliveries per week over next two years.

An erosion and sedimentation control plan; and

A stormwater management plan demonstrating how any increased runoff from the site will be handled if the project requires a stormwater permit from the Maine Department of Environmental Protection or if the Planning Board determines that such information is necessary based on the scale of the project and the existing conditions in the vicinity of the project. (6.3.3.4)

No additional construction planned which could alter runoff, erosion, or sedimentation.

Survey Requirements (6.3.5)

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

Additional Studies (6.3.6)

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

4. Review Criteria (6.5.1)

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

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

Filled out as best as possible given not a construction project. All fees paid as requested.

6.5.1.2 The proposal conforms to all the applicable provisions of this Ordinance.
We believe it does or will with the Planning Board approval.

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

Existing building will not result in water pollution, erosion, or sedimentation to water bodies.
Waste streams will be closely monitored to ensure that testing activity will not result in water pollution, erosion, or sedimentation by contracting licensed Waste Disposal / EHS providers.

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

We will contract a licensed Waste Management / Disposal provider and ensure waste disposal is compliant with all relevant regulations, as we do in our Massachusetts and Pennsylvania operations.

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

No structural change to the building is planned, and as such no impact to wildlife habitats, unique natural areas, shoreline access or visual quality, scenic areas and archeological and historic resources is anticipated.

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

MCR Labs Maine, LLC will contract a licensed Waste Management and Disposal provider and ensure waste disposal is compliant with all relevant regulations. We do not anticipate any adverse impact upon waterbodies and wetlands.

6.5.1.7 The proposal will provide for adequate storm water management.

No structural change is planned for the site, so storm water management is unchanged and adequate.

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

6.5.1.9 The proposal will conform to all applicable Floodplain Management requirements.
No structural change is planned for the site, existing building should conform to all applicable Floodplain Management requirements.

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

No structural change is planned for the site. Small number of employees should have sufficient water for daily non-work-related activities.

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

MCR Labs Maine, LLC will contract a licensed Waste Management and Disposal provider and ensure water management is compliant with all relevant regulations. No change to the building therefore we will not adversely affect groundwater quality or quantity.

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

No structural change is planned for the site, and any parking improvements / pavement will provide safe and adequate vehicle and pedestrian circulation.

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

No structural change is planned for the site nor are we aware of anything we do that has a high use of municipal services. We have engaged with Fire, Police, Public Works, and Wastewater Treatment departments to make sure we are not and do not become a burden.

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

MCR Labs Maine LLC has extensive experience building Marijuana Testing Laboratories in other states, and is confident in our success in Gardiner, ME.

