



# TOWN OF READFIELD – Code Enforcement

8 OLD KENTS HILL ROAD, READFIELD, MAINE 04355

Office Phone: (207) 685-4939

Email: [ceo@readfieldmaine.org](mailto:ceo@readfieldmaine.org)

## Marijuana Establishment License Application

- For Office Use Only -

Date Received \_\_\_\_\_ Amount Received \_\_\_\_\_ Clerk's Initials \_\_\_\_\_

The Town of Readfield permits some, but not all, types of Marijuana Establishments (activities). Permitted Marijuana Establishments are listed below in Section II. Use this application only for those activities listed in Section II below. If not listed in Section II, then the activity is not permitted in the Town of Readfield, unless the activity is cultivating marijuana for personal use or for medical use. A permit from the Planning Board for the Town of Readfield may be required for certain Marijuana Establishments. All cultivation activities must otherwise comply with the Town of Readfield, Land Use Ordinance, including Article 8, Section 26.

### Step 1:

Before submitting this application, the Owner of the Marijuana Establishment must first obtain conditional approval for the proposed Marijuana Establishment from the appropriate State agency.

### Step 2:

Once the Owner has received conditional approval from the state agency, the Owner must consult with the Town of Readfield Code Enforcement Officer (CEO) to determine if a Land Use Permit for the proposed Marijuana Establishment is required, if it can be granted by that office, or if a Town of Readfield Land Use Application needs to be completed and submitted for review and approval by the Planning Board. Permit fees and additional submittals may be required.

### Step 3:

After obtaining approval from the CEO or a Land Use Permit from the Planning Board if necessary, the Owner must submit this application and required documents to the Town of Readfield Select Board for final review and approval. If approved, the CEO will complete the State of Maine Local Authorization Form and issue a Marijuana Establishment License valid for one-year. The Marijuana Establishment License shall take effect on the same date as final State of Maine License approval for the establishment.

## SECTION I - ESTABLISHMENT INFORMATION

Name of Business: HAPPY CAMPER CANNABIS

Name of Corporation/LLC (if different): DANK CLONE CO.

Physical Address of Business (Must be in Readfield): 769 MAIN STREET, READFIELD, ME 04355

Mailing Address of Business: SAME AS ABOVE

President or Individual Owner of Business (if a corporation, provide a completed Management Affidavit, attached):

DEBRA CASALE

Owner's Mailing Address (if different from above): 395 CAMPGROUND ROAD, NORTH ANSON, ME

Owner's Contact Numbers: 207-922-3945 04958

Owner's Email Address: INFO@DANKCLONECO.COM

Emergency Contact Person (must be available 24/7): KURTIS GUYER



Emergency Contact Telephone Numbers: 570-294-3380

Emergency Contact Email Address: KURTISGUYER@GMAIL.COM

If the owner has an agent providing representation on this matter, please provide the following:

Name of Agent: N/A

Address of Agent: \_\_\_\_\_

Contact information for agent: \_\_\_\_\_

**SECTION II - ESTABLISHMENT CLASSIFICATION AND APPLICATION FEE**

Medical Marijuana Manufacturing Facility: (1) a registered tier 1 or tier 2 manufacturing facility, as designated by state law, or a person authorized to engage in marijuana extraction under 22 MRS §2423- F; or (2) a facility licensed under M.R.S. 28-B, Subchapter 2 to purchase marijuana from a cultivation facility or another products manufacturing facility; to manufacture, label and package marijuana and marijuana products for medical purposes; and to sell medical marijuana and medical marijuana products to medical marijuana stores and to other medical marijuana manufacturing facilities.

- Medical Marijuana Manufacturing/Extraction Facility: License Fee: \$1,500
- Medical Marijuana Manufacturing/Consumable Facility (manufacturing facility in a kitchen setting, producing only consumable goods): License Fee: \$100

Medical Marijuana Testing Facility: A public or private laboratory that is authorized and accredited in accordance with state law for the research and analysis of medical marijuana, medical marijuana products or other medical marijuana substances for contaminants, safety or potency.

Medical Marijuana Registered Caregiver: A person or an assistant of that person that provides care for a qualifying patient in accordance with state law and licensing and is registered with the state in accordance with state law.

Medical Marijuana Caregiver Retail Store: A store that has attributes generally associated with retail stores, including, but not limited to, a fixed location, a sign, regular business hours, accessibility to the public and sales of goods or services directly to a consumer, and that is used by a registered caregiver to offer marijuana plants or harvested marijuana for sale to qualifying patients.

Adult Use Marijuana Cultivation Facility: A facility used to purchase marijuana plants and seeds from other cultivation facilities; to cultivate, prepare and package adult use marijuana; to cultivate medical marijuana that exceeds 1,000 square feet floor area; to sell marijuana to products manufacturing facilities, stores and to other cultivation facilities; and to sell marijuana plants and seeds to other cultivation facilities and immature marijuana plants and seedlings to marijuana stores. Cultivation facilities may be of the following types:

- Tier 1: More than thirty (30) mature plants (and an unlimited number of immature plants and seedlings) or 251-500 SF of plant canopy: License Fee: \$1,500
- Tier 2: 501-2,000 SF of mature plant canopy: License Fee: \$2,500
- Tier 3: 2,001-7,000 SF of mature plant canopy: License Fee: \$3,500
- Tier 4: 7,001-20,000 SF of mature plant canopy: License Fee: \$4,500

Only Marijuana Establishments specifically authorized by an "opt-in" vote at a legally held Town Meeting shall be permitted. Identify which Marijuana Establishment you intend to license by entering the date of application and appropriate fee.

Establishment Classification	Opt-in Date	Date of Application	License Fee	Renewal Y/N?
Medical marijuana Manufacturing Facilities	July 14, 2020			
Medical Marijuana Testing Facilities	July 14, 2020		\$1,500	
Medical Marijuana Registered Caregiver Retail Stores	July 14, 2020	AUGUST 30, 2022	\$1,500	N
Adult Use Marijuana Cultivation Facilities*	July 14, 2020			

\*All marijuana cultivation (including Adult Use Marijuana Cultivation Facilities, Medical Marijuana Cultivation, and cultivation for personal use) is addressed in the Land Use Ordinance of the Town of Readfield and additional requirements may apply.



TOWN OF READFIELD  
OWNERSHIP AFFIDAVIT FOR MARIJUANA ESTABLISHMENT LICENSE

I, DEBRA CASALE, hereby state and affirm that the following individuals represent all Owners, officers, members, managers or partners of the Owner, DANK CLONE CO.:

1. Name: DEBRA CASALE  
Position: OWNER  
Current residence address: 395 CAMPGROUND AVE, NORTH ANSON, ME 04958  
Other residence addresses held in last three years (list address and dates of residency):  
625 OWL CREEK ROAD, LEHIGHTON, PA 18235 2019-2022

This person is over age 21.

2. Name: \_\_\_\_\_  
Position: \_\_\_\_\_  
Current residence address: \_\_\_\_\_  
Other residence addresses held in last three years (list address and dates of residency): \_\_\_\_\_

This person is over age 21.

3. Name: \_\_\_\_\_  
Position: \_\_\_\_\_  
Current residence address: \_\_\_\_\_  
Other residence addresses held in last three years (list address and dates of residency): \_\_\_\_\_

This person is over age 21.

4. Name: \_\_\_\_\_  
Position: \_\_\_\_\_  
Current residence address: \_\_\_\_\_  
Other residence addresses held in last three years (list address and dates of residency): \_\_\_\_\_

This person is over age 21.

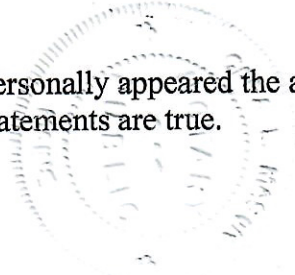
If any of the individuals named in this Affidavit have been (1) convicted of a crime arising from the operation of a Marijuana Business; or (2) convicted of selling marijuana, alcohol or any scheduled drug to a minor, please attach a document describing the date and nature of the offense as well as any penalties adjudged.

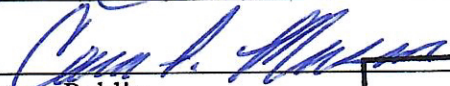
I hereby swear that the above information is true and correct to the best of my knowledge.



Print Name: DEBRA CASALE  
Date: 6/20/22

Personally appeared the above-named Debra Casale and made oath that the foregoing statements are true.



  
Notary Public  
My commission expires: \_\_\_\_\_

CARA L. MASON NOTARY PUBLIC STATE OF MAINE MY COMMISSION EXPIRES JUNE 4, 2023
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### SECTION III - APPLICATION CHECKLIST

- Complete Town of Readfield Marijuana Establishment License Application
- License Fee (refundable if license is not granted by the Select Board)
- Copy of all State Marijuana Establishment Licenses and License Applications (Active and Conditional) and Caregiver registrations (if applicable)
- Attested copies of any articles of incorporation, bylaws, operating agreement, partnership agreement, or articles of association that govern the entity that will own and/or operate the Marijuana Establishment (if not included in State application)
- \*  Proof of Land Use Permit Approval from the Planning Board
- N/A Copy of license(s) held for other Marijuana Establishments
- Ownership affidavit
- Detailed Floor Plan (if not included in State applications)
- Detailed Operations Plan (if not included in State applications)

### SECTION IV - MARIJUANA ESTABLISHMENTS ORDINANCE REQUIREMENTS

The Owner must demonstrate that the requirements of both state law and regulations and the Town of Readfield Marijuana Establishments Ordinance are met. Here is a summary of the local requirements. Applicants are encouraged to review the state law and regulations, as well as the Town of Readfield Marijuana Establishments Ordinance, and, if applicable, the Town of Readfield Land Use Ordinance

#### Buffering:

- The distance from the property on which the proposed Marijuana Establishment is located to the property line of the nearest public or preexisting private school (K-12) per 28-A M.R.S. §402.2.A is at least 500 feet.
- The distance from the property on which the proposed Marijuana Establishment is located to the property line of the nearest property used primarily for religious worship and related religious activities; property used for pre-existing licensed daycare use under 10-148 CMR c. 32; recreational areas designated for use by children up to eighteen (18) years in age; or areas designated as municipal "safe zones" pursuant to 30-A M.R.S. §3253 is at least 500 feet.

#### Security:

- Security measures at all Adult Use and Medical Marijuana Establishment premises shall include, at a minimum, the following:
- Security surveillance cameras installed and operating twenty-four (24) hours a day, seven (7) days a week, with ten (10) day video storage, to monitor all entrances, along with the interior and exterior of the premises, to discourage and facilitate the reporting of criminal acts and nuisance activities occurring at the premises.
  - Door and window combination video and motion detector intrusion system with audible alarm, maintained in good working condition.
  - A safe, case or room secured with a key code, deadbolt or padlock that is suitable for storage of all marijuana, marijuana products, and cash stored overnight on the licensed premises.
  - Exterior lighting will that illuminates the exterior walls of the licensed premises during dusk to dawn, that is either constantly on or activated by motion detectors, and complies with applicable provisions of the lighting performance standards in the Town of Readfield Land Use Ordinance.
  - Deadbolt locks on all exterior doors and any other exterior access points, excepting windows which shall have locks.
  - N/A For adult use facilities: methods to ensure that no person under the age of twenty-one (21) shall have access to marijuana and marijuana products.

#### Ventilation:

- The proposed Marijuana Establishments shall be in compliance with all odor and nuisance provisions of the Town of Readfield Land Use Ordinance.
- No detectable odor of marijuana or of chemicals used in the manufacturing process shall emit beyond the property line of the parcel containing the proposed Marijuana Establishment.

#### Notices and Signage:

- There shall be posted in a conspicuous location inside the proposed Marijuana Establishment, at least one legible sign containing the information required by the Marijuana Establishments Ordinance.
- All signs used by and all marketing and advertising conducted by or on behalf of the Marijuana Establishment may not involve advertising or marketing that has a high likelihood of reaching persons under 21 years of age or that is specifically designed to appeal particularly to persons under 21 years of age. The signs, marketing, or advertising is prohibited from making any health or physical benefit claims.
- All signage shall meet the requirements for signs, including provisions for signage, under the Town's Land Use Ordinance.

\*\*\*\*\* END OF SECTION \*\*\*\*\*



## Operations and Compliance

Dank Clone Co. dba Happy Camper Cannabis is my state registered business name and I will be operating the retail shop under Happy Camper Cannabis. I have already spoken with the proper authorities on this topic and everything is in compliance. My business is registered as a Sole Proprietor LLC with myself, Debra Casale, as the owner and operator. In accordance with the Office of Marijuana Policy's allowances, with my current Caregiver's license I am permitted to operate one retail location and I propose the use of 769 Main Street, Readfield, Maine, as that one location.

It is my responsibility and privilege to assist qualifying patients with medical use and administration of medicinal cannabis as well to dispense prepared cannabis to the qualifying patient. No person under the age of 21 may enter the shop, aside from qualifying patients 18 and over with physical Medical Marijuana Program card present.

Our hours of operation will be as follows:

Monday – 10:00am – 6:00pm

Tuesday – Closed

Wednesday – Closed

Thursday – 10:00am – 6:00pm

Friday – 10:00am – 6:00pm

Saturday – 10:00am – 6:00pm

Sunday – 10:00am – 6:00pm

There will be no consumption, no smoking, and no use of any sort in or around our shop. It is strictly against compliance, and we will have clear signage enforcing such. Additionally, there will be no cultivation of any kind taking place on site, I operate all cultivation and growing operations out of my personal residence, which has recently been inspected by the Office of Marijuana Policy, and that is where it will remain.

## Zoning

It is required that any cannabis establishment must be 500 feet or further from any preexisting school, as well as 500 feet or further from a property primarily used for religious worship or related activities, along with any children's recreational areas.

I have spoken with Chip Stephens in Code Enforcement to confirm that my proposed location is within compliance per the regulations set forth by the Town of Readfield as well as the State of Maine and it is wholly within compliance.



## Security and Lighting

As per the rules and regulations set in place by the Office of Marijuana Policy, my allowed retail location is required to have active security surveillance cameras operating 24 hours a day, 7 days a week, with 10 days of video storage. I will have a SimpliSafe system in place which sends alerts directly to me 24/7 as well as automatically alerts authorities if a fire or incident is detected as well as offering the peace of mind that comes along with motion detection. It is monitored at all times to ensure maximum safety and compliance.

These cameras will monitor all entrances, of which there will be two doors (front for patients and back for employee use only) as well as one front facing window and one side window. Both of the doors will also be equipped with deadbolt locks.

Additionally, each window will be equipped with audible alarms which are also monitored along side a backup trail cam run by battery in case of any power issues.

For safekeeping of all cash, records, cannabis, and cannabis related products during the daytime, a safe will be installed with a keycode only I have access to. Each night, any and all of these things will be taken from the shop. Any display case that may be in the shop will also be key locked for additional security during the daytime when customers are entering and exiting the shop.

I will implement exterior lighting that will clearly illuminate the exterior of the walls from dusk until dawn, per town regulation.

## Patient Privacy

Privacy is very important to us and as such, I will keep the required records pertaining to my caregiver responsibilities, however, we cannot and will not disclose any patient information to anyone except what is required by the Office of Marijuana Policy, unless we receive a signed patient consent to do so.



## Ventilation

All products will be kept in securely sealed containers at all times aside from when being distributed to patients. As an additional failsafe and courtesy in effort to exceed all compliance expectations, I will have a professional air purification system in place that I have used before and find more than capable. The system is through a trusted company I've used many times called Vivosun and has the capability of running through duct work or on its own. I will be using it on its own so instead of venting any air outside, it will recycle the air within the space as it runs through a powerful carbon filter, which will be replaced on schedule every 6 months, per manufacturer recommendation.

The filter will run 24/7 so there is no possibility of interference with any other current or future tenants.

## Parking

There are plenty of spaces at the front of the building as well as additional parking around the building. On the front end of the building there are several spaces for patients to park directly out front of the shop, out of the way of traffic, so that they may enter.

## Signage

The following notice will be posted in a visible location within retail location:

"Use of or on site consumption of marijuana is illegal; open and public consumption of marijuana in the state of Maine is illegal; the use of marijuana or marijuana products may impair a person's ability to drive a car or operate machinery; no one under the age of twenty-one (21) allowed, except a minor with a medical marijuana card between the ages of eighteen (18) and twenty-one (21), or a minor under eighteen (18 years of age accompanied by a legal guardian; loitering prohibited".

## Products Available For Purchase

I will be providing cannabis to qualifying patients in the following forms: flower and cartridges. I will not be serving or offering edibles in the shop, this would require a licensed kitchen and that is not my goal at this time.



## Additional Possible Questions or Concerns

Currently, there are no tenants occupying either of the two apartment units on the upper level of the building where the retail shop is proposed. There will be no back door entrance to anyone except myself ensuring extra privacy.

Additionally, the lights will be downward facing on the required entrances and walls so as to not intrude on any residents. Security will be strictly for the business and will not be near or around any resident to ensure privacy is respected.

Noise levels are not anticipated to be any louder than a normal conversation would be, as an example, an ice cream shop would likely be more disruptive to the other tenants. That would also produce loitering, higher noise levels, many people lining up outside, later hours, etc. Furthermore, it is my absolute intent to run a business that is unlike most dispensaries I've researched. I want my space to feel welcoming and calming and fit in with the community, it is part of the reason I preferred a medical cannabis license over recreational. What it comes down to is this, I will not allow any nonsense at my shop even if it tried to enter, it is not the presence I wish to build with the community.

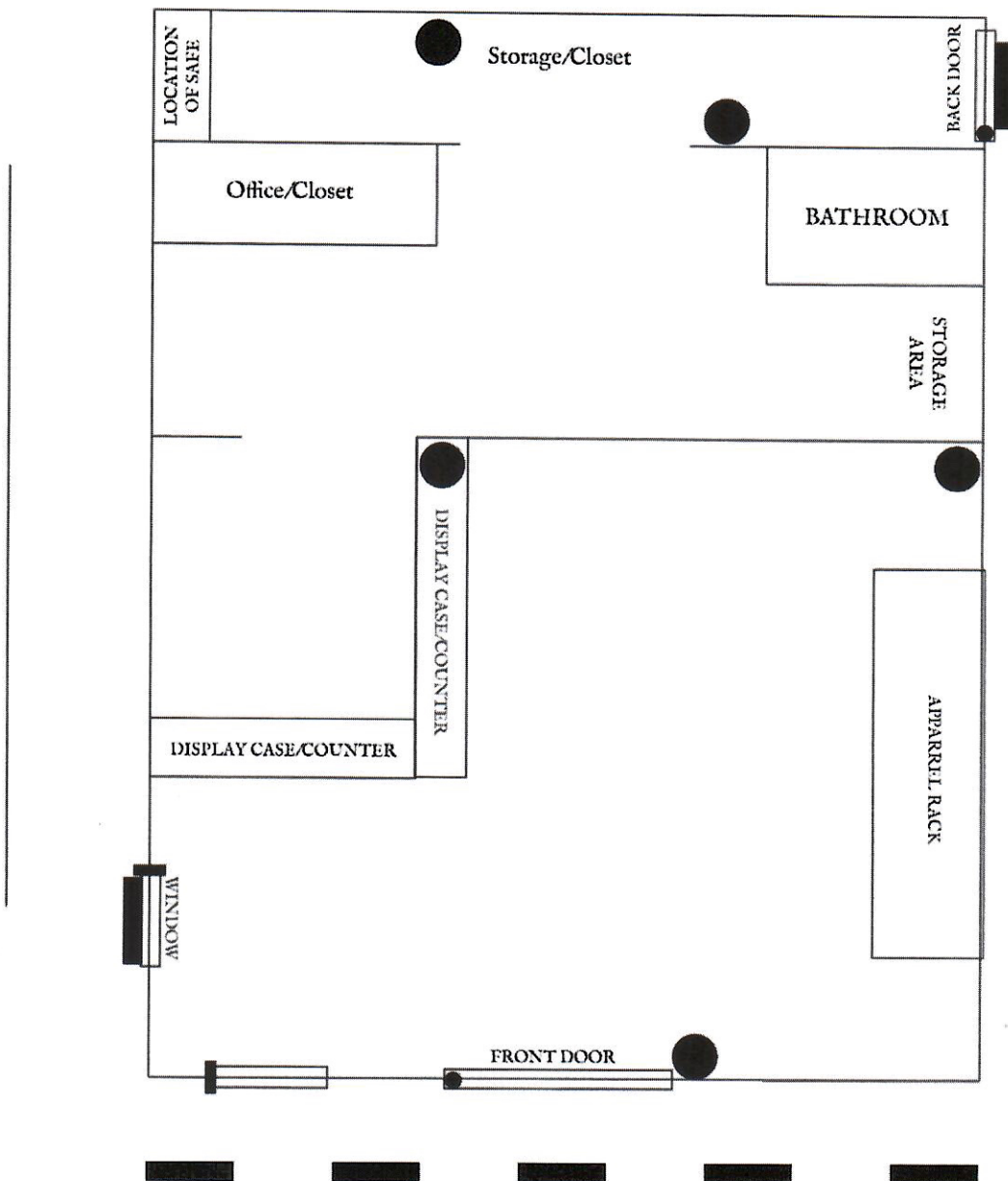
Further addressing noise and commotion, the typical patient is in the shop for 10 minutes or less, especially once they are established patrons. It is a small space and usually people know what they're there for. It is not meant to be a "hang out spot" nor will it become that. My goal is comfort, kindness, helpfulness, and professionalism.

## Opening

Upon approval, it is my intent to open as soon as I have set up the proper security and signage. I would anticipate no longer than one weeks from approval, allowing for any additional signage that needs to be ordered.

# Diagram of Shop Layout and Security Measures

- SECURITY CAMERA
- SECURITY LIGHTING
- ▬ WINDOW ALARM
- DOOR ALARM







USA  
**Maine**  
 Secretary of State  
 Shenna Bellows

**DRIVER'S LICENSE**


NOT INTENDED FOR FEDERAL PURPOSES

4d DL NO. **0391379**  
 4b EXPIRES **11/30/2026** 3 DOB **11/30/1985**  
 1 **CASALE**  
 2 **DEBRA D**  
 3 **395 CAMPGROUND ROAD**  
**ANSON, ME 04911**

4a ISSUED **03/19/2022** 15 GENDER **F**  
 16 HEIGHT **5'-00"** 17 WEIGHT **110 lb** 18 EYES **BLU** 19 HAIR **BRO**  
 9 CLASS **C** 9a END **NONE**  
 12 REST **B**  
 6 DD 0000000000000000000093713345

*Debra Casale*

 **Maine Medical Use** Date Issued: **06/27/2022**  
**Of Cannabis** Expires: **06/06/2023**

**Individual Caregiver**  
**DEBRA DIANE CASALE**  
**DBA: HAPPY CAMPER CANNABIS**  
**DOB: 11/30/1985**  
 No Retail Location Provided

Registration #: **CGR31273** Control #: **494459**  
 Authorization for mature plants grown under 500  
 square foot canopy/1,000 square foot immature canopy

Date of this notice: 04-15-2022

Employer Identification Number:  
88-1796980

Form: SS-4

Number of this notice: CP 575 A

DANK CLONE CO  
DEBRA D CASALE SOLE MBR  
395 CAMPGROUND RD  
NORTH ANSON, ME 04958

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

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 88-1796980. 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.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any 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.

Based on the information received from you or your representative, you must file the following forms by the dates shown.

Form 940	01/31/2023
Form 944	01/31/2023

If you have questions about the forms or the due dates shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification (corporation, partnership, etc.) based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2020-1, 2020-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

**IMPORTANT INFORMATION FOR S CORPORATION ELECTION:**  
If you intend to elect to file your return as a small business corporation, an election to file a Form 1120-S, U.S. Income Tax Return for an S Corporation, must be made within certain timeframes and the corporation must meet certain tests. All of this information is included in the instructions for Form 2553, Election by a Small Business Corporation.





**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:*

DANK CLONE CO  
395 CAMPGROUND ROAD  
NORTH ANSON, ME 049587104

**Registration Number:** 1228019

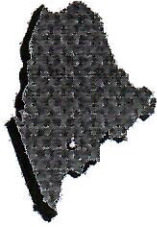
**Date Issued:** APRIL 15 2022

Business Code: 426  
Filing Frequency: SEMIANNUAL

**IMPORTANT INFORMATION CONCERNING THIS  
RETAILER'S CERTIFICATE**

This certificate must be available for inspection by the State Tax Assessor, the Assessor's representatives and agents and authorized municipal officials. This retailer's certificate verifies that this retailer and this retail location hold a valid Maine sales tax account and is authorized to collect and remit the sales tax on behalf of the State of Maine. This certificate has no expiration date. If you cease to do business in Maine please return this certificate to Maine Revenue Services.

**IMPORTANT PLEASE NOTE: This retailer's certificate may NOT be used to purchase merchandise for resale tax exempt (in Maine). A resale certificate is a separate document. If you qualify to receive a resale certificate, one has been printed and mailed to you.**



# STATE OF MAINE MAINE REVENUE SERVICES RESALE CERTIFICATE



THIS CERTIFICATE IS VALID

APRIL 27 2022 THRU DECEMBER 31 2025

Business Name and Location Address	Certificate Number	Business Type
DANK CLONE CO 395 CAMPGROUND ROAD NORTH ANSON ME 049587104	1228019	MED MJCARE

This is to certify that the above named business is authorized to purchase during the period indicated on this certificate: (1) tangible personal property to be resold in the form of tangible personal property, or (2) a taxable service to be resold as the same taxable service. **This certificate cannot be reassigned or transferred and can only be used by the above business or its authorized employees. This certificate is void if the business has ceased operating or if the certificate has been altered.**

The above named business certifies that the following is being purchased in the ordinary course of business for resale as provided above.

\_\_\_\_\_  
\_\_\_\_\_

Presented to: \_\_\_\_\_ Presented by: \_\_\_\_\_  
(Insert name of seller on photocopy) (date) Authorized Signature (purchaser) (date)

\* 71588

## DO NOT WRITE ON THIS ORIGINAL FORM

The document printed above is your new Resale Certificate. **Retain this copy as an original in your file.** This certificate is valid only for the period indicated.

Prior to the expiration of this certificate, Maine Revenue Services will automatically renew and reissue a new resale certificate for the next period if:

- your account is active; and
- you have reported \$3,000 or more in gross sales during the previous 12 months

Make copies of this original, fill in the appropriate data and provide it to the vendors from whom you make purchases for resale.

If you cease doing business, this certificate is void and must be returned to Maine Revenue Services.

Use of a resale certificate to make purchases not intended for resale is a criminal offense.

If you have any questions regarding this document, please call (207) 624-9693.



Thank you so much for your time and consideration.

It is my great wish to become a valued member of this beautiful  
community for years to come.

Respectfully,

Debra Casale