



City of Gardiner  
Planning Board Review Application

Project Name: Rancho Búfalo LLC Project Cost: Approximatly \$4,000

Date of submission: 02/20/2021 Received by: AMC Fees: 125<sup>00</sup>

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

The project will consist of a cultivation of 500sqf inside of an already existing building on the property. Licenced to resale is already active under What's Da Deal. LLC for Rancho Búfalo is already approved and published.

Anticipated beginning/completion dates of construction: 05/30/2021

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

Name of Property Owner: Fern Tsao

Address: PO Box 798, Yarmouth ME 04096

Phone/Fax No: 207-671-4581

Applicant/Agent Name: Mrs. and Mr. Buentello

Address: P.O. Box 416, Gardiner ME 04345

Phone/Fax No 863-514-0393

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

Name: \*\*\*\*\*NONE NEEDED-There will not be any new construction or changes to the land or the buildings

Address: \_\_\_\_\_

Phone/Fax No \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone/Fax No \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone/Fax No \_\_\_\_\_

Signature: \_\_\_\_\_ Date: 5-10-21

**2. Property Information:** (6.3.2)

\* Property Location: 378 Costello RD, Gardiner ME 04345 City Tax Map(s) 003 Lot(s) 0616

\* Deed Ref: Book 12598 Page 229 Zoning District(s): 11

\* 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; Rural Zoning/Northern Region  
See Appendix C for property boundaries.
2. The zoning district and zoning district boundaries if the property is located in more than one zone;  
Rural Zoning/Northern Region  
Zoning District: Rural Zoning/Northern Region
3. The location of required setbacks, buffers and other restrictions:  
The location has restrictions along the water body. It is RP-Resource Protected. However, this area will not be altered for the proposed project.  
The location has restrictions along the body of water. It is RP-Resource Protected. However, this area will not be altered for the proposed project.
4. The location of any easements or rights-of-way;  
This location does not have any easements right -of-way.  
This location does not have any easements of right-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;  
The location of the current and only standing building is on the left end side of the entrance road. The current use of the property is residential. There will not be any new structures built. We do not have a planned date for any new building at the moment. See Appendix D for map on property location.
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;  
The current utilities (privately owned well and sewage) and electrical (Central Maine Power). The septic tank (capacity: 1,000 gallons) is in front of the front deck. The well water in the front of the back deck.
7. The location of the nearest source of a fire protection water supply (hydrant, fire pond, etc.)  
The nearest source of a fire protection water supply is the natural stream located near the property.

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 Appendix E for property topography. However, there will not be any new or expanded structures on site or modifications at the moment.

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

There is wetland along the border of the property. However, there will not be any modifications or tampering anywhere near that area.

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

There are no known historical or archaeological resources on this property.

**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;

The soil being used for the cultivation is coconut fiber. The amount of water given to the plants is only enough for the coconut fiber to get soaked. Then, the plant absorbs most if not all of it. If there is any waste water, it will be very minimal and it will be deposited into a private tank. Then, this water will be recycled again. Estimated amount of water is 1400 gallons of water every cycle, which is about 3 months.

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;

The amount of water being disposed of is very minimal. If there is any water left, it will be deposited into a private tank. Then this water is recycled and given again to the plants

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;

There will not be any new buildings or structures on the property. The building being used is already on site.

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

The road, parking areas, and sidewalks will remain the same. There will only be assigned people on the premises. The current road is a dirt road. It is over 800 ft long and about 12ft long. The parking area will be marked with logs for each parking space.

5. The proposed flow of vehicular and pedestrian traffic into and through the property;  
The location and details for any signs proposed to be install or altered;  
The same road, for vehicular and pedestrians, will be used. This place will not be open to the public, except for delivery companies and wholesale buyers.

6. The location and details for any exterior lighting proposed to be installed or altered;  
ructer  
There will not be any signs on this property.  
There are no plans to install outside lights or alter them. The mobile home currently has outside lights that are attached to the building. Those lights will continue to be used.

7. Provisions for landscaping and buffering; and

At this moment, there will not be any landscaping or modifications to the land or outside property.

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

The cultivation site is going to be a small grow area inside of the on-site building. 13ft x 15ft. The current rooms will be used as they are.

c.) Evidence that the applicant has or can obtain all required permits necessary for the proposal. (6.3.2.8)

**Additional Information Required:** (6.3.3)

Licenses ----See Appendix F

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

Drawing of plan---See Appendix G

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;

Hours of operation will be from 6am-10pm. Access to facilities outside the listed hours would be only in case of an emergency.

An erosion and sedimentation control plan; and

An erosion and sedimentation control plan is not needed since the soil and land will not be disturbed for this project.

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)

A stormwater management plan is not needed since the soil and land will not be disturbed for this project.

**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.

\*\*\*N/A There will not be any new building. The land or soil will not experience any changes.

**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.

\*\*\*\*\*N/A

**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.

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

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

\*\*\*\*This proposed activity will not result in water pollution, erosion or sedimentation to water bodies. All water will be drained into a private tank located on the property that will prevent water contamination, erosion and sedimentation to the surrounding areas.

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

The proposal will provide all the adequate disposal wastewater and solid waste, there's a private sewage and tank located on the property.

**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.

There will not be any impact on wildlife habitat, unique natural areas, shoreline access or visual quality, scenic areas and archaeological and historic resources because there will be no new constructions happening on this property at the moment.

**6.5.1.6** The proposal will not have an adverse impact upon water-bodies and wetlands.

This proposal will not be affecting the surrounding water bodies and wetland because all drained water will be deposited into a private tank therefore this will prevent erosion and water contamination to the surrounding water bodies and wetlands. also no new construction will take place.

**6.5.1.7** The proposal will provide for adequate storm water management.

---

---

---

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

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

The proposed plan will not disturb any land that will require Floodplain Management requirements.

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

The proposal will not use public water. A private water well will be used for the cultivation. If there is any wastewater, it will be deposited into a private septic tank.

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

The proposed project will not affect groundwater quality or quantity.

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

The proposed project is going to use the same 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.

This 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.

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

The applicants have the adequate financial and technical capacity to meet the provisions of the ordinance.





City of Gardiner

Receipt

\*\*\* RECEIPT \*\*\*

05/04/21 11:02 AM EDWARD 212290-1  
TYPE: --- REF: --- RECEIPT  
CITY: 1 PAYEE: ---  
RE - REVUE 125.00

Total: 125.00

Paid By: Whats the Deal

\*\*\* RECEIPT \*\*\*

Check : 125.00

1003 125.00

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION
PURINGTON NATHAN L		2 Above Street	5 Well	1 Paved	3 Rural
378 COSTELLO RD		4 Rolling	6 Septic		
GARDINER ME 04345		SUPPLEMENTAL DATA SEND VALUE E TAX ACQ PIP USE PROGRA LISTING AGE LIST PRICE TG ENROLL Y LD #1 TYPE GIS ID 003016 Assoc Pid#			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
PURINGTON NATHAN L		12598	04-26-2017	Q	I	125,000	00
LEWIS ERIC S		6576	07-31-2001	Q	V	31,000	00

EXEMPTIONS		Year	Code	Description	Amount
HOMESTEAD		2019	11		24500.00
Total					24,500.00

OTHER ASSESSMENTS		Year	Code	Description	Number	Amount	Comm Int
ASSESSING NEIGHBORHOOD				Tracing			
Total							

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
Exemption										

LAND LINE VALUATION SECTION		Zone	Description	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes
1	1030	11	Manu Home		43.560 SF	0.56	1.00000	5	1.00	30	1.000	
1	1030		Manu Home		33.550 AC	2,250	1.00000	0	0.80	30	1.000	WET
Total Card Land Units					34.550 AC							
Parcel Total Land Area												AC

PREVIOUS ASSESSMENTS (HISTORY)		Year	Code	Assessed V	Year	Code	Assessed
Total				153,500			153,500
		2020	1030	83,200	2019	1030	82,500
				70,300			70,300

APPRaised VALUE SUMMARY		Appraised Bldg. Value (Card)	82,500
Appraised X (B) Value (Bldg) <td>0</td> <td></td>		0	
Appraised Ob (B) Value (Bldg) <td>700</td> <td></td>		700	
Appraised Land Value (Bldg) <td>70,300</td> <td></td>		70,300	
Special Land Value <td>0</td> <td></td>		0	
Total Appraised Parcel Value <td>153,500</td> <td></td>		153,500	

VISIT / CHANGE HISTORY		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
Exemption										

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
Total							
		04-24-2020	CL			43	Assessor Review
		06-12-2008	RS			42	Hearing Field Review
		01-31-2008	KL			12	Field Review
		11-27-2007	PH			00	Measure + Listed
		10-11-2007	PH			01	Measure/1st Visit
		10-11-2007	PH			02	Measure/2nd Visit

LOCATION ADJUSTMENT		Location Adjustment	Adj Unit P	Land Value
Total				
		1.0000	0.56	24,400
		1.0000	1.368	45,900
Total Land Value				70,300

This signature acknowledges a visit by a Data Collector or Assessor

**VISION**

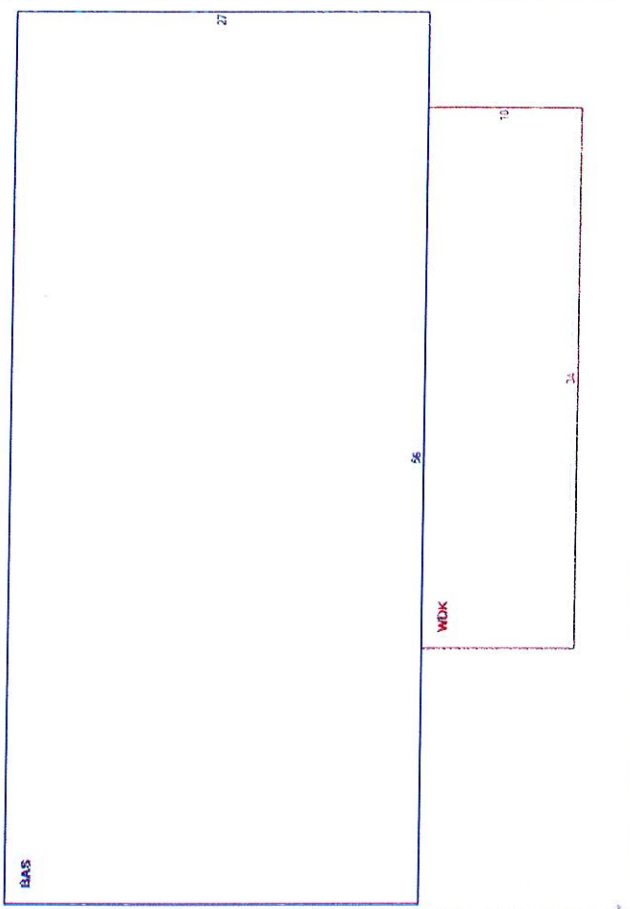
3510  
GARDINER, ME



Element	Cd	Description	Element	Cd	Description
Style:	68	Double Wide MH			
Model	02	Mobile Home			
Grade:	03	Average			
Stories:	1				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Glis/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Fir 1	14	Carpet			
Interior Fir 2					
Heat Fuel	02	Oil			
Heat Type:	04	Forced Hot Air			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	2				
Total Half Baths	0				
Total Xtra Fixtrs	5				
Total Rooms:					
Bath Style:	02	Average/Modern			
Kitchen Style:	02	Average/Modern			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bld	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	SHED FRAME	L	80	9.00	2019	100			0.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,512	1,512	57.33	86,683	
WDK	Deck, Wood	0	340	5.73	1,949	
Ttl Gross Liv / Lease Area				1,852	1,546	88,632



Fern Tsao  
PO Box 798  
Yarmouth, ME 04096

March 1, 2021

City Council  
City of Gardiner  
6 Church St.  
Gardiner, Me 04345

Dear Council Members,

As the landowner of 378 Costello Road, Gardiner, ME, I give my permission for Eduardo C. Buentello and Riva Stein, doing business as Rancho Bufalo, LLC, a corporation licensed in the State of Maine, to grow medical marijuana in the existing building on the property, pursuant to written approval by the City Council of the City of Gardiner, a signed lease agreement in place, proof of business liability insurance, and proof of current licensing and registration, and providing all aspects of the business are practiced within the legal limits and in accordance with all current law.

It is my understanding that no activity with regard to growing medical marijuana at 378 Costello Road, Gardiner, ME will take place until, and only as long as, all of the above requirements are met.

Sincerely,



Fern Tsao

Appendix B



OPR BK 13666 PGS 288 - 289 08/13/2020 01:30:53 PM  
INSTR # 2020019769 # OF PAGES 2  
ATTEST: BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS KENNEBEC COUNTY, ME

**TRANSFER TAX PAID**

**WARRANTY DEED**

Maine Statutory Short Form

DLN: 1002090106143

**KNOW ALL MEN BY THESE PRESENTS**, That **Nathan L. Purington** of Gardiner in the County of Kennebec and State of Maine, for consideration paid, grant(s) to **Fern Tsao**, whose mailing address is P.O. Box 798, Yarmouth, ME 04096, with **WARRANTY COVENANTS as Sole Owner**, the real property situated in **Gardiner**, County of **Kennebec** and State of **Maine** more particularly described in Exhibit A attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, this instrument has been executed this 12th day of August, 2020.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Nathan L. Purington

State of Maine  
County of Kennebec, ss.

August 12, 2020

Personally appeared before me the above named **Nathan L. Purington** and acknowledged the foregoing instrument to be his free act and deed.

\_\_\_\_\_  
Notary Public/Attorney at Law

DELLA B COLE  
NOTARY PUBLIC-Maine  
My Commission Expires  
November 12, 2022

File Number 2020-784

*Bay Area Title - Augusta.*

**EXHIBIT A**  
**(DEED)**

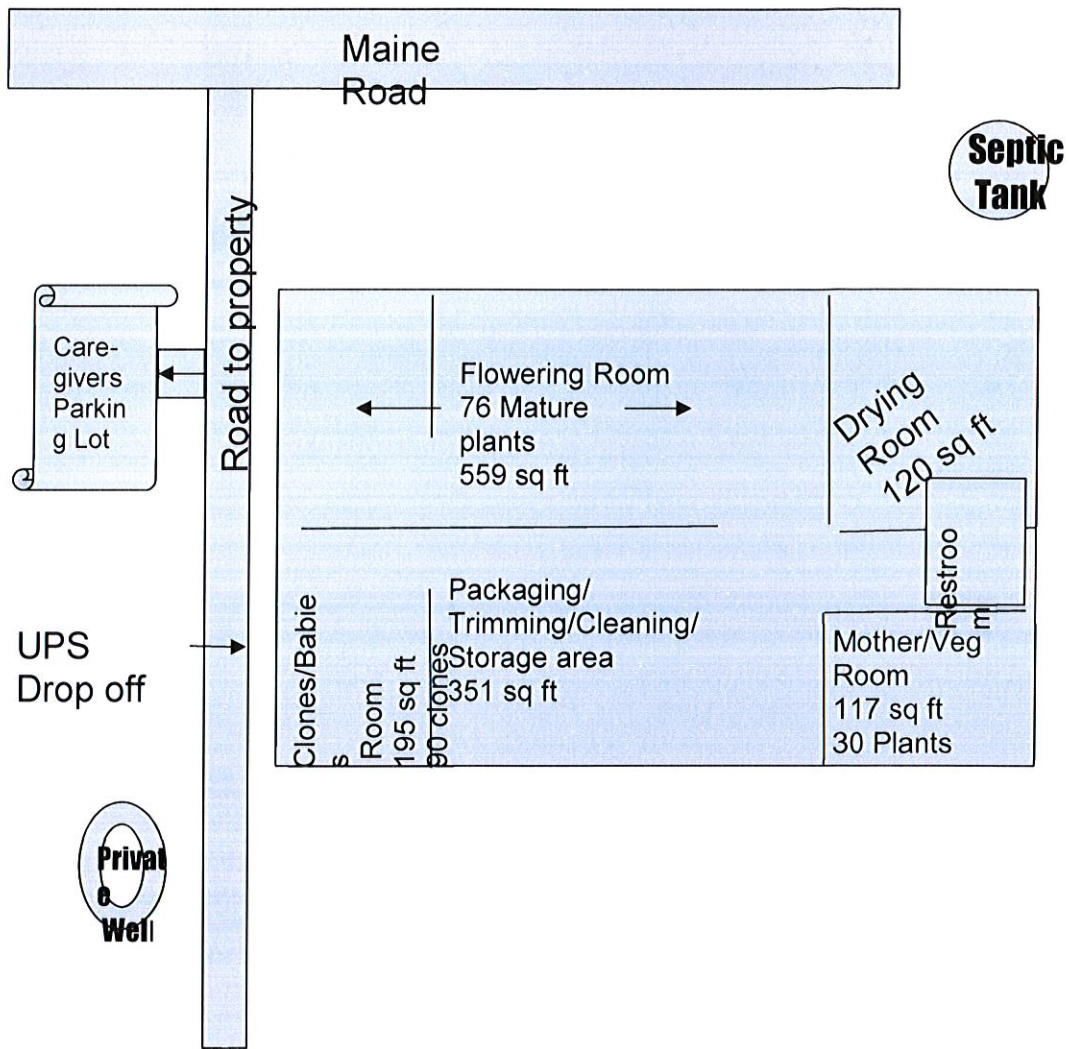
A certain lot or parcel of land located in South Gardiner, County of Kennebec and State of Maine recorded in Book 1414, Page 432, bounded and described as follows:

Commencing in the Southeast corner of land formerly owned by Merton A. Phillips Sr. (conveyed to him by James Ladner); thence running westerly along the county line to land formerly of Herbert Weeks, now Fred Donovan; thence northerly along the said Donovan's easterly line to the southerly line of the Costello Road, so-called, thence easterly along the southerly line of the Costello Road to land of Alfred D. Trott and said Donovan; thence southerly along land of said Trott and Donovan to the point of beginning. Excluded from the foregoing is a three hundred (300) foot square out-sale parcel of land described in the Kennebec Registry of Deeds, Book 2338, Page 325, bounded and described as follows: Commencing at an iron stake on the southerly side of the Costello Road, so-called, in that part of Gardiner known as South Gardiner, and running southerly at right angles with said Road a distance of thee hundred (300) feet, more or less to an iron bound; thence running easterly parallel with said road to an iron bound three hundred (300) feet, more or less; thence running northerly parallel with the first mentioned bound three hundred feet (300), more or less, to an iron bound on the southerly side of said Road; thence running westerly along the southerly side of said Road three hundred (300) feet, more or less, to an iron bound at the point of beginning, being the premises conveyed to Arlene Black by deed of Maude E. Phillips dated November 5, 1980.

Also excepting an out-conveyance to Gregory B. Roy recorded in said Registry at Book 6166, Page 154.

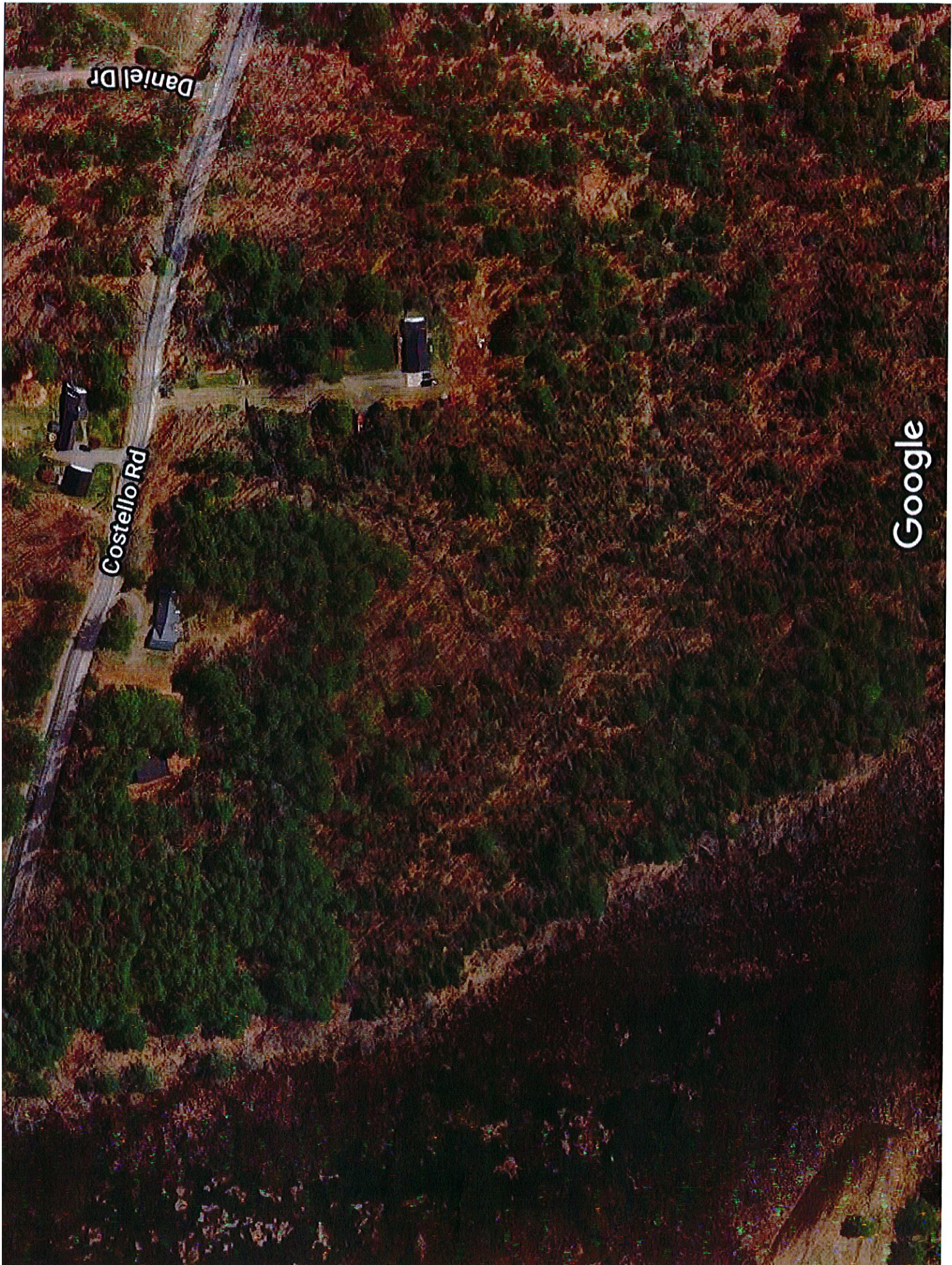
For title, reference may be had to a deed recorded in the Kennebec Registry of Deeds in Book 12598, Page 229.





Appendix G





Google



Map Layers

Drawin

Conserved Lands

Contours

10 ft

100 ft

Rail Bridges

Railroad Bridge

Roads General

US Route

Ramp

State Route

Interstate

Local Road

State Urban

Boundary

Town and County Bound

Coastline

County

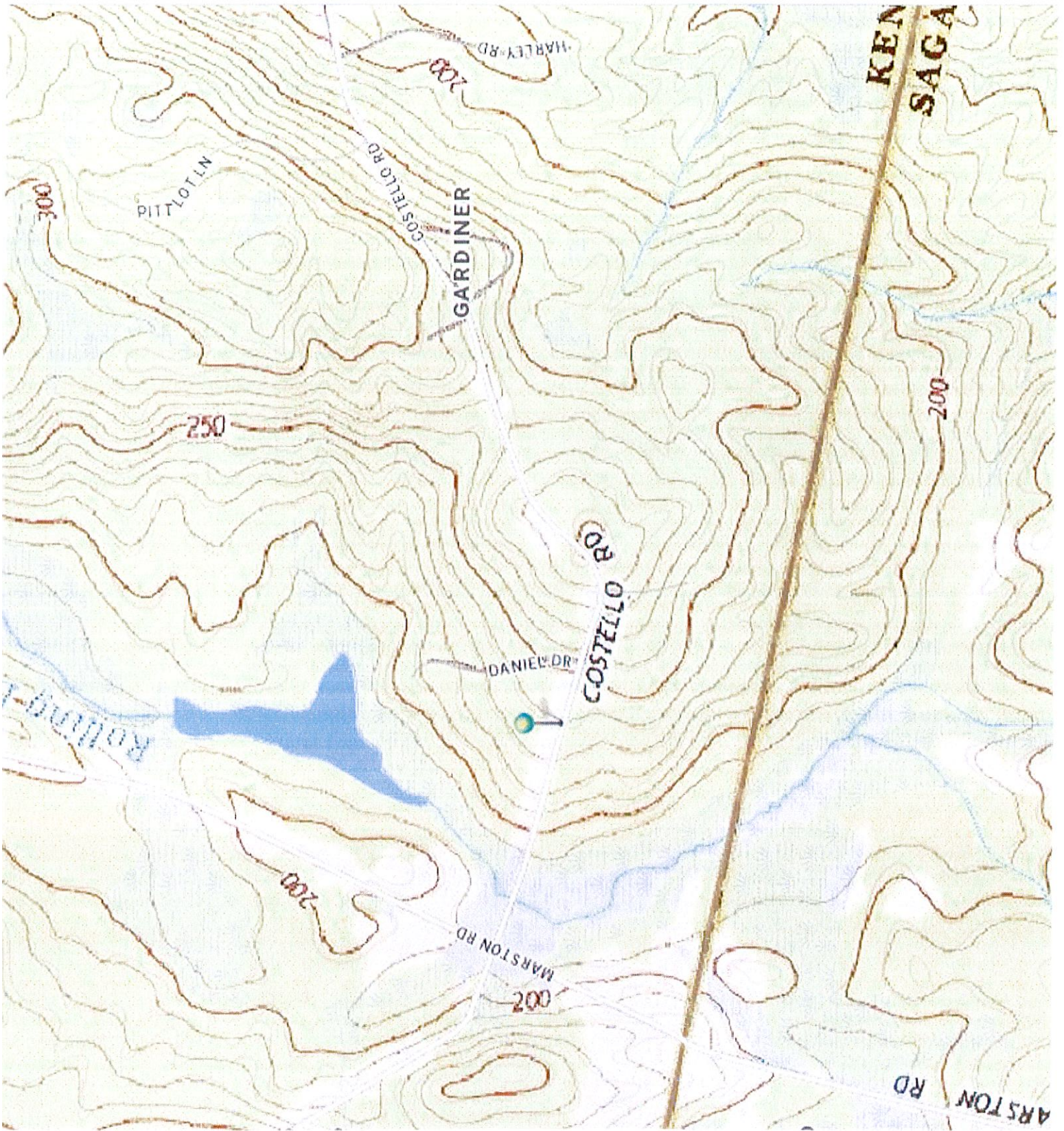
State

Town

Water Bodies

Streams

Wetlands







o Rd, Gardiner, | X Q

results for 378 Co...







378 Costello Rd, Gardiner, X

Show search results for 378 Co...



Appendix C  
Property Boundaries





Appendix A

Tox Map  
Appendix A



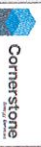
CITY OF  
**GARDINER**  
KENNEBEC CO.  
MAINE



**LEGEND**

- Lot Mark
- Private Right of Way
- School Line
- Transmission Line ROW
- River Stream of Pond
- Railroad
- Road
- Water Line
- Sewer Line
- Easement
- Flood

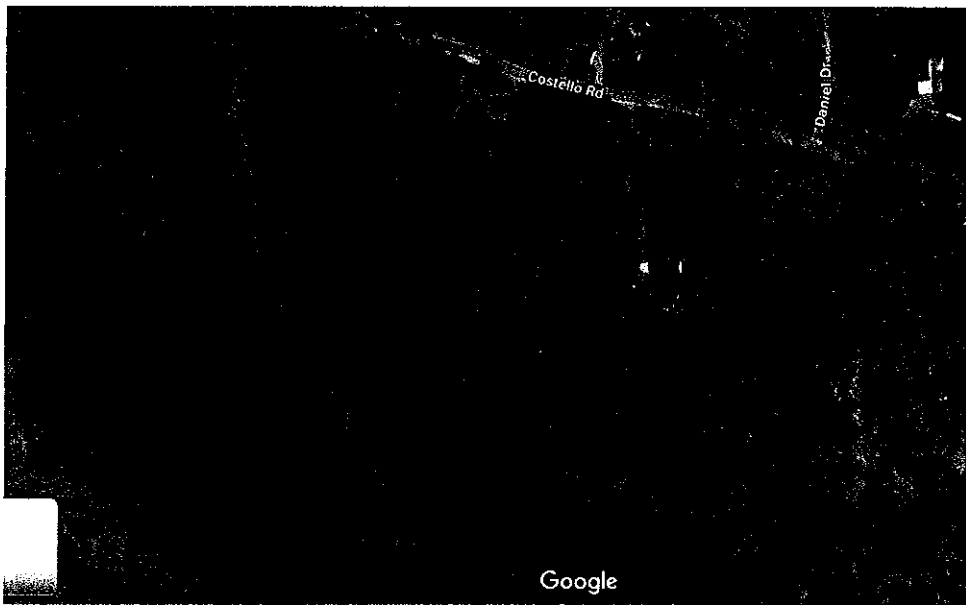
For Assessment Purposes, Not  
to be used for conveyance.



Digitally Mapped by  
Cornerstone

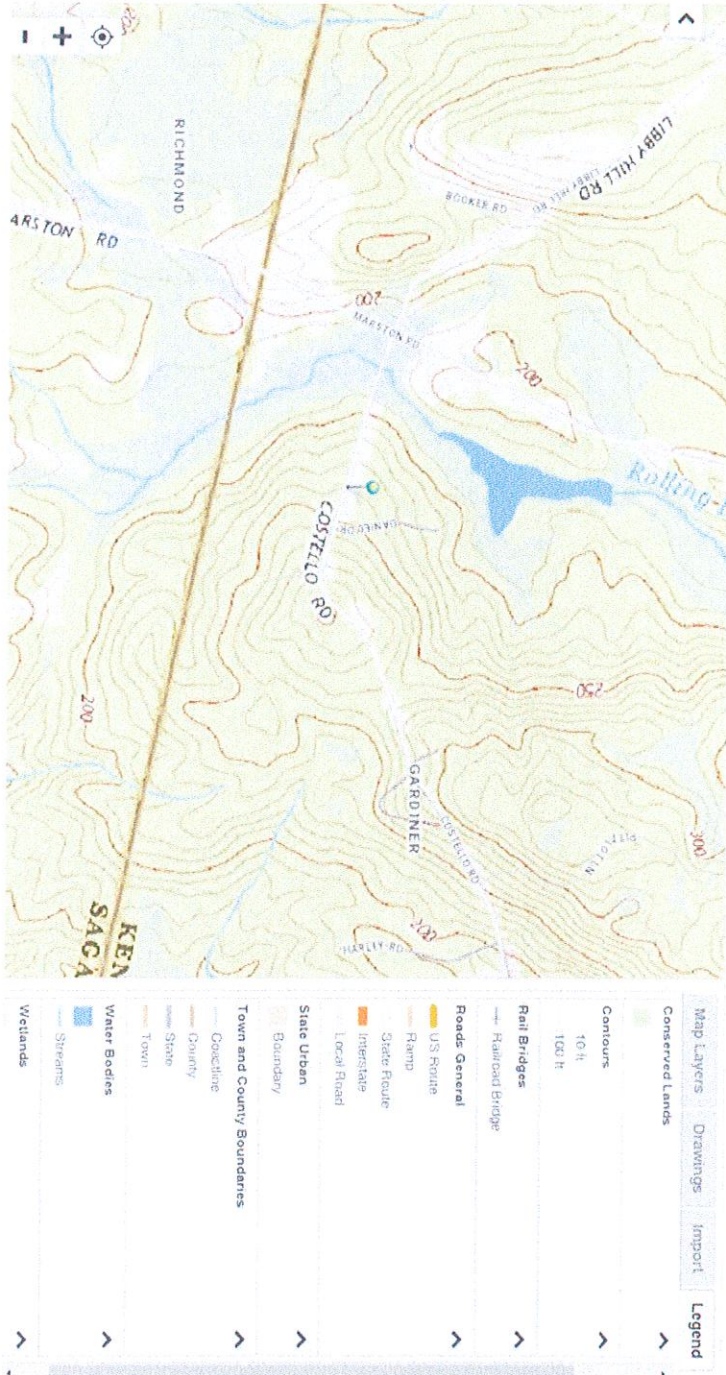


**Map 3**  
Digital Mapping  
Engineering - 2018 - 4/1/2019



Appendix D

Property Location



Appendix E  
Topography of the property





STATE OF MAINE  
 DEPARTMENT OF ADMINISTRATIVE & FINANCIAL SERVICES  
 BUREAU OF BUSINESS MANAGEMENT  
 Medical Use of Marijuana Program  
 Caregiver Application

MMMP

25408

SECTION 1: Primary Caregiver Information		New Applicant <input checked="" type="checkbox"/>	Renewal <input type="checkbox"/>	Adding Patient (Max of 5) <input type="checkbox"/>
Legal Name: <u>Buentello, Eduardo C</u>				
Date of Birth: (Must be at least 21)		Telephone Number:		
Home Address: <u>185 Yale St.</u>				
City: <u>Bangor</u>	State: <u>ME</u>	Zip: <u>04401</u>		
Mailing Address: <u>185 Yale St.</u>				
City: <u>Bangor</u>	State: <u>ME</u>	Zip: <u>04401</u>		
Email Address: <u>eduardobuentello@gmail.com</u>	SSN or Federal Identification Number:			

SECTION 2: Fees	
<input type="checkbox"/> Nursing Facility      Name of Facility: _____ <input type="checkbox"/> Hospice                      Name of Facility: _____ <input checked="" type="checkbox"/> Primary Caregiver (cultivating marijuana) – Please complete below: Number of patients (maximum of 5): <u>5</u> multiplied by \$240 cultivation fee = Caregiver Criminal Background Check: \$31.00 (Mandatory Annually)	\$ <u>1200.00</u> \$ <u>31.00</u>
The exceptions for the \$240 cultivation fee are found in Maine Revised Statutes Title 22, Chapter 558-C If one of the exceptions apply, please identify the patient/ caregiver relationship _____ _____ All Fees are non-refundable	
Make bank check or money order payable to "Treasurer, State of Maine". We are unable to accept personal checks, cash and credit cards. Total Bank Check/ Money Order enclosed: \$ <u>1,231<sup>00</sup></u>	

Submit completed application and applicable fees to the following address:  
 Department of Administrative & Financial Services  
 Bureau of Business Management  
 Maine Medical Use of Marijuana Program  
 #162 State House Station  
 Augusta, ME 04333-0162  
 Tel: (207) 287-3282 or 287-9330  
 Fax: (207) 287-2671  
 Email: [DHHSMMMP@maine.gov](mailto:DHHSMMMP@maine.gov)  
 Website: [www.mainepublichealth.gov/mmm](http://www.mainepublichealth.gov/mmm)

TTY users Dial 711 (Maine relay)

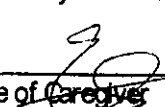
SECTION 3: Cultivation Location			
Street Address: 420 Reynolds Brook Rd.			
City: Whiting	State: ME	Zip: 04691	County:

Indoor: Please describe

Outdoor: Please describe - Private, fenced-in, and secluded area. It will be under technological surveillance 24-7. Grow will start around the Spring.

If you do not own the property where you will be cultivating medical marijuana, please complete the following:			
Legal Name of Property Owner: Dona Salvucci			
Home Address: 420 Reynolds Brook Rd.			
City: Whiting	State: ME	Zip: 04691	County:

SECTION 4: Submission	
Remember to submit the following documents with your completed application:	
<ul style="list-style-type: none"> <li>A bank check or money order made payable to "Treasurer, State of Maine" ✓</li> <li>Copy of the Caregiver's current Maine Driver's License or Other Maine Issued Photographic Identification Card</li> </ul>	

SECTION 5: Declaration		
<ul style="list-style-type: none"> <li>I UNDERSTAND and acknowledge my duties as a caregiver.</li> <li>I UNDERSTAND that my authorization to cultivate medical marijuana is contingent on my possessing a valid caregiver designation form for each patient for whom I grow medical marijuana.</li> <li>I CERTIFY that I have reviewed local/town/municipal ordinances and my status as a caregiver does not violate any ordinances currently in place.</li> <li>I AGREE to comply with the applicable regulations and requirements if I am producing edibles with medical marijuana or using pesticides in the cultivation of medical marijuana.</li> <li>I AGREE to return the designation form and designation card to the patient if the patient informs me that he or she no longer wants me to be his or her caregiver.</li> <li>I AGREE that in the event that law enforcement questions my status as a primary caregiver, I will make available for verification to law enforcement, copies of each caregiver designation form upon which I rely on to support the amount of medical marijuana in my possession.</li> <li>I UNDERSTAND that if I do not comply with these requirements, the Department of Administrative &amp; Financial Services may revoke authorization to serve as a caregiver under the Maine law.</li> <li>I DECLARE under penalty of perjury that the information provided on this form is true and correct.</li> <li>I UNDERSTAND that I must submit a new caregiver application each time I apply for a card and/or renew a caregiver card.</li> <li>I CERTIFY that I will not sell, furnish, or give marijuana to a person who is not allowed to possess marijuana for medical purposes.</li> <li>I UNDERSTAND that I may employ only <u>one</u> person to assist in performing the duties of a caregiver.</li> <li>I UNDERSTAND that my employee must register with the State of Maine in accordance with state law.</li> <li>I ACKNOWLEDGE that I have provided my social security number or federal identification number for reporting to the Maine Revenue Services for tax purposes only.</li> <li>I FURTHER AGREE that I will report sales tax related to my sale and transactions of medical marijuana.</li> </ul>		
Eduarda Buntelb		12-17-18
Print Name of Caregiver	Signature of Caregiver	Date



**SECTION 5: Attestation**

**I have read and attest to the following:**

- A. All information on this application is true and correct. Misrepresentation on this application may jeopardize my status as a card holder in the Maine Medical Marijuana Program (MMMP).
- B. I have reviewed rules & statute to allow me to execute my duties, rights and responsibilities as a caregiver under the laws and regulations governing the MMMP.
- C. In the event that law enforcement, MMMP staff, and/or their representatives question my status as a card holder, I must provide my registry identification card and current government issued photo ID.
- D. I will comply with inspections as required and refusal of entry could jeopardize my status as a caregiver.
- E. My authorization to cultivate medical marijuana for out of state visiting patients and minor patients is contingent on possessing a designation form and required paperwork for each designated patient.
- F. I will comply with applicable regulations and requirements if I am producing edibles with medical marijuana or using pesticides in the cultivation of medical marijuana.
- G. I will abide by packaging and labeling requirements as defined in rule and statute.
- H. I will not sell, furnish or give marijuana to a person who is not allowed to possess marijuana for medical purposes.
- I. I may operate one retail store to sell harvested marijuana to qualifying patients for the patients' medical use.
- J. I may employ assistants to assist in performing the duties of the caregiver and they must be registered with the State of Maine in accordance with state law.
- K. I have provided my social security number or federal identification number for reporting to the Maine Revenue Service for tax purposes only.
- L. I will report sales tax related to my sales and transactions of medical marijuana.
- M. I have reviewed local/town/municipal ordinances and my status as a caregiver does not violate any ordinances currently in place.
- N. I will submit to annual background checks as required in statute or as required by program policy.
- O. I must submit to the department annually, a report of the number of qualifying patients and visiting qualifying patients I have assisted.
- P. I must submit a new application each time I apply for a card and renew a card.
- Q. If any of my information changes after this application is processed, I must notify MMMP.
- R. I am a Maine resident.
- S. If I do not comply with these requirements, the Department of Administrative and Financial Services may revoke authorization to serve as a caregiver under the Maine law.

Eduardo Buentello  
Caregiver Name-Print

  
Caregiver Name-Signature

1/3/2019  
Date

Matthew Dunlap, Secretary of State

IDENTIFICATION  
CARD

USA  
ME



1 BUENTELO  
2 EDUARDO C  
8 185 YALE ST  
BANGOR, ME 04401

4d

ISSUED  
10/23/2018

4b VOIDED  
1

15 GENDER 16 HEIGHT 17 WEIGHT 18 EYES 19 HAIR  
M 5' 07" 180 BR BK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

# OFFICIAL CHECK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK



**Bank**

10423251-0

RE: **EDUARDO BUENTELLO**

DATE: **12/17/2018**

52-0133  
112

PAY TO THE  
ORDER OF

**TREASURER, STATE OF MAINE**  
*One Thousand Two Hundred Thirty One AND 00/100*

**\$1,231.00**



DRAWER: TD BANK, N.A.

*[Handwritten Signature]*



AUTHORIZED SIGNATURE

⑈ 104232510⑈ ⑆ 01201335⑆ 626500910⑈



P.O. Box 2325 Augusta, Maine 04338

[Lenny@greenventuresadvisors.com](mailto:Lenny@greenventuresadvisors.com)

---

March 2, 2021


City of Gardiner  
Code Enforcement Office  
Gardiner City Hall  
6 Church Street  
Gardiner, ME 04345

To Whom It May Concern;

Please find attached the application for Planning Board Review of one proposed medical marijuana cultivation facility. If any questions or problems of any sort arise, please contact the applicants, Paola and Eduardo Buentello.

I am the president of Green Ventures Advisors and have consulted with the applicant about the correct filing of the enclosed application. However, as noted, any further issues will be handled directly by the applicants, who may be contacted via email to [paolamtz145@gmail.com](mailto:paolamtz145@gmail.com), by phone at 863-514-0393, or by mail at PO Box 416, Gardiner ME 04345.

Sincerely,  
**Leonard I. Sharon, Esq.**





Maine Medical Use  
Of Marijuana

Date Issued: 01/06/2021  
Expires: 01/05/2022

Individual Caregiver

**EDUARDO C. BUENTELLO**

**DBA: WHAT'S DA DEAL DELIVERIES**

**DOB: 1**

Retail Location: 6 STODDARD LN, HALLOWELL, ME  
04347-1429

Registration #: CGR27068

Control #: 383353

Authorized for: Plant Canopy-500 square feet



Maine Medical Use  
Of Marijuana

Date Issued: 07/22/2020  
Expires: 07/21/2021

Individual Caregiver

**PAOLA BUENTELLO**

**DBA: CASA DE FUEGO**

**DOB: 1**

Retail Location: 343 WATER ST. GARDINER, ME  
04345-2160

Registration #: CGR27706

Control #: 499602

Authorized for: 30 mature/60 immature and/or  
Harvested



Maine Medical Use  
Of Marijuana

Date Issued: 02/09/2021  
Expires: 02/08/2022

Caregiver Assistant

**RIVA STEIN**

Assistant of: **EDUARDO C. BUENTELLO**

**DOB: 1**

Registration #: CGE8201

Control #: 979166

Appendix F (1 of 3)  
Caregiver & assistant Licenses

Date of this notice: 01-25-2021

Employer Identification Number:  
86-1654664

Form: SS-4

Number of this notice: CP 575 G

For assistance you may call us at:  
1-800-829-4933

EDUDARDO C BUENTELLO SR  
WHATS DA DEAL DELIVERY SERVICE  
PO BOX 416  
GARDINER, ME 04345

IF YOU WRITE, ATTACH THE  
STUB AT THE END OF THIS NOTICE.

**WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER**

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 86-1654664. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at [www.irs.gov](http://www.irs.gov). If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

**IMPORTANT REMINDERS:**

- \* Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
- \* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- \* Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is BUEN. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

(2 of 3)  
Appendix F - EIN  
- (currently used)



# MAINE

Department of the Secretary of State  
Bureau of Corporations, Elections and Commissions

## Corporate Name Search

### Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: Fri Feb 26 2021 11:21:54. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
RANCHO BUFALO LLC	20216775DC	LIMITED LIABILITY COMPANY (DOMESTIC)	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
01/25/2021	N/A	MAINE

**Other Names** (A=Assumed ; F=Former)

NONE

#### Clerk/Registered Agent

RANCHO BUFALO  
378 COSTELLO RD  
GARDINER, ME 04345

[Back to previous screen](#)

[New Search](#)

Click on a link to obtain additional information.

List of Filings

[View list of filings](#)

#### Obtain additional information:

Certificate of Existence ( <a href="#">more info</a> )	<a href="#">Short Form without amendments (\$30.00)</a>	<a href="#">Long Form with amendments (\$30.00)</a>
--	---	---

You will need Adobe Acrobat version 3.0 or higher in order to view PDF files. If you encounter problems, visit the [troubleshooting page](#).



If you encounter technical difficulties while using these services, please contact the [Webmaster](#). If you are unable to find the information you need through the resources provided on this web site, please contact the Bureau's Reporting and Information Section at 207-624-7752 or [e-mail](#) or visit (2 of 3)

Appendix F - LLC



## Office of Code Enforcement

6 Church Street  
Gardiner, Maine 04345

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

---

May 7, 2021

Paolo Buentello  
Rancho Baffalo LLC  
PO Box 416  
Gardiner Maine, 04345

Mr. Buentello

After reviewing your application for a medical marijuana cultivation facility, I find that it complies with all applicable land use ordinances. I approve of the approval/license being issued.

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 FIRE & RESCUE DEPARTMENT



*Chief Richard Sieberg*

*April 29, 2021*

Dear Mr. and Mrs. Buentello,

I have received your application to establish a business at 478 Costello Road in Gardiner under the name Rancho Bufalo LLC. 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



## ***GARDINER POLICE DEPARTMENT***



*Chief James M. Toman*

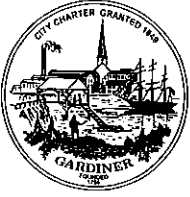
CEO Kris McNeill  
Gardiner Planning Board  
Office of Economic and Community Development

Mr. Paolo Buentello  
Rancho Buffalo LLC  
PO Bx 416  
Gardiner, Maine 04345

Per review criteria 6.5.1.13- Based upon information provided by Mr. Buentello, this business that hopes to be at 378 Costello Rd, Gardiner, appears to have appropriate operational and safety and security measures in place to operate in the City of Gardiner. Any updates, as long as they are upgrades to what is proposed to the safety and security measures on premise are always encouraged and appreciated! Based upon the proposed location, it is my belief that the Gardiner Police Department will have the ability to respond promptly, safely and effectively to any emergency or criminal activity that may occur at the above mentioned business location. This business, as with any type of 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. For the benefit of all, it is imperative that the appropriate standards and requirements that are establish by the State of Maine and by the City of Gardiner to operate this type of business are always, strictly followed by the business owner.

Sincerely,

Chief James M. Toman  
Gardiner Police Department  
City of Gardiner



## CITY OF GARDINER FIRE & RESCUE DEPARTMENT



*Chief Richard Sieberg*

*April 29, 2021*

Dear Mr. and Mrs. Buentello,

I have received your application to establish a business at 378 Costello Road in Gardiner under the name Rancho Bufalo LLC. 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*

Paola Buentello  
378 Costello Road  
Gardiner Maine, 04345

May 3, 2021

Dear Paola,

Based on the information you provided for your medical marijuana cultivation practice located at 378 Costello Road, the Public Works Department does not anticipate any safety concerns. If any information you provided were to change, I would ask that you inform us of those changes.

Thank You,



Jerry Douglass  
Public Works Director  
Phone: 582-4408



CITY OF  
**Gardiner**  
*Moving Forward*

Planning Board  
City of Gardiner  
6 Church Street  
Gardiner, ME 04345

April 29, 2021

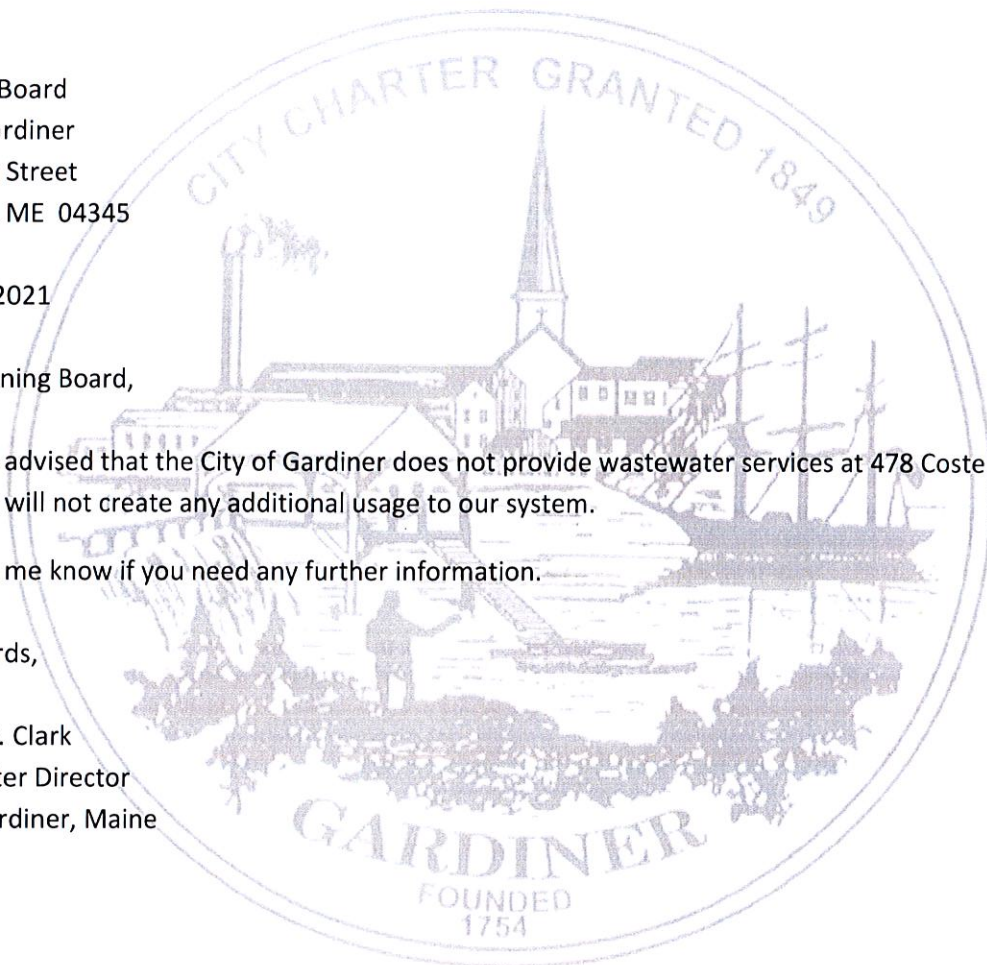
Dear Planning Board,

Please be advised that the City of Gardiner does not provide wastewater services at 478 Costello Rd, so therefore will not create any additional usage to our system.

Please let me know if you need any further information.

Best regards,

Douglas E. Clark  
Wastewater Director  
City of Gardiner, Maine







May 4, 2021

City of Gardiner Maine  
Gardiner ME 04345

RE: Whats Da Deal Delivery Service  
ACCT Ending: 4749

To Whom It May Concern:

The above reference member's account is in good standing. There have been no overdrafts on this account and it was opened on January 27,2021.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads 'Theresa Bliss'.

Theresa Bliss  
Senior Member Service Representative