

## **Readfield Planning Board**

### **Agenda**

Wednesday, June 12, 2009

6:30 pm: Mastadon Farms, LLC: Construction of greenhouses and accessory buildings for agricultural commercial wholesale cannabis production.

Next scheduled meeting is Wednesday, June 26, 2019.

- Review of March 27, 2019 Draft Minutes  
a

Permit Fee 100.00 <sup>Recp# 6771</sup>  
Paul 50+  
Total 150.00

Date Paid 6/4/19

Receipt # 6771

Town of Readfield  
Readfield, Maine 04355  
(207) 685-4939

Map 128 Lot 87

**Planning Board**  
**Land Use Permit Application**

The undersigned applies for approval of the Readfield Planning Board as follows:

1. Applicant / Owner:

Name MASONIC FARMS LLC  
Address 17 Pine Rest Cottage Road  
Readfield, ME 04355  
Phone# (W) 207 458 7463  
(H) \_\_\_\_\_

Agent (if any):

Name Robert Sweeney & Matt Harding  
Address 8600 Main St. Unit A  
Readfield, ME 04355  
Phone# (W) 920 246 7694  
(H) 920 519 0105

Note: Property owner must provide written authorization if he/she wishes to be represented by an agent. Such authorization may be provided either by signing this application, or by providing authorization by means of a separately signed statement included with the application.

2. Street address of property: 17 Pine Rest Cottage Road

3. In what land use district is the property (as defined in Article 7 of the Land Use Ordinance (LUO) and depicted on the Land Use Map)? Village Residential

4. What is the existing use of the property (see Table 1/Table of Uses, Article 7, of the LUO)? Vacant

5. What is the proposed use of the property as best described from Table 1/Table of Uses in Article 7?

a) Agriculture

b) Provide a description of proposed use of development Common Modern Farming of  
fruit, flowering, and vegetable plants

6. Lot Width \_\_\_\_\_ Lot Depth \_\_\_\_\_ Lot Area in Acres (1 acre = 43,560 sq. ft.) ~ 5 acres

7. If a structure is proposed to be built, or expanded:

Type of Structure(s)	Length	Width	Height
<u>Greenhouse</u>	<u>72</u>	<u>30</u>	<u>18</u>
<u>Greenhouse</u>	<u>48</u>	<u>22</u>	<u>12</u>

I certify that the foregoing, and the attached materials including responses to review criteria, are true, correct and accurate to the best of my knowledge.

Signature of Applicant / Owner [Signature]

Date 5/28/19

Signature of Agent (if any): \_\_\_\_\_

Date \_\_\_\_\_



OPR BK 13197 PGS 318 - 319 04/30/2019 12:35:47 PM  
 INSTR # 2019007728 # OF PAGES 2  
 ATTEST: BEVERLY BUSTIN-HATHEWAY  
 REGISTER OF DEEDS KENNEBEC COUNTY, ME

Return to:  
 Mastodon Farms, LLC <sup>Cottage</sup>  
 17 Pine Rest Rd  
 Readfield, ME 04355

DLN1001940055703

**TRANSFER  
 TAX  
 PAID**

# **WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS: That I, **Derek Michaud**, of 562 Hallowell Litchfield Rd, Gardiner, ME 04345, for consideration paid grant to **Mastodon Farms, LLC**, a Maine limited liability company, with a mailing address of, 136 Commercial Street, Portland, ME 04101, with **WARRANTY COVENANTS**:

A certain lot or parcel of land situated in the Town of Readfield, County of Kennebec and State of Maine, bounded and described as follows:

Beginning at a point in the general westerly line of land now or formerly Wayne Chadbourne (Bk. 1457, Pg. 16) said point being twenty-five (25) feet northerly of the centerline of Pine Rest Cottage Road, so-called, said point also being about fourteen (14) feet northerly of an iron rod set in a stonewall corner being the southwesterly corner of land of said Wayne Chadbourne; thence generally westerly by a line that is twenty-five (25) feet northerly from the centerline of said Pine Rest Cottage Road about nine hundred five (905) feet to a point in the southeasterly right of way line of the Maine Central Railroad, said point being about forty-two (42) feet southeasterly of the centerline of said Railroad; thence northeasterly along the southeasterly right of way line of said Railroad (varies somewhat in distance from centerline of Railroad) a distance of about five hundred eighty-five (585) feet to land now or formerly of Granville O. and Robert G. Downs (Bk. 2016, Pg. 252); thence generally easterly along the southerly line of land of the said Downs, said line generally being a stonewall, about six hundred ten (610) feet to land now or formerly Wayne Chadbourne; thence generally southerly along the westerly line of land of said Chadbourne, said line being a stonewall, about two hundred seventy-six (276) feet to the point of beginning.

Said lot is conveyed subject to the rights of others to drain water from the camp road leading to Pine Rest Cottages, flowing generally northerly on and into the land above described, with the rights to maintain outlet ditches to flow said water as now existing.

Also conveying herewith a right of way in common with others who have the right of usage, over the Pine Rest Cottage Road, so-called, from the South Road, westerly to the Maine Central Railroad, said right of way being forty (40) feet wide, twenty (20) feet each side of centerline, except along the southerly side of land now or formerly Wayne Chadbourne (Bk. 1457, Pg. 16) where the northerly line of said right of way is a stonewall, and property of said Chadbourne.

There is also conveyed the right to install and maintain utilities in, on or under the right of way leading from South Road to the Maine Central Railroad right of way with the rights to convey said rights to a utility company.

② Red Door Title ☐ 1 New Hampshire Avenue, Suite 320 Portsmouth NH 03801 ☐ (207) 358-7500

1-10-1-023

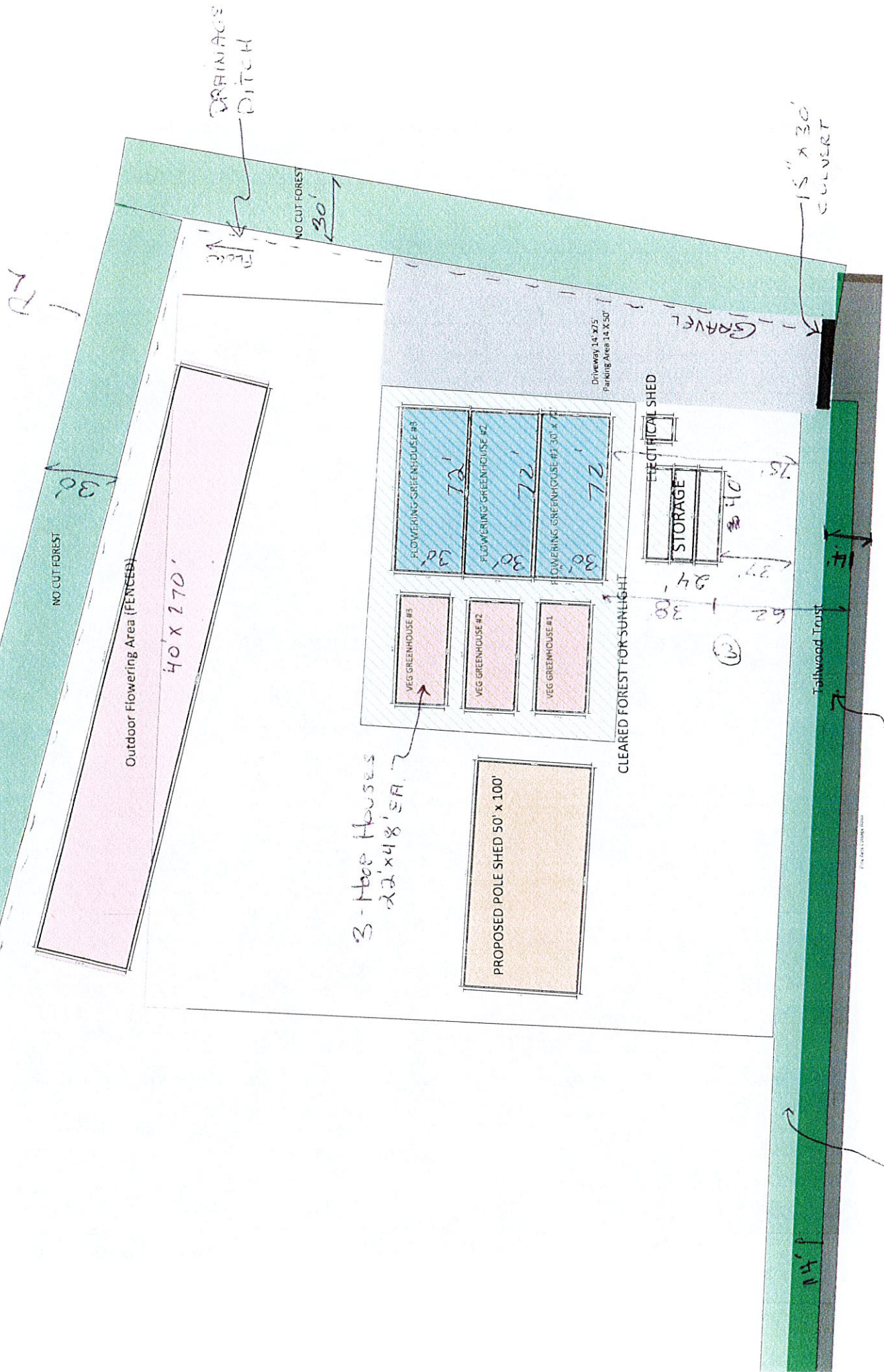








# SITE PLAN



## ABUTTERS

128-080

BARBARA DOWNS

98 EDGEWOOD DR.

S WINDSOR, CT 06074

128-087-1

LARRY PERKINS

TALLWOOD TRUST

PO Box 53

Readfield, ME 04355

128-015-1

LARRY PERKINS

TALLWOOD TRUST

PO Box 53

Readfield, ME 04355

128-088

DANNY FAUREAU

27 South Road

Readfield, ME 04355





5975  
Price per

## TOWN OF READFIELD

8 OLD KENTS HILL RD. • READFIELD, MAINE 04355  
TEL. (207) 685-4939 • FAX (207) 685-3420

Permit no. 19-16

### NEW DRIVEWAY ENTRANCE APPLICATION

The undersigned landowner/developer hereby applies for a permit to construct a new driveway entrance within the Town of Readfield and agrees to fully comply with the Town's "Driveway Entrance Siting & Culvert Installation & Maintenance Policy" as a condition of approval, a copy of which is attached.

Owner's Name: Roger Stuebner  
Mailing Address: 317 School Street  
Wrightstown, NJ 08090  
Applicant's Name:  
Mailing Address:

Telephone No. 920 246 7694  
rstuebner@gmail.com  
mastodonfarmsme@gmail.com  
Telephone No. \_\_\_\_\_

Location of Property: 17 Pine Rest Cottage Road Map: 128 Lot: 87 U.R.

Proposed use of property: Dwelling \_\_\_\_\_ Garage \_\_\_\_\_ Business ☒ Barn \_\_\_\_\_ Woodlot \_\_\_\_\_  
Other \_\_\_\_\_: (explain) \_\_\_\_\_

Width of Proposed Driveway: 14'

17 Pine Rest Cottage Road

Posted Speed Limit of Road: 20 MPH

Sight Distance to the left 300+ Sight Distance to the right 300+  
(Sight Distance is measured in each direction from a point 10 ft. from the edge of the traveled roadway, 3-1/2 feet above the driveway, to an object 4-1/2 ft. above the road pavement)

Signature of Applicant: [Signature] Date: 4/24/2019

\*\*\*\*\*

Diameter of culvert approved: 15" Length of culvert approved: 30-40'

Other Conditions of Approval:

Permit Granted for the above specified entrance by::

[Signature]  
Road Commissioner/Designee

4/25/19  
Date



Mastodon Farms  
17 Pine Rest Cottage Road  
Readfield, ME

Town of Readfield Planning Board

Ladies and Gentlemen of the Board

1 Our farm will not have an undue adverse effect on:

A Scenic or natural beauty. We are building our farm tastefully in a secluded area off of a private road that runs adjacent our property. We will maintain as much existing tree growth as possible, especially along the property borders.

B Historical sites. To our knowledge, there are no historical sites located on the property. In the event we locate archaeological relics of any kind we will take appropriate conservation measures.

C Wildlife habitat. Wildlife will be allowed to move through and around the property largely as they always have.

D Public rights for physical or visual access to any shoreline.

E Rare and irreplaceable natural areas. Our property does not appear to contain any rare and irreplaceable natural areas.

2 A Our project will require a town building permit. Our project will require one or more Maine Medical Marijuana Caregiver License(s).

B We intend to seek all required permits, including this one.

C We are committed to conducting this activity and subsequent use of the property in conformance with all applicable Town, State, and Federal laws, rules, regulations, and ordinances.

3 A The property currently takes water from multiple spillways along Pine Rest Cottage Road. We are installing a 30' x 15" culvert under our driveway at the east end of the lot. We plan to dig a small drainage channel along the eastern edge of the main body of the lot to divert some storm water runoff toward the north. We are employing a local excavation contractor-Cushing Construction- and will be taking all reasonable precautions to responsibly manage storm water during the construction process.

We will be employing numerous methods of storm water management as described in Maine Stormwater Best Practices Manual available at <http://legislature.maine.gov/lawlib> Firstly, LID practices

in developing the site. We will be clearing taller trees, as we need clear sunlight on our greenhouses. Smaller trees that do not cast shade on our greenhouses may be left in place. Wherever possible we will leave soils intact. A forest buffer zone will remain around the entirety of the development, at a minimum of 30' width. In areas where we are forced to clear trees, a meadow buffer zone will remain, containing natural growth, and many smaller shrubs and grassy areas will remain. We will likely have little, if any grassy lawn areas.

All parking and driveway areas will be constructed with moisture pervious materials. Also, our greenhouses will be constructed on top of a pervious gravel pad. (See attached estimate from Cushing Construction LLC)

B We will be keeping all soil on site, and clearing trees only as much as we must. Native plants will continue to flourish throughout the property. Also there are a number of rock walls on the property, including along the northern property line, and running north/south through the property that slow the passage of surface water through the lot.

Our long term site plan incorporates only two acres of the lot, and we intend to maintain a large wooded area down grade of our development site of approximately three acres. This area will be only minimally cleared of deadfall trees and will act as a huge vegetative buffer zone to our site. As we develop we may incorporate additional storm water management practices including but not limited to rain gardens, vegetated swales, and vegetated buffers. Additionally, we will be collecting rain water from our non-pervious areas via rain barrels and other methods and recycling that water for repeated use in our operations. Our onsite reverse osmosis system will clean the water for reuse wherever possible.

4 Our project should have no significant impact on the Town's Public services and facilities. Our traffic will be very low, as only employees, company officers, duly authorized inspectors may enter the facility.

5 A Our project is privately financed. We have purchased the property outright, and have sufficient liquid assets to see the project to completion. At this time our construction and startup budget includes up to \$250,000 in investment capital, with additional funds available as a line of credit with same investor.

B Our facility is a high quality 30'x72' green house built by Rimol Greenhouse Systems, Inc. Hooksett, NH. As well as a secondary green house built by same (Rimol) 24'x48'. We have employed their expertise in designing our building. We are contracting and consulting with local, licensed, and insured companies to provide excavation and site work, electrical installation services, plumbing, well drilling, septic design and installation.

Our ownership team includes Greg Stodola, an active dairy farmer who also operates a manure hauling business, thoroughly versed in large scale plant cultivation and harvesting, animal husbandry and milking operations, environmental regulation and compliance, and has spent his entire life involved in commercial agriculture. Next Rob Stuebner, a longtime information technology (IT) professional with fifteen years' experience in commercial agriculture in varying capacities, primarily computer systems integration and video monitoring systems. Third Matt Kapinos, a seasoned business sales and marketing professional with a background in organizational management, construction processes and technology, general contracting, and design.



Our operations team (not including the above) includes an experienced cannabis geneticist with a background in biology and horticulture, and several other experienced greenhouse workers with working knowledge of industry best practices for organic greenhouse cultivation and production.

With a broad array of backgrounds and many years of professional experience across several different industries, coupled with a desire to set the standard for quality, integrity, and growth in the burgeoning cannabis market, and topped with a willingness to learn, evolve, and above all be good personal and corporate citizens, we feel we are uniquely prepared to succeed.

6 Our property is noted Area of Minimal Flood Hazard on the FEMA map.

7 A There is no wetland on the property.

B We will not be applying for any wetland alteration permits.

8 We intend to have a well drilled up to 300' deep to provide drinking water as well as irrigation water to our facility.

9 A Our facility will generate some compost material as our plants consume our soil. We will generate some small amounts of typical trash. We will contract for a portable toilet for staff. We may install a septic system on the property in the future, and will obtain all necessary permits at that time.

B Our business operation is agriculture. We will not be producing significant quantities of solid waste. What waste we do produce will be taken to the Town Recycling Station. We will pay any necessary fees.

10 We do not intend to connect to any public water supply.

11 A It is our intention to minimize any impact our operations have on our neighbors. We are approximately 400 feet from our nearest neighbors. At times the natural smell of cannabis flowers may be carried to adjacent properties.

B There are no ill effects from smelling cannabis. Should our neighbors find it a nuisance we may consider charcoal or other air filtration systems to mitigate issues.

12 A The approximate percentage of slope throughout the property is 3-8%

B Woodbridge very stony fine sandy loam -6.1 acres 61.4%

Paxton-Charlton very stony fine sandy loams -2.7 acres 27.2%

Paxton-Charlton fine sandy loams -1.1 acres 11.2%

C As of 2017 93.5% forest; 6% non-crop land; .5% other

13 A Maranacook Lake is the nearest waterbody approximately .4 miles west of our property line.

B The least distance between Maranacook Lake and our project site is approximately .5 miles.

C Our project should not impact any waterbody, including Maranacook Lake. Railroad along the western edge of the property provides a significant barrier to any water runoff from our property, very likely preventing water from our property ever reaching Maranacook Lake.

D We intend to leave native vegetation in place wherever possible. We will not be using chemical fertilizers or pesticides at any point during our operations unless such action is deemed absolutely necessary to prevent major crop losses. Our grow plan is built around living soils, which we will purchase initially, and then recycle using best practice composting and soil methods. We will be using bone meal to fertilize our plants, the primary source of phosphorous. We will be applying bone meal solution directly to the foliage and soil our plants are growing in. Our greenhouse plants will grow in pots and raised beds, and our outdoor plants will be in self-contained pots. Very little if any of this material, particularly phosphorous, should ever travel beyond our growing operations. This should prevent any possibility of phosphorous contamination of Maranacook Lake from our project.

14 Our property will be used exclusively for agriculture. We do not anticipate building housing on this property. For the remainder of this year (2019) and into next year (2020), we will be contracting a portable toilet facility on site to be emptied as needed or required.

At some point we may consider a steel building for housing indoor agriculture. This facility would likely include toilets and showers. It is our plan to construct a suitable septic system in conjunction with this phase of the project. At this time we will apply for all necessary permits, and contract with a licensed plumbing contractor and comply with all requirements of the State Plumbing Code.

15 (See Attachment \*\*)

Our project plan at this point includes impervious area upon completion of eight green houses (4) 30'x72' = 8640 sq ft, (4) 24'x48' = 4600 sq ft, and a steel building not to exceed 6000 sq ft, and an electrical/ storage shed of 100 sq ft. Total impervious square footage of 19,340 sq ft. This will be below the threshold requiring a Stormwater Management permit from the Department of Environmental Protection.

Total disturbed area on our property should not exceed two acres, well below the threshold of five acres, at which a Stormwater Management permit is required. The first phase of our development is approximately one acre.

16 Our water requirements upon full completion of the project are expected to require daily water extraction and usage not to exceed 2500 gallons per day. This would likely be our maximum daily extraction. Our average daily extraction of water would likely be well below this amount. We will be installing a well on the premises, as well as installing rainwater collection systems to minimize the amount of water being drawn from the well.

17 We do not expect significant traffic from this project, either during construction or after completion. We expect occasional deliveries via truck, and normal traffic associated with staff arriving at and departing from the facility. Visitors are allowed at the location, but are not allowed inside the facility. We may occasionally conduct business at the property. We anticipate regular daily traffic in and out of the property to be approximately 20-50 vehicle trips per day.



18 Permanent access to the development exists via Pine Rest Cottage Road, a private road, owned by Laurence Perkins. Pine Rest Cottage Road intersects South Road, and our property is accessible via a driveway off of Pine Rest Cottage Road approximately 350' from South Road. We will be installing a driveway into the site of proposed use approximately 24' wide, over 30' of 15" culvert. Town of Readfield CEO and Road Commissioner have both visited the site and driveway will be installed pursuant to their recommendations.

19 Our proposed development does not cross Readfield town lines.

20 We are not subdividing the property.

21 Readfield Fire Department review--

Recommendations--

22 There are not currently any enforceable land use violations associated with the property.

23 Our project does not involve the construction of a road.

#### Required submittals

2

#### 12 Schedule of Construction

June 1, 2019- June 15, 2019 Excavation, grading, driveway installation, gravel bed foundation installation, utility trench excavation, utility conduit installation

June 15, 2019- June 30, 2019 Electrical service installation

June 15, 2019- June 30, 2019 Greenhouse construction, electrical connections, any final site work fine tuning.

July 1, 2019- Begin operations, landscaping and revegetation of disturbed areas.

# **Green Environmental**

**19 Pine Needle Alley**

**Wayne, ME 04284**

**(207)685-8141**

June 11, 2019

Matt Kapinos  
866 Main Street Apt A  
Readfield, ME 04355

Subject: Preliminary Septic System Site Evaluation, Pine Rest Cottage Road, Readfield

Dear Matt:

On June 8, 2019, I conducted a preliminary site evaluation at your property located on Pine Rest Cottage Road in Readfield. The purpose of the site evaluation was to determine the whether the site is suitable for the construction of a subsurface wastewater disposal system for a single family home or small commercial building. I determined that there is a suitable location for a subsurface system on the property.

The property is 5 acres in size and in general contains generally rolling topography. Portions of the property were recently cleared of trees. Soils are generally mapped as very stony sandy loam formed from glacial till. Soil drainage ranges from well drained on the higher ground to somewhat poorly drained in the low areas, which is typical of this area.

The attached sketch shows the approximate layout of the site and a boring log. Soils at this location are classified as 3D under the Maine Subsurface Wastewater Disposal Rules. This soil type requires a medium large subsurface disposal field. For a design flow of 270 gallons per day, a 900 square foot disposal area would be needed. A generic sketch of a typical disposal system is attached. Because of the topography of the site it is possible that standard wastewater pump station would be needed. Pumping of wastewater to the disposal area is very common and is very reliable if properly constructed.

It is important that the property lines and proposed structure meet the required setbacks shown on the attached sheet and by local codes. In addition to the specific setback distances shown, fill extensions need to be kept on the property, which may require an additional setback from the property line.

If you have any questions, please feel free to contact me at (207)725-4078.

Sincerely,



Richard A. Green  
Licensed Site Evaluator #195



# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services  
Division of Environmental Health  
(207) 287-6672 Fax: (207) 287-3165

Town, City, Plantation

READFIELD

Street, Road, Subdivision

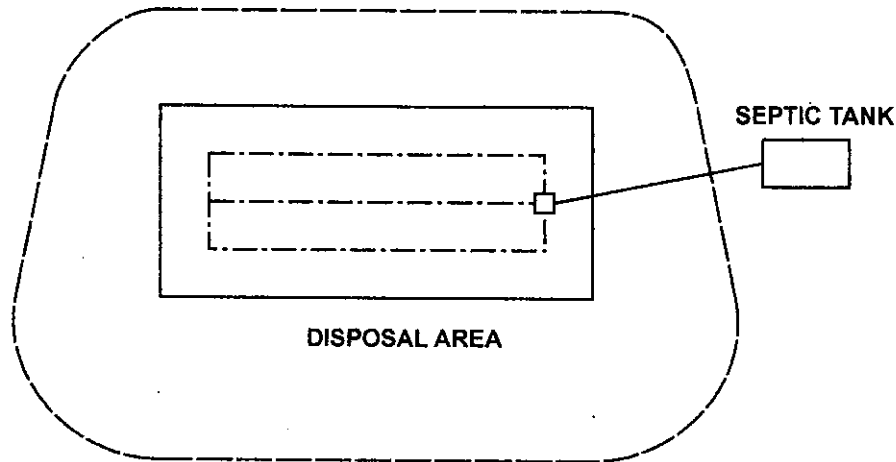
PINE REST COTTAGE ROAD

Owner or Applicant Name

KAPINOS, MATT

## SUBSURFACE WASTEWATER DISPOSAL PLAN

PRELIMINARY USE  
NOT FOR CONSTRUCTION  
NOT TO SCALE



### BACKFILL REQUIREMENTS

Depth of Backfill (upslope) \_\_\_\_\_"  
Depth of Backfill (downslope) \_\_\_\_\_"

### CONSTRUCTION ELEVATIONS

Finished Grade Elevation \_\_\_\_\_"  
Top of Distribution Pipe or Proprietary Device \_\_\_\_\_"  
Bottom of Disposal Field \_\_\_\_\_"

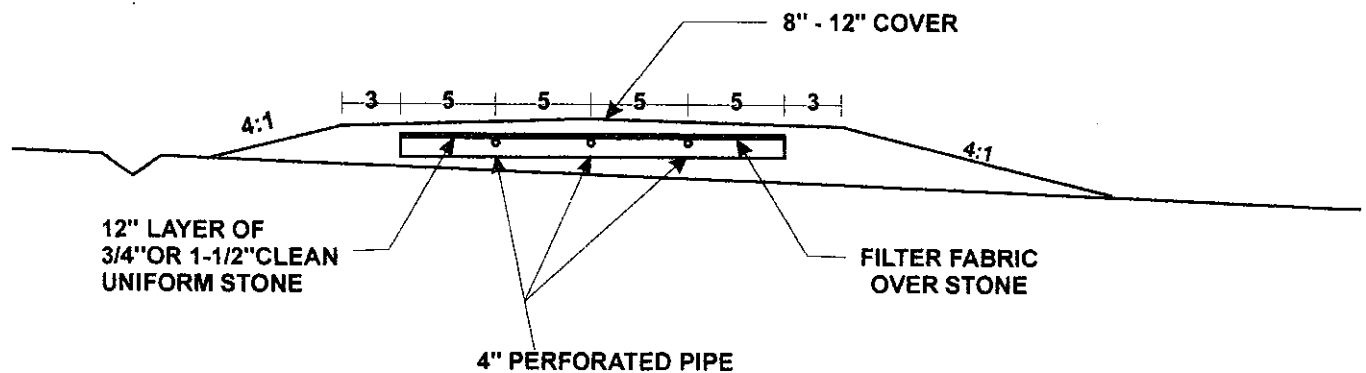
### ELEVATION REFERENCE POINT

Location & Description \_\_\_\_\_  
Reference Elevation is 0.0" or: \_\_\_\_\_

DEPTHS AT CROSS-SECTION (shown below)

### DISPOSAL FIELD CROSS SECTION PRELIMINARY USE ONLY

Scales  
Vertical: 1" = 10 ft.  
Horizontal: 1" = 10 ft.



REMOVE ORGANIC LAYER AND SCARIFY SOIL UNDER ENTIRE FILL AREA  
MIX 4-6" SANDY FILL WITH UPPER SOIL LAYER TO CREATE TRANSITION HORIZON

Site Evaluator Signature

195  
SE#

06/11/2019  
Date

Page 3 of 3  
HHE-200 Rev. 10/02



STATE OF MAINE  
DEPARTMENT OF ADMINISTRATIVE & FINANCIAL SERVICES  
Bureau of Business Management  
**Medical Use of Marijuana Program**  
Caregiver Application

<b>SECTION 1: Caregiver Information</b>		<input checked="" type="checkbox"/> New	<input type="checkbox"/> Renewal	<input type="checkbox"/> Modification to plant count
Legal Name: <i>ROBERT T STUEBNER</i>				
Date of Birth: (Must be at least 21)		Telephone Number: (207) <i>458 7263</i>		
Home Address: <i>866 Main St. Unit A</i>				
City: <i>Readfield,</i>		State: <i>ME</i>	Zip: <i>04355</i>	
Mailing Address: <i>866 Main St. Unit A</i>				
City: <i>Readfield</i>		State: <i>ME</i>	Zip: <i>04355</i>	
Email Address: <i>mastodonfarmsme@gmail.com</i>		SSN or Federal Identification Number: <i>463-65-9217</i>		

<b>SECTION 2A: Cultivating Location</b>		<b>*See Section 5--Attestation M</b>	
Street Address: <i>17 Pine Rest Cottage Road</i>			
City: <i>Readfield</i>		State: <i>ME</i>	Zip: <i>04355</i>
Indoor: Please Describe <i>36'x72' Light Deprivation Commercial Gutter Connected Greenhouse</i>			
Outdoor: Please Describe <i>40'x90' Fenced Field</i>			
If you do not own the property where you will be cultivating medical marijuana, please complete the following:			
Legal Name of Property Owner: <i>MASTODON FARMS, LLL</i>			
Home Address: <i>17 Pine Rest Cottage Road</i>			
City: <i>Readfield</i>		State: <i>ME</i>	Zip: <i>04355</i>

<b>SECTION 2B: Dispensing Location (If different from addresses listed above)</b>		<b>*See Section 5--Attestation M</b>	
Street Address:			
City:		State:	Zip:

Submit completed application and applicable fees to the following address:

Maine Medical Marijuana Program (MMMP)

162 State House Station

Augusta, ME 04333-0162

Tel: (207) 287-9330 or 287-3282

E-mail [dhhs.mmmp@maine.gov](mailto:dhhs.mmmp@maine.gov)

Fax: (207) 287-2671

TTY users: Dial 711 (Maine relay)

Website: [www.maine.gov/dafs/bbm/mmmp/](http://www.maine.gov/dafs/bbm/mmmp/)

**SECTION 3: Fees**

Caregiver (cultivating and/or servicing patients) \$240 per 6/12.

Plant count: Maximum 30 mature/60 immature.

Mature	Immature	Fee	Check one
6	12	\$ 240	<input type="checkbox"/>
12	24	\$ 480	<input type="checkbox"/>
18	36	\$ 720	<input type="checkbox"/>
24	48	\$ 960	<input type="checkbox"/>
30	60	\$ 1200	<input checked="" type="checkbox"/>

Total plant count fee: \$ 1200

Criminal background check \$31 (Required annually): \$ 31

Total bank check/money order enclosed: \$ 1231

Make bank check/money order payable to "Treasurer, State of Maine". All Fees are non-refundable.

\* We are unable to accept personal checks and cash.

The exceptions for the \$240 fee are found in 22 M.R.S. §2423 2-C.

If you are registering under Section 2-C, you may not sell marijuana plants at wholesale, operate as a retail store or organize as a business entity as per 22 M.R.S. §2423 2-C1. The 6/12 plants that did not require a fee and are designated to the designated household or family member, may not be used to sell wholesale.

If one of the exceptions apply, please identify the relationship: \_\_\_\_\_  
\_\_\_\_\_

**SECTION 4: Submission**

Remember to submit the following documents with your completed application:

- A bank check or money order made payable to "Treasurer, State of Maine".
- Copy of Government issued photo ID with proof of address.

## 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.

ROBERT T STUEBNER  
Caregiver Name-Print

  
Caregiver Name-Signature

6/11/2019  
Date



## Maine Marijuana Statutes Cheat Sheet

Prepared by MMA Legal Services. For more information on marijuana and municipalities, please contact our office at 623-8428, or visit our Member Center website at [www.memun.org](http://www.memun.org).

### Marijuana Legalization Act (or Adult Use Marijuana Law) – 28-B M.R.S. §§ 101-1504

- Legalizes the use and commercial sale of marijuana for recreational (adult use) purposes
- Personal use and cultivation allowed state-wide – can grow up to 3 mature plants, 12 immature plants and unlimited seedlings
- Establishes state licensing process for 4 types of adult use marijuana establishments: cultivation facilities (including nurseries), retail stores, products manufacturing facilities, and testing facilities – **NO** social clubs
- **Default is prohibition** – municipality must vote to “opt in” to operation of adult use marijuana establishments within the municipality (if it wants to allow them)
- State licensing through DAFS, conditioned on municipal approval - will not begin until at least fall 2019
- Municipalities may regulate adult use marijuana establishments locally
- Municipalities may regulate home cultivation, but may not generally prohibit, zone, or license the activity
- State collects sales tax on retail sales and excise tax on wholesale marijuana and marijuana products (20% effective tax rate) – no state-municipal revenue sharing or local option taxation

### Maine Medical Use of Marijuana Act – 22 M.R.S. §§ 2421-2430-H

- Legalizes the use and distribution of marijuana for medical purposes by qualifying patients, caregivers, dispensaries, manufacturing facilities, and testing facilities
- Establishes registration requirements through DAFS for medical marijuana caregivers, dispensaries, manufacturing facilities, and testing facilities
- Authorizes registered caregivers to operate medical marijuana retail stores (retail store is undefined)
- Allows six additional registered dispensaries, and unlimited dispensaries after 2021
- Local code enforcement officers can obtain caregiver registration information from State
- Municipalities may regulate registered caregivers, registered caregiver retail stores, registered dispensaries, testing facilities, and manufacturing facilities, except municipalities cannot prohibit or limit number of caregivers
- **Default is prohibition** – municipality must vote to “opt in” to operation of registered caregiver retail stores, registered dispensaries, testing facilities, and manufacturing facilities (if it wants to allow them)
- Medical marijuana establishments already in operation with “municipal approval” as of December 13, 2018 are grandfathered
- Most medical marijuana products sold by registered caregivers and dispensaries subject to 5.5% sales tax. Edible marijuana products subject to 8% sales tax – no state-municipal revenue sharing or local option taxation

### Hemp – 7 M.R.S. § 2231

- Allows cultivation, harvest, possession and processing of hemp by individuals who obtain a state license
- Statute does not address municipal regulation of hemp – Maine Agriculture Protection Act (7 M.R.S. Ch.6) may apply
- **New emergency legislation**, enacted March 27, 2019 (LD 630), redefines “hemp” to **include all derivatives**, namely cannabidiol (CBD), and is intended to allow production and sale of hemp **and hemp-derived products** in intrastate commerce with a state hemp license
- **Impact of LD 630 on regulation of CBD under medical and adult use statutes remains unclear.** Definitions of marijuana and marijuana concentrate in medical and adult use laws still include strains of cannabis qualifying as hemp
- Questions about regulation of CBD production and sale should be directed to Maine Department of Agriculture, Conservation and Forestry (207) 287-3841





# READFIELD PLANNING BOARD

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## Minutes of Wednesday, March 27, 2019

**Planning Board Members:** Paula Clark (Chair), Jack Comart, Jay Hyland, James Schmidt, Don Witherill

**Others Attending:** Gary Quintal (CEO/LPI);

**Public Hearing:** called to order at 6:30 pm by Paula Clark

### Administrative Items:

- **Standard Conditions review – LUO changes - PB application fees**
  - Planning Board discussion on changes to LUO, Standard Conditions, and application fee.
  - Public Hearing closed at 7:55

***Motion** made by James Schmidt to close Public Hearing of the LUO and Standard Conditions, **second** by Jay Hyland. **Vote** 5-0 in favor.*

***Motion** made by James Schmidt to approve changes to the LUO and Standard Conditions, **second** by Jay Hyland. **Vote** 5-0 in favor.*

- **Review of Minutes from 03-13-2019**

***Motion** made by Don Witherill to approve the minutes of 03-13-2019 meeting as presented, **Second** by James Schmidt. **Vote** 4-0 in favor, Jack Comart abstained.*

Meeting adjourned at 8:15 pm.

Next scheduled meeting(s): April 10 & 24, 2019

