

19/06/14

R-4 L-20

Application Number 18-SP-71
Fees Preliminary 100 Per 7-30-18
Fees Final _____ Per _____

Town of Waldoboro

Site Plan Review and Subdivision Ordinance Preliminary Application

(Please Type or Print)

Type of Application: Site Plan Review Subdivision Ordinance
 Shoreland Zone Flood Plain Hazardous Materials

3rd description of proposed project: Change of Use to operate a Retail Medical Marijuana Consumption Storefront. No Retail Marijuana will be sold. We would only serve legal marijuana patients with flowers, concentrates & other prepared products as well as items to assist in their consumption.

Address: 760 Atlantic Hwy Zoning District R1 Comm. A. Map: R4 Lot: 20
Name of Applicant: Timothy Carlson, DBA Midsons Herbal Solutions, Finest Kind Finest
Address: 131 S. Main St Town: Waldoboro State: ME Zip: 04864
Telephone Numbers: 207 593 2425
Local Contact Name: _____ Telephone: _____
Name of Owner (if not applicant): Robert Emery, Jr Telephone: 207 596 3447
Address: 1767 Atlantic Hwy Town: Waldoboro State: ME Zip: 04864

Applicant must attach a copy of deed, signed option agreement or lease agreement. If applicant is a corporation, attach certificate from the Secretary of State (Maine) showing authority to do business in Maine.

Name of Applicant's Engineer: _____ Telephone: _____
Address: _____ Town: _____ State: _____ Zip: _____
Name of Applicant's Attorney: _____ Telephone: _____
Address: _____ Town: _____ State: _____ Zip: _____
Name of Applicant's Soil Scientist: _____ Telephone: _____
Address: _____ Town: _____ State: _____ Zip: _____
Name of Applicant's Land Surveyor: _____ Telephone: _____
Address: _____ Town: _____ State: _____ Zip: _____

I certify that the information contained in this application is correct to the best of my knowledge.

Signature (Applicant): [Signature]
Title: Owner Midsons Herbal Solutions

Town of Waldoboro

Receipt

Action by the CEO, Planning Board, Board of Appeals

Information Application Review:	Date:		
Preliminary Review:	Date:	07/30/18 3:47 PM	ID: EFD #4726-1
Site Walk:	Date:	TYPE	REF
Public Hearing:	Date:	CARLSON/TIMOTHY W	AMOUNT
Modification:	Date:	DEVELOPMENT PER	2018/SP71
Final Review:	Date:	SITE PLAN	100.00
Modification:	Date:	Total:	100.00
Appeals:	Date:	Paid By: CARLSON/TIMOTHY W	
Certificate of Occupancy:	Date:	Remaining Balance: 0.00	

Check : 100.00

178 - 100.00

1920/14

Summary for New Business Location, Continued

Business and Building Proposal:

We, Midcoast Herbal Solutions, LLC, and Coastal Compassion, LLC, are proposing to use part of the building located at 760 Atlantic Highway, Waldoboro, Maine, for a place to meet with Medical Cannabis patients. No retail marijuana sales will be done. Our proposed date of opening would be September 29, 2018.

We would like the Planning Board to waive existing, and proposed, site plan components regarding construction due to the lack of exterior work that would be done on the building.

We would partition off from the current Midcoast Vape Shop roughly an 18' x 35' section (approximately 630 sf for us), giving us our own space, separate from the vape shop (please see attached building schematic). We would build a minimum of two rooms/offices to meet with patients, where they could purchase their medical Cannabis and prepared products. The retail store will have no tangible items on the retail floor that require a medical card to purchase. Only certified medical patients will be allowed access to the consultation office, where the Cannabis will be available for purchase. The retail store would support various types of items to assist in the consumption of Cannabis. We would also like to carry other legal natural herbs such as, sage, rosemary, turmeric, licorice root, etc., giving our clientele a wide variety of holistic, natural alternatives.

Security:

The building currently has security through Protech Security. We would utilize the same, but have our own separate alarm system, with locking doors, cameras, and motion detecting lights directed at the store. No lights would be aimed towards the road, so as not to blind oncoming traffic.

Patient Confidentiality:

All patient information will be stored under lock and key. Only state approved employees will have access.

Hours of Operation:

Tentative hours are 10 a.m. – 6 p.m., seven days per week

Parking:

There is ample parking on site for the Vape Shop and for this proposed store. There are three entrances available off of Route one, one being roughly 20 feet wide and two others 40 feet wide, respectively. We do not anticipate any traffic issues. Estimated traffic activity is five patients per day.

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Continued on next page

General:

We will not be growing on site, therefore there will be no excess lighting, odor or noise.

We would like to hold one or two customer appreciation days per year, beginning in 2019. This would be along the lines of a cook-out, hamburgers and hotdogs.

The property owner, Robert Emery, Jr., has agreed to lease this space and is aware that Cannabis will be sold on the premises (please see the attached letters of intent).

Under Maine State Law immediate family members are permitted to service patients under a shared location.

No exterior changes are planned, therefore there would be no change to storm water or Erosion.

Private septic and a well are on the property currently, and we will utilize the same.

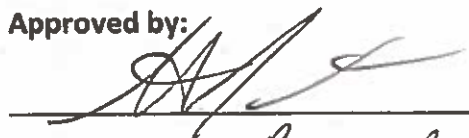
Signage:

We would like to have signage, potentially with a green cross, that would meet local sign ordinances, to be approved by the Waldoboro Code Enforcement Officer.

Other Services:

As we are operating under our Maine State Caregivers licenses, we will also be applying for a Tobacco 1 Class license as we offer vaporizers for our patients. Our Cannabis vaporizers are completely different than the tobacco vaporizers sold at the Midcoast Vape Shop. No sales of products containing tobacco will be conducted.

Approved by:



Date: 8/8/2018

Danon Bonjorno

Date: Aug 8, 2018



Date: 8/8/2018

Sarah H. H. H.

Date: 8.8.2018

Tad Wooster

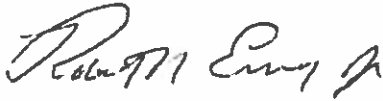
Date: 8.8.2018

R4 2014

7/16/18

Tim Carlson
Owls Head, ME

This letter will serve as a letter of intent to lease space to Midcoast Herbal Solutions LLC of Owls Head from Robert N. Emery Jr. The location of the leased space will be 760 Atlantic Hwy. Waldoboro ME Map R4, Lot 20.




Robert N. Emery Jr.
owner

By 5/1/14

7/16/18

Eric Carlson
Owls Head, ME

This letter will serve as a letter of intent to lease space to Coastal Compassion LLC of Rockland from Robert N. Emery Jr. The location of the leased space will be 760 Atlantic Hwy. Waldoboro ME Map R4, Lot 20.



Robert N. Emery Jr.
owner

896-114

RENTAL AGREEMENT

This agreement made this 16th day of July 2018 is by and between Robert N. Emery Jr. (hereinafter called landlord), and Timothy Carlson (hereinafter called Tenant), who shall be jointly and severally responsible under the terms of this agreement. This agreement is intended only for the persons named above without the written permission of the landlord or its agent. The landlord hereby leases to resident and the resident rents from the landlord, at 760 Atlantic Hwy in the city of Waldoboro for a term of _____ months from the _____ day of _____ 20__, to the _____ day of _____, 20__. The monthly rent shall be \$ 750.00 payable on the _____ day of the month without demand or notice. All utilities shall be paid for by resident to the public utility company's.

TERMS AND CONDITIONS OF THIS AGREEMENT:

- 1) Termination: Notwithstanding the above, if the tenant, the tenants family or an invitee of the tenant has caused substantial damages to the premises, or has violated any of the conditions of the lease or when the tenant is 7 days or more days in arrears in payment of the rent, the tenancy may be terminated by seven (7) days notice in writing.
- 2) Early Termination: Residents may terminate this agreement on the last day of any month by giving the landlord thirty (30) days notice in writing and at the time of giving said notice, paying a waiver fee equal to one month's rent in addition to making the final rent installment.
- 3) Security Deposit: Residents shall deposit with landlord upon the signing of this agreement a security deposit under the terms and conditions as outlined in the attached agreement.
- 4) Sublet: The premises shall not be sublet or this agreement assigned without the written permission of the landlord.
- 5) Entrance: Landlord or its agent shall be permitted to enter the premises during reasonable hours for inspection, maintenance and showing to prospective tenants. Resident shall not alter existing locks without written consent of the landlord.
- 6) Conditions: The property is leased as shown with no other verbal commitments by the landlord or its agent.
- 7) Damage: The landlord is not responsible for any damages or loss of property owned by the resident while on leased premises or on the landlord's property of

9-7-14

which the leased premises are a part. Resident accepts this condition as part of this agreement.

- 8) Breach of agreement: If resident shall fail to pay rent within 7 days of the due date, or fail to comply with any of the terms of this agreement, landlord may terminate this agreement and the resident's rights here under.
- 9) Payment: Payment of rent shall be made to Robert N Emery Jr.
- 10) Hold over: The resident agrees that his occupancy of the premises beyond the term of this agreement shall not be deemed as a renewal of this agreement. If rent is collected and accepted, it shall be a renewal on a month to month basis only with all other provisions of this agreement to continue except for term.
- 11) The tenant agrees to abide by the rules and regulations of the property as attached hereto.
- 12) Returned Checks: Checks returned by bank as unpayable shall be subject to a \$20.00 fee.
- 13) Rubbish: All Trash should be removed weekly.
- 14) Use of the premises: Neither the Tenant or his/her guests shall make any unlawful, noisy, or otherwise offensive use of the leased premises nor commit or permit any nuisance to exist, nor cause damage to the premises.
- 15) Alteration or Painting: Is prohibited without written permission from landlord. this includes the use of contact paper.
- 16) Mowing: Landlords Responsibility
- 17) Snow Removal: Plowing is landlords responsibility, shoveling is residents responsibility.

Read and signed

In witness whereof, the parties have signed this agreement in duplicate.

On _____ 200__.

Landlord

Resident

8/5/14

SECURITY DEPOSIT

Receipt is hereby acknowledged from Timothy Carlson the sum of \$ 750.00 to act as a security deposit 760 Atlantic Hwy Waldoboro Maine on conditions set forth below.

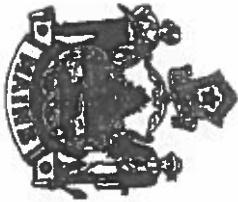
The above amount shall be returned upon the termination of occupancy on the following conditions:

- 1) This amount does not apply to the last month's rent.
- 2) The full term of lease has passed or proper notice has been given under the agreement of tenancy.
- 3) There is one month's notice to vacate given on or before the first of the month when rent payment is due.
- 4) There is no damage to the unit other than normal wear and tear. All litter and rubbish has been removed.
- 5) The bathrooms have been thoroughly cleaned
- 6) The entire unit has been cleaned
- 7) There are no holes in walls, large scratches, glue-on picture hangers and contact paper used.
- 8) There are no late charges and all rent due has been paid.
- 9) All unit keys are returned.
- 10) A forwarding address is provided to landlord.

I fully understand that if I have not complied with the provisions as stated in the security deposit agreement, any charges for cleaning, damage or repair will be deducted from the security deposit.

Resident _____ Date _____

Landlord _____ Date _____



**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:

**MIDCOAST HERBAL SOLUTIONS LLC
131 BAYSIDE W
OWLSHEAD, ME 04854-3406**

Registration Number: 1190111

Date Issued: JANUARY 01 2018

**Business Code: 075
Filing Frequency: QUARTERLY**

11/16/14

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Maine Medical Use of Marijuana
Program
INDIVIDUAL CAREGIVER



Caregiver Registration Card in the Name of:
TIMOTHY W. CARLSON
131 BAYSIDE W
OWLS HEAD, ME 04854 3406
Registration # CCM017034 Control #: 0142514
Issued 5/17/2018 Expires 5/16/2019 DOB 5/12/1960

P 11-9-74

Maine Medical Use of Marijuana
Program
INDIVIDUAL CAREGIVER



Caregiver Registration Card in the Name of
ERIC N. CARLSON
482 OLD COUNTY RD APT E
ROCKLAND, ME 04841-5535
Registration # CG010466 Control # 0372043
Issued 2/2/2018 Expires 2/1/2019 DOB 7/25/1991

1760 Atlantic Highway - Waldoboro

13.9.14

Robert Emery Jr
Property

1111 COAST
VINE
SHED

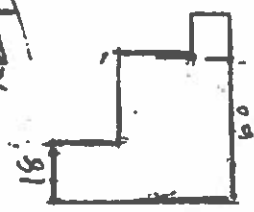
203.4 Row Driveway

404.9

~~WOOD~~

3.117 Acres

X 50 Mic



= 200'

250'

391

391

40'

Access

40'

Access

Utilities
for
Road

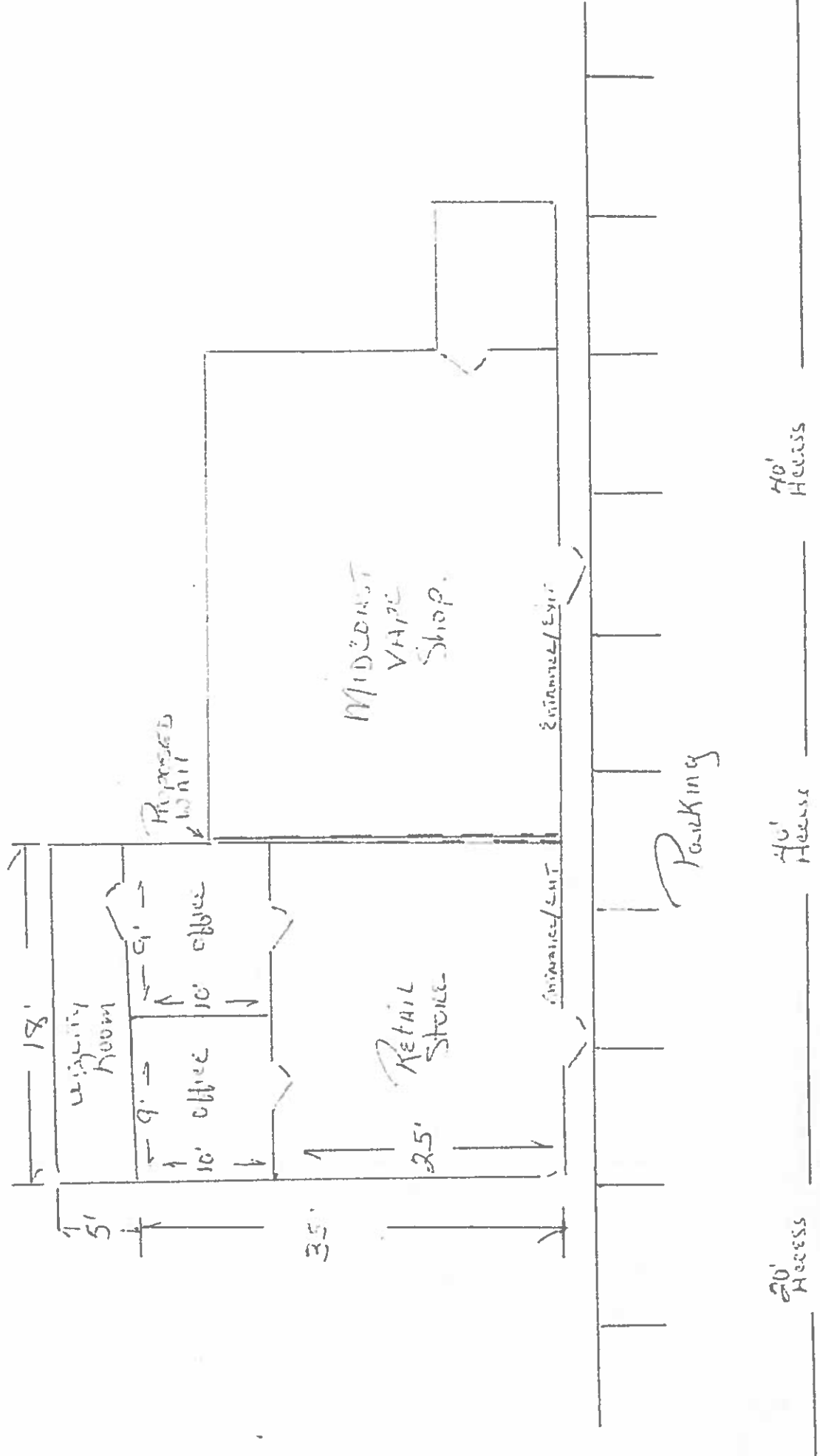
200

178

6

9/14/14

Proposed Site Plan MIDCOST VAPE SHOP



ATLANTIC HWY RT 1

Citizen Comments



With 4 Retail Businesses at this location additional traffic controls are needed to allow customers into and out of these businesses. This intersection in Red is very dangerous due to excess speeds and no traffic controls.

Caution Signs before the businesses

Stop Sign on Northbound Rt1 intersection to allow cars to turn left onto Rt 1 and a reduced speed limit and watch for turning traffic Southbound on Rt 1

The overall Red Zone should be a reduced speed limit zone Retail 35MPH or Less

Questions:
What are the Hours of Operation?

How can they operate a Cannabis Dispensary if Waldoboro Voters said NO to Retail marijuana social clubs while the ordinance did not mention Medical Marijuana clinics?

What is the anticipated Traffic increase - entering and exiting that could add to the traffic dangers of Rt 1 in this location?

How will public safety be maintained to deter loitering and provide for clean air vs smoke pollution as a public safety risk?

Are Clean Air Regulations being met?

Bob Weintraub
Maine Top Mill

The intersection of Rt 1 where 760 Atlantic Highway resides is very hazardous and increases in entering and exiting traffic along this section needs to be addressed. As one of several businesses on Rt. 1, I am not comfortable with the current road safety signage and control. Adding a medical marijuana dispensary in this location is not one I would be comfortable with due to the traffic on Rt. 1 and should this use be approved by Waldoboro