

**TOWN OF READFIELD
PLANNING BOARD
LAND USE PERMIT APPLICATION
(Site Review)**

General Instructions:

This form assists applicants to gain permits for land use in Readfield and its completion is required for the Planning Board to review your proposed development project as required by the Readfield Land Use Ordinance. However, any applicant proposing a project requiring Planning Board Site Review should be familiar with Article 6 of the Land Use Ordinance which sets forth submission requirements and the procedure and review criteria that will be followed to the extent applicable. The last page of this application lists the submittals that should be included with this application (as per Article 6, Section 3.I.2., of the Land Use Ordinance):

. This application attempts to help you provide information that will demonstrate that your proposed use meets these criteria. The Planning Board may require additional studies or a consultant to be hired to perform additional review of all or any portion of your project. If so required, you will be required to pay those costs.

It is important that your application and site plan be complete. The completeness of the application will be determined at the first Board meeting. If the application is found to be incomplete, it will likely be "tabled" until it is complete-thus delaying your project. If you have questions or require assistance, you may contact the Code Enforcement Officer. Although most applicants prepare their own application, you may also have someone else prepare and present your application for you as your "agent" provided the Board receives a letter of authorization from you and the agent signs the application.

The Planning Board usually meets on the 2nd and 4th Wednesday evenings of each month at 6:30. Your completed application, including all submittals, must be filed with the Town Code Office at least 10 days prior to a scheduled meeting date. Then the Board will review your application and vote on its completeness, if complete the Board will schedule a public hearing and notices will be mailed to abutters. This will provide the Board members with the opportunity to receive and preview your application beforehand-thus saving you as much time as possible during the meeting and review process. You may bring documentation to the meeting, but do not expect immediate approval based upon any applications, submittals, or revisions brought to the meeting. Similarly, requesting approval conditioned upon future submittals is not acceptable.

Almost all applications require more than one meeting, with a possible scheduled site visit conducted by the Board members between the 1st and 2nd meetings. Frequently more than two meetings are required, so please allow yourself adequate time to obtain your Planning Board Land Use Permit prior to beginning your project.

You will be notified by the Planning Board Secretary in advance of the meeting as to the time you or your agent are scheduled to appear. At the first meeting you will be asked to describe your project to the Board after which time the members may have additional questions for you. Your Land Use Permit does not include a building, plumbing, or any other permit that may be required locally or by the State.

Permit Fee _____
Date Paid _____
Receipt # _____

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

Map _____ Lot _____

Planning Board
Land Use Permit Application

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

1. Applicant / Owner: Name DEBRA CASALE Agent (if any): Name N/A
Address 395 CAMPGROUND ROAD Address _____
NORTH ANSON, ME 04958
Phone# (W) 207-922-3945 Phone# (W) _____
(H) 609-313-4859 (H) _____

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. Please describe what you are proposing to do:
I PROPOSE TO LEASE THE SHOP AT 769 MAIN STREET FOR
MY MEDICAL-ONLY CANNABIS RETAIL SHOP IN ACCORDANCES
WITH THE ALLOWANCES GRANTED BY MY MEDICAL CAREGIVERS
LICENSE WHILE COMPLYING WITH ALL TOWN AND STATE
REGULATIONS.

3. What land use district, e.g. rural residential, is the property located (as defined in Article 7 of the Land Use Ordinance (LUO) and depicted on the Land Use Map)?

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

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

ROUGHLY
5. Lot Width 30' Lot Depth 45' Lot Area in Acres (1 acre = 43,560 sq. ft.) _____

6. If a structure is proposed to be built, or expanded, list the following:

Type of Structure(s)	Length	Width	Height
<u>N/A</u>	_____	_____	_____
_____	_____	_____	_____

Non-Conforming Structures

Questions to answer if you are seeking a permit to expand, relocate, reconstruct or replace a non-conforming structure or are seeking a permit to build a new, enlarged or replacement foundation beneath an existing non-conforming structure. (See Article 11 of the Land Use Ordinance for definition of “non-conforming.”)

N/A

A. For an expansion of a structure, please list the total **floor area** for all portions of the structure(s) located between 25 to 75 feet from the normal highwater line of the water body, tributary stream, or upland edge of a wetland: _____ . (Please attach a worksheet showing how you calculated the total **floor area**. The term “**floor area**” is defined in Article 11 of the Land Use Ordinance.”)

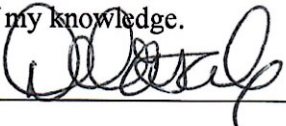
N/A

B. For an expansion of a structure, please list the total **floor area** for all portions of the structure(s) located between 75 to 100 feet from the normal high-water line of the water body: _____ . (Please attach a worksheet showing how you calculated the total **floor area**. The term “**floor area**” is defined in Article 11 of the Land Use Ordinance.”)

C. If you plan to put in a new, enlarged or replacement foundation below a non-conforming structure OR if you are seeking to relocate, reconstruct or replace a non-conforming structure, please describe whether the foundation or structure can be located further from the water to meet, or come closer to meeting set-backs, and if not, explain why it cannot be moved further back.

D. For structures in the Shoreland Residential, Resource Protection or Stream Protection zones, please show how the proposed development does not result in exceeding the 20% lot coverage maximum. See Article 11 of the Land Use Ordinance for definition of “**lot coverage**.”

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  Date 8-30-2022

Signature of Agent (if any): _____ Date _____

Instructions for Completing the Review Criteria Questionnaire

A review by the Readfield Planning Board will be restricted to the criteria set forth in Article 6, Section 3.C, below. Following this Article is a questionnaire intended to help you provide information to demonstrate that your proposed use meets these criteria. Please respond to these questions as completely as possible as they relate to your proposed project. Any questions that

you believe are not applicable, please state your reason. This will help provide the Board with the information necessary to conduct a fair and timely review.

Article 6, Section 3.C Review Criteria

The applicant shall demonstrate that the proposed use to the maximum extent possible meets the review criteria listed below. The Planning Board shall approve the application unless it makes written findings that one or more of these criteria have not been met.

1. **Aesthetic, Cultural and Natural Values.** The proposed activity shall not have an undue adverse affect on the scenic or natural beauty of the area, aesthetics, historic sites, archeological sites or significant wildlife habitat identified by the Department of Inland Fisheries and Wildlife or the Town of Readfield, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.
2. **Conformity with Local Ordinances and Plans.** The proposed activity shall conform with all applicable Ordinances and the Comprehensive Plan.
3. **Erosion.** The proposed activity shall not cause soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results. The best management practices set forth in the "Maine Erosion and Sediment Control Handbook for Construction Practices" (Cumberland County Soil and Water Conservation District, Department of Environmental Protection, March 1991 or as revised), or the most applicable best management practices as referred to in Article 8 Section 11, shall further mandate compliance with this requirement.
4. **Financial Burden on Town.** The proposed activity shall not cause an unreasonable financial burden on the Town for provisions of public services and facilities.
5. **Financial and Technical Capacity.** The applicant shall have adequate financial resources and technical capacity to construct and maintain the proposed improvements and meet the criteria of all applicable Ordinances. In making the above determinations, the Planning Board shall consider the proposed time frame for construction, the effects of inflation, the applicant's previous experience, the experience and training of the applicant's consultants and contractors, and the existence of any violations of previous approvals granted to the applicant under the provisions of this Ordinance.

6. **Flood Areas.** The proposed activity shall not adversely affect flood plain areas as depicted on the Federal Emergency Management Agency's Flood Insurance Rate Maps, and the proposal shall conform with all applicable requirements of the Town of Readfield Floodplain Management Ordinance.
7. **Wetlands.** The proposed activity shall not have an adverse impact on freshwater wetlands.
8. **Groundwater.** The proposed activity shall not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater.
9. **Municipal Solid Waste Disposal.** The proposed activity shall not cause a burden on the Town's ability to dispose of solid waste, if municipal services are to be utilized.
10. **Water Supply.** The proposed activity shall not cause a burden on an existing public water supply, if one is to be used.
11. **Adjacent Land Uses.** The proposed activity shall not have a detrimental effect on adjacent land uses or other properties, that might be affected by waste, noise, glare fumes, smoke, dust, odors or other effects.
12. **Pollution.** The proposed activity shall not result in water or air pollution. In making this determination, the Planning Board shall at a minimum consider:
 - a. The elevation of the land above sea level and its relation to the flood plains;
 - b. The nature of soils and subsoils and their ability to adequately support waste disposal;
 - c. The slope of the land and its effect on effluents, including phosphorous transport; and
 - d. The applicable State and Town health, air and water resource and sludge rules and regulations.
13. **Waterbodies.** The proposed activity shall not have an undue impact on any waterbody such as a lake, pond, or stream.
14. **Wastewater Disposal.** The proposed activity shall provide for adequate wastewater disposal meeting all applicable requirements and shall not cause a burden on public services if they are utilized. Form HHE 200, or its equivalent, shall be required for a primary site.
15. **Stormwater.** The proposed activity shall: a) provide for stormwater management, and b) comply with the best management practices set forth in the Stormwater Management for Maine, Best Management Practices (Department of Environmental Protection, State of Maine, November 1995 or as revised).
16. **Sufficient Water.** The proposed activity shall have sufficient water available for the reasonably foreseeable need of the proposed development.

17. **Traffic.** The proposed activity shall not cause highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads, existing or proposed.
18. **Legal Access.** The site shall have legal and reasonable means of access sufficient to meet all proposed uses.
19. **Impact on Adjoining Municipality.** When a proposed development subject to site review crosses the Town's boundaries, the proposed development shall not cause unreasonable traffic congestion or unsafe conditions with respect to the use of existing public ways in an adjoining municipality in which part of the development is located.
20. **Spaghetti Lots Prohibited.** Any lots in a proposed development shall not have a lot depth to frontage ratio greater than 5 to 1. When a proposed development borders both a water body and a road, the lot depth to frontage ratio shall be based on the frontage on the water body.
21. **Life and Fire Safety.** The Planning Board may require a review of any development subject to site review by the Readfield Fire Department for life and fire safety recommendations and may require incorporation of the life and fire safety recommendations in the application or as a condition of approval of the application.
22. **Violations.** The proposed activity or development is not on property currently in violation of any requirements of this Ordinance. If the Code Enforcement Officer determines that an enforceable violation exists, the Code Enforcement Officer shall issue a written Notice of Violation to the applicant within the review period of time provided for and the application, if otherwise approved, shall be conditioned upon the resolution of the violation prior to the use of occupancy of the permitted activity applied for. This provision shall not prevent, restrict or otherwise preclude the applicant from appealing to the Board of Appeals under Article 2 of this Ordinance any determination by the Code Enforcement Officer of an alleged violation.

Applicant: Town of Readfield

**Planning Board Review Criteria
Questionnaire**

1. State how the proposed activity will not have an undue adverse affect on:
 - a) the scenic or natural beauty of the area,
 - b) any historical sites that may be located on the property,
 - c) any significant wildlife habitat,
 - d) any public rights for physical or visual access to any shoreline,
 - e) any rare and irreplaceable natural areas,
2.
 - a) What other Town, State or Federal permits will be required for this project?
 - b) Do you intend to apply for these permits?
 - c) Are you 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. State how the proposed activity will:
 - a) prevent stormwater from giving rise to soil erosion both during and after the development,

(In this regard you may reference the appropriate erosion control or stormwater management books available at the Town Office)
 - b) reasonably conserve the land's capacity to hold water,
4. State what impact the proposed activity will have upon the Town's public services and facilities. This may include, but not be limited to the amount and type of anticipated traffic, requirements for emergency services, effects relating to public education, etc.
5.
 - a) What financial resources (including mortgage commitments) do you have to assure the completion and implementation of this project in compliance with the Land Use Ordinance?
 - b) What technical support will be used in connection with any design, development or use of the project?

6. a) Is any portion of the subject property located within, or affected by any flood areas as depicted on the Federal Emergency Management Agency Flood Insurance Rate Map? (These Flood Maps are available for your reference at the Town Office).
- i) If the answer to question (a) is yes, do you intend to include any portion of your development within the boundaries of the flood plain, including any structures or buildings, wells, wastewater disposal systems, or any storage or placement of property stockpiling of materials? _____
- ii) If the answer to question (i) is yes, how do you intend to develop this project (including it's subsequent use) to comply with the Floodplain Ordinance of the Town of Readfield? _____
7. a) Does your proposed development or use include any alteration of or impact to any wetland? If the answer to this question is yes, describe how you intend to minimize this impact?
- b) Are you aware that any wetland alteration requires additional permitting on the State or Federal level and will you be applying for those?
8. What part of your development or use will rely on or could impact groundwater?
9. a) State the nature of solid waste your proposal will generate both during development and the subsequent use of the property.
- b) Will this solid waste be taken to the Town Recycling Station? If so, how will the Town be compensated for handling such waste?
- c) If the solid waste is not to be taken to the Town Recycling Station, how do you plan to dispose of it?
10. Do you intend to connect to any public water supply?
11. a) What impact, if any, could the proposed activity have on adjacent properties and their uses. State whether any noise, glare, fumes smoke, dust, odors, or other affects will be generated.
- b) Describe the anticipated extent of these impacts and how you intend to buffer or reduce them to a level acceptable to adjacent properties.
12. a) What is the approximate percentage of slope of the land?
- b) What are the nature of the soils?
- c) What is the nature and extent of the existing vegetation on the site of development or use?
13. a) What is the nearest waterbody (lake, pond, stream, or brook)?
- b) What is the least distance between the waterbody and the project site?
- c) What part of your project could impact one of these waterbodies?
- d) How do you intend to minimize this impact?

14. How do you intend to provide for the adequate disposal of sewage and wastewater in order to comply with the requirements of the State Plumbing Code?
15. Describe or illustrate on a separate paper how you intend to control and manage any additional stormwater resulting from this project or use. You may reference the publication, "Stormwater Management for Maine, Best Management Practices" published by the Department of Environmental Protection (1995) and which is available for reference at the Town Office.

NOTE: If the project results in 20,000 sq. ft. or more of impervious area in the Maranacook Lake watershed or more than one (1) acre in the other lake watersheds, or more than five (5) acres of disturbed area in either watershed, a Stormwater Management permit from the Department of Environmental Protection will be required.

16. What will your water requirements be for this use and what will be your water source?
17. What types and amount of additional traffic do you expect as a result of this use?
18. What are your plans for permanent access to the site of the proposed use?
19. Does your proposed development or use cross the Readfield town line?
If so, into which town?
How will you avoid causing unreasonable traffic congestion or unsafe conditions as related to the use of that town's public ways?
20. What is the estimated depth-to-frontage ratio of the lots you propose to create or develop?
21. Has a representative of the Readfield Fire Department reviewed your proposal?
22. Are there currently any enforceable land use violations associated with this property?
23. If your project involves the construction of a road has the road design been approved by the Road Committee?

Planning Board Review Criteria Questionnaire Responses

1) There would be no adverse effect on any of the wildlife, historical sites, public rights, or any natural areas due to the presence of my business, Happy Camper Cannabis. The site being proposed at 769 Main Street is a current and long-standing building with prior retail tenants. I intend for my shop to be a welcoming, peaceful space for qualifying patients to comfortably enter and be received with professionalism and kindness. It is my intention for all signage to be of muted tones, keeping on theme of the great outdoors that Readfield so masterfully encompasses. My logo is in the space below and I hope it can provide some insight as to the feeling I hope to convey from my shop, and in turn the types of patrons I will attract, and the establishment I intend to bring to the community. It is my absolute intention to respect all neighbors, all wildlife, and all nature always, without wavering.



HAPPY CAMPER CANNABIS

2) The requirements to start a medical caregiver retail location include approval by the state as well as the Office of Medical Marijuana Policy including a thorough background check which I have already submitted to and been approved for. In addition to having my current active Medical Caregiver's license, I also have my Retailer registration certificate and my Resale Certificate from the State of Maine Revenue Services as well as my federal EIN from the IRS. Included with the allowances of my current licensure issued under the Maine Office of Medical Marijuana Policy, I am permitted to open one retail location. I currently am submitting these forms for review to obtain my Land Use Permit so that I may then present my business plan to the Readfield Planning Board and proceed with opening my retail shop as soon as possible.

- 3) The property I am proposing to lease is a private retail location, my activities will have no effect on soil erosion at any point, nor will it have any effect on the land's capacity to hold water.
- 4) With regard to Readfield's public services and facilities, there will not be any adverse effect with the addition of Happy Camper Cannabis. My proposed location has ample private parking surrounding the building with more than ample parking space available out front. Any emergency or township services that need to pass through would have no trouble doing so with the presence of a patient's vehicle parked in the allotted spaces. There will be no off-street parking. Likewise, emergency services will have no trouble accessing anywhere they need to, including other tenants within the building thanks to the vast parking the building provides.
- 5) I have no need for any sort of mortgage, loan, or other financial resources at this time aside from those I already have in my possession to start my business, this is something I have been planning and working towards for 3 years total and I have made sure I was ready to take this next step wholly and completely. Additionally, there is no need for any technical support because I will not need any design, development or use. There are two apartments above the shop, currently vacant. Additionally, there is no access to the shop area in any way, nor is there any visibility from the apartments of the shop.
- 6) The property at 769 Main Street is not located within, or affected by, any flood areas so it needs no further development to aid in such issues.
- 7) My proposed location at 769 Main Street does not include, require, or have anything to do with alterations or impact to any wetlands in any respect and as such, there is no additional permitting necessary or being applied for.
- 8) Absolutely no part of my lease at this property will rely on or could impact groundwater.
- 9) There will be no solid waste generated by my business. I will have a few apparel pieces for patients to purchase if they choose and besides that I will be bringing my own product from off-site at my cultivation location, none of which will be done on the premises, and it will remain in sealed jars and until sold. No product will ever be tossed in the garbage therefore I have no solid waste removal needs whatsoever.
- 10) The space I am proposing to occupy has a bathroom, but besides the normal amount of flushing and handwashing by myself and any employee I may hire during working hours, my business does not require water of any sort to operate logistically or legally as there is no cultivation on site whatsoever.
- 11) With regard to the impact my business may have on any adjacent tenants or persons who may lease space in the future, I have taken all possible considerations and steps to ensure zero inconvenience. For starters, all products will be kept in securely sealed containers at all times aside from when being distributed to patients. As an additional failsafe to protect against odor and as a 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, especially in a non-cultivation capacity. 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 the 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 future tenants. I have also purchased additional air purification systems in case of any malfunction so that there will be no lapse in protection against smell.

As for smoke, there will be absolutely zero smoking or smoke present on site. Qualifying patients may purchase, but never partake in their treatments on site, without fail. As such, there will be signage in place and I will always be present to ensure this is enforced unconditionally. There will be no added noise, at least not any more than would be if any other type of shop opened in the location. Typically, patients are in and out of cannabis shops in a matter of minutes, even if they have questions, especially those shops that are strictly medical, such as mine. It is not a space to linger or shop around. Additionally, Happy Camper Cannabis offers the proposed hours of operation 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

I have taken into consideration any renters who may occupy space in the future while designing my hours so that at no point would there be late comings and goings, I want to close shop before dark so everyone can feel comfortable.

There will be no glare, no fumes, no smoke, no dust, and no odors.

To reassert the noise and/or hustle and bustle of patients entering and exiting as a non-issue, I urge you to consider that it would be a far greater inconvenience as far as traffic goes for the space to be occupied as an ice cream shop, souvenir shop, or as a convenience store, which it once was. My business will not be a nuisance to anyone.

I would also like to acknowledge the security features being put into place. As per the rules and regulations set in place by the Office of Marijuana Policy, my legally 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 always monitored to ensure maximum safety and compliance.

These cameras will monitor all entrances, of which there will be 2 doors total (front and back) as well as 1 front facing window and a side window. Both of the doors will also be equipped with deadbolt locks. However, they will only be facing my building and any lighting and cameras will avoid all upper-level windows so as to respect the privacy and comfort of any current and future tenants. I would argue that they'd only be more safe and secure with our presence.

I understand there may be a concern if any minors were to live in the rented/rentable spaces within the building, but I would like to lay that to rest by stating again that there is no access to my shop through any point in the building that anyone would have access to besides myself. The shop has its own doors and deadbolt locks and any product pertaining to cannabis will be stored at any point I am not present so even if someone were to go outside to the front of the building to try to peer in, they aren't going to see anything that may cause them harm. Also, at night I will be taking all money and product home so the shop will have nothing to tempt any potential intruders. Patients will only use the front, clearly marked, street-facing door as I have previously mentioned. I'd also like to add that if it would make the Board and the town of Readfield feel more comfortable with my presence, I am willing to put up curtains and/or concealing window coverings to completely prevent any interior visual through that window. To sum this up, there will be no odors, no visuals, and no access which could be cause for concern towards any potential future residents at any point including minors.

12) I am unaware of any slope in land, nor am I altering anything in any way including any existing vegetation.

13) There will not be any impact on any waterbody in the town, or in the entire state of Maine for that matter, due to my shop or the services I provide.

14) There will be absolutely no sewage or wastewater at any point therefore no disposal is necessary.

15) I did not include an additional paper describing how stormwater will be controlled because there is no need for this in my business. I am simply renting a space for my legal and certified business. Additionally, there will be no part of my business in or surrounding the Maranacook Lake watershed area.

16) I have no water requirements for my business. There is a toilet and a sink located in the private bathroom inaccessible to the public, but aside from this I have zero use for this purpose.

17) I do not anticipate any additional traffic in comparison with any other shop that may occupy the space, if anything it will be far less. Most medical cannabis patients enter the shop, obtain their treatments, and leave. It is my anticipation and goal to receive 20 patients per day, 5 days a week. With my given hours, this equates to about 3 patients per hour, on those given days, a number I would consider negligible at best when we are talking about nuisance and traffic concerns, especially compared to almost any other type of business.

With that being said, not all patients, especially locally residing patients, drive their cars. I anticipate about 25% of this target number to be on foot, wheelchair, bike, or other sidewalk mode of transportation, which means less car noise outside of my location.

18) The plans for permanent access are already in place and I have no intention of trying to change anything pertaining to this.

19) My proposed location is 769 Main Street, which does not cross the Readfield town line and therefore there will be no use of any other town's public ways.

20) The estimated depth-to-frontage ratio of the space I propose to rent for Happy Camper Cannabis is roughly a 1:1.5 ratio resulting in roughly 600 square feet.

21) No representative of the town of Readfield Fire Department has reviewed my proposal, however, they are welcome to.

22) There are absolutely zero enforceable land use violations associated with the property I propose to lease.

23) My business does not involve the construction of a road in any way, shape, or form, and never will.

Required Submittals

(Per Article 6, Section 3.I.2)

- ___ 1. Copy of the portion of applicable tax map showing subject property, abutting properties and boundaries of all contiguous property under the control of the owner or applicant, regardless of whether all or part is being developed at this time.
- ___ 2. Names and mailing addresses of all property owners abutting the proposed development. (Abutters are the owners of any parcels with one or more common boundaries or points, as well as property owners of any parcel located directly across any road, railroad or stream along the road, railroad or stream from the parcel involved in the application. Also included is any Qualified Conservation Holder of an easement in any of these parcels).
- ___ 3. Exact direction to the property from the Town Office, using a map if necessary.
- ___ 4. The Assessor's tax map and lot numbers of the parcels.
- ___ 5. A copy of the deed to the property or other documentation to demonstrate right, title or interest in the property on the part of the applicant.
- ___ 6. The name, registration number and seal of the land surveyor, architect, engineer and/or similar professional who prepared any plan.
- ___ 7. Map showing the north bearing and lot dimensions of all property lines of the property to be developed and the source of this information.
- ___ 8. Site plan(s) illustrating the following: (Note: If the site plan is not drawn to scale, then specific distances identifying the relative locations of the following features must be shown on the plan).
 - a) The location and size of any existing and proposed sewer and water mains, culverts and drains that will serve the development whether on or off the property along with the direction of existing and proposed surface water drainage across the site.
 - b) The location, names, and present and proposed widths of existing and proposed roads, driveways, streets, parking and loading areas, walkways and rights-of-way within or adjacent to the proposed development.
 - c) The location and dimensions of all existing and proposed buildings and structures on the site, including underground storage tanks.
 - d) The location of intersecting roads or driveways within 200 hundred feet of the site.
 - e) The location of existing and proposed open drainage courses, wetlands, water bodies, floodplains, stands of trees, and other important natural features, with a description of such features to be retained.
 - f) The location and dimensions of any existing and proposed easements.
 - g) The location and dimensions of all existing and proposed provisions for water supply and wastewater disposal systems, including a design copy or letter of soils suitability for any proposed new or replacement wastewater disposal systems.
 - h) The location and dimensions of all existing and proposed signs.
 - i) For any project which shall result in a change to exterior lighting, the location, height, and type of existing and proposed exterior lighting and, for commercial, industrial and institutional projects, the foot-candle intensities of proposed lighting projecting on abutting properties.
 - j) The proposed landscaping and buffering.
 - k) The location and amount of any earth-moving.
 - l) A copy of all existing or proposed covenants or deed restrictions associated with the subject property.

- ___ 9. A copy of any applicable Federal, State or Town applications or permits which have been issued.
- ___ 10. A narrative describing how the proposal meets all of the Planning Board's Review Criteria.
- ___ 11. Evidence of receipt of application fee paid to the Town of Readfield.
- ___ 12. A schedule of construction, including anticipated beginning and completion dates.
- ___ 13. A stormwater drainage and erosion and control plan in compliance with Article 8, Sections 10 and 11.
- ___ 14. A description of the traffic movement to be generated by the development including types, peak hour and average daily vehicle trips, travel routes, and duration of traffic movement both during and following construction. A full traffic impact study shall be required under the conditions set forth in Article 8, Section 18.H, and shall include the components described therein.
- ___ 15. An assessment of the solid or hazardous wastes to be generated by the proposed activity and a plan for its handling and disposal, along with evidence of disposal arrangements.
- ___ 16. A copy of any required dimensional calculations applicable to the standards being reviewed, for example, square footage of structures, percent of lot coverage, etc.
- ___ 17. Elevation drawings for new commercial, industrial, and institutional buildings.
- ___ 18. Any additional information relevant to the project, for example, photographs, Cobbossee Watershed District recommendations, etc.

-----(end of application)-----

Planning Board Fees

<u>Value of Project</u>	<u>Fee</u>
Up to \$100,000	\$100
\$100,001 to \$500,000	\$150
\$500,001 to \$1,000,000	\$250
\$1,000,001 and over	\$500

“Value of Project” is considered the fair market value of all labor and materials associated with the project requiring site review. The above fee schedule does not include other fees that may be required as part of this project, for example, building and plumbing permit fees.

Subdivision Review

Minor subdivisions	\$175
Major subdivisions	\$175 plus \$50 per lot

Legitimate non-profit organizations will be assessed one-half of the regular fees

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.

A



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: _____ (insert name of seller on photocopy) _____ (date) Presented by: _____ 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