



Town of Bowdoinham

13 School St • Bowdoinham, ME 04008

Phone 666-5531 • Fax 666-5532

www.bowdoinham.com

PLANNING BOARD APPLICATION

Type of Application: Shoreland Zoning Site Plan Review - Tier I Tier II
 Land Use Subdivision - Minor Major

Applicant Information:

Name: John Walton - Old School Guy of Maine
Mailing Address: 333 Millay Road, Bowdoinham
Telephone: (207) 522-3994
Right, Title, Interest in Property: Owner Other tenants
(appropriate documentation must be provided)

Owner Information:

Same as Above
Name: Dean Beckwith and Andrew Curtiss
Mailing Address: 343 Millay Road, Bowdoinham
Telephone: (207) 208-6869

Agent Information:

Name: _____
Mailing Address: _____
Telephone: _____
 Surveyor Engineer Other: _____

Property Information:

Map/Lot Number: R02-051-B
Property Address: 333 Millay Road, Bowdoin
Lot Size: 1 AC Lot Frontage: _____
Existing Lot Coverage: _____ Proposed Lot Coverage: _____
Water Service: Public Private Road Ownership: State Town Private
Floodplain: No Yes Shoreland Zoning: No Yes: _____
Tax Program: No Agriculture Open Space Tree Growth

Project Description:

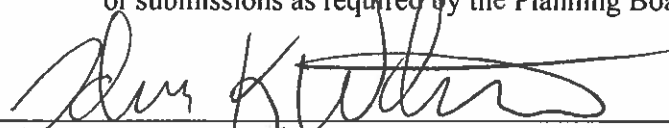
Seeking approval from town of Bowdoinham to be able to apply for Medical Cannabis Caretaker license to work out of space in home that patients can visit on an appointment basis.

Attachments (the following items are required):

- Site Plan
- Photographs of Site
- Application Fee
- Supporting Documents as required per Land Use Ordinance**

By signing this application, as the foresaid applicant:


- I certify that I have read and completely understand the application;
- I certify that the information contained in this application and it's attachments are true and correct;
- I understand that all information provided on this form and all other documents submitted as part of my proposal is a matter of public record;
- I understand that copies of this information may be supplied upon request to an interested party;
- I understand that additional funds may be required through the course of review for special studies, legal review costs, and/or engineering review;
- I understand that it is my responsibility to know and pay for any tax penalty that may result from said project;
- I understand that the information contained in this application is background information and some applications may require additional tests, maps, documentation or submissions as required by the Planning Board.


Applicant Signature 3/2/2023
Date

John Walton
Print Name

FOR OFFICE USE ONLY

Received On: MARCH 3, 2023 Fee Paid: \$500.00


Signed 3/3/2023
Date

Dean Beckwith and Andrew Curtiss

343 Millay Road

Bowdoinham, Maine 04008

March 1, 2023

To whom this may concern,

We, Dean Beckwith and Andrew Curtiss, are the rightful owners and co-landlords of the property at 333 Millay Road, Bowdoinham (R02-051-B). We give the current tenants of our rental property at 333 Millay Road, Bowdoinham, John Walton and Heather Kiedaisch, permission to use our property for sale, manufacturing, and distribution of medical cannabis and other cannabis products while operating as a Medical Cannabis Caregiver.

Please feel free to contact Dean at (207)208-6869 or Andrew at (207)602-0909 with any questions or concerns.

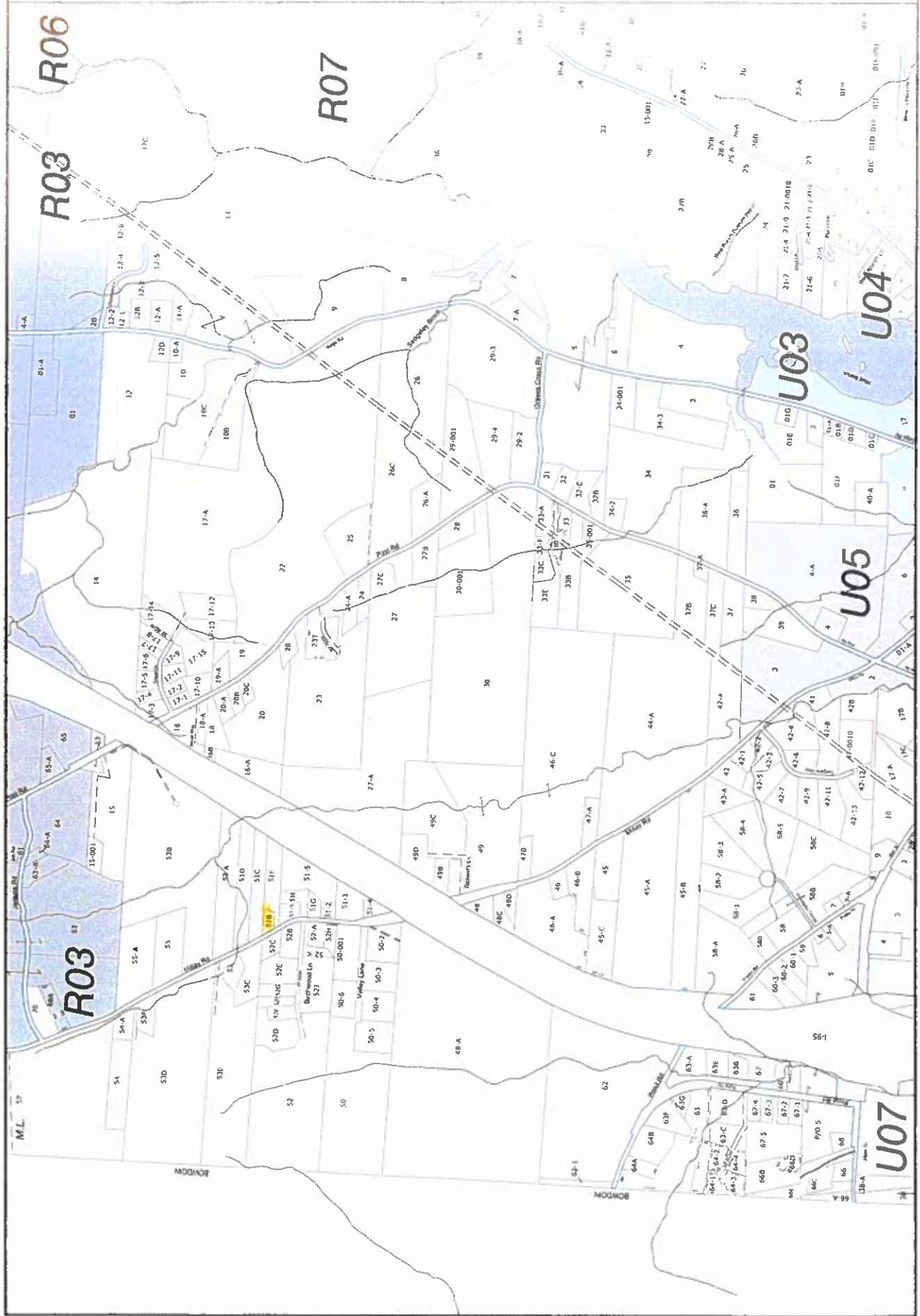
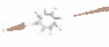
Sincerely,

Dean Beckwith

Andrew Curtiss

A

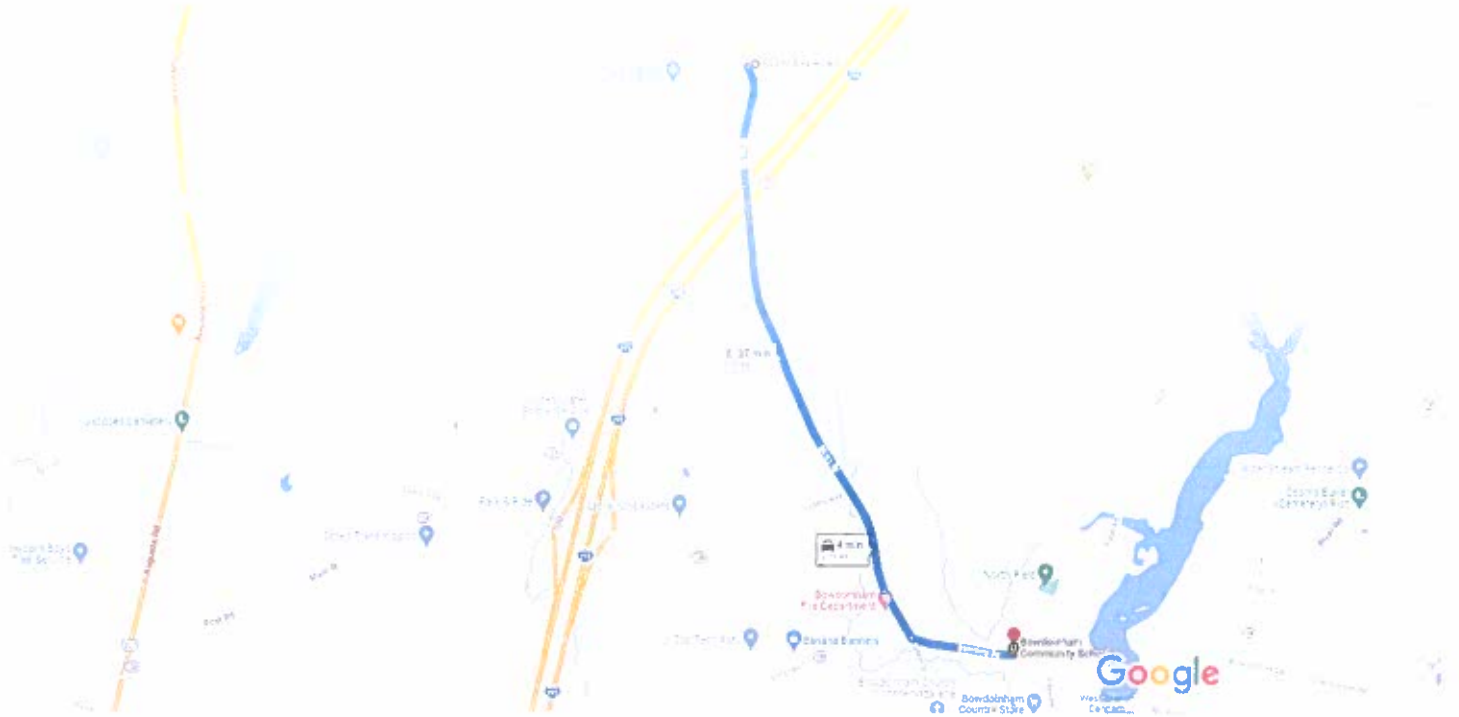
Unfortunately
Dean Beckwith is
in the hospital in
MA and is unable
to sign. Please feel
free to call him.



* [Yellow square] is the property

333 Millay Rd, Bowdoinham, ME 04008 to
Bowdoinham Community School, 23 Cemetery Rd, Bowdoinham, ME 04008

Drive 2.0 miles, 4 min



Map data ©2023 1000 ft



via Millay Rd

Fastest route now due to traffic conditions

4 min

2.0 miles



via Millay Rd

37 min

2.0 miles

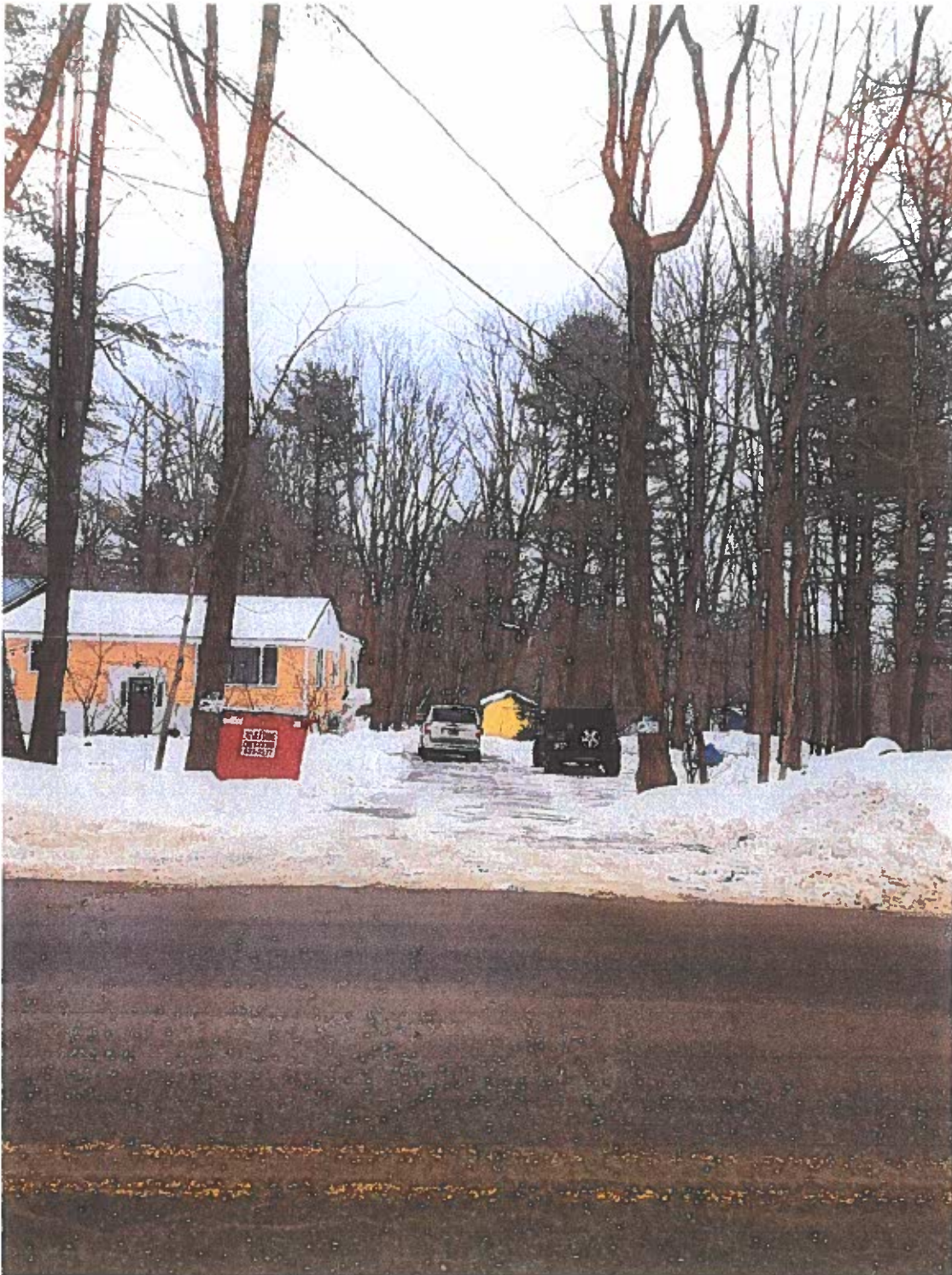
Explore Bowdoinham Community School

Restaurants Hotels Gas stations Parking Lots More

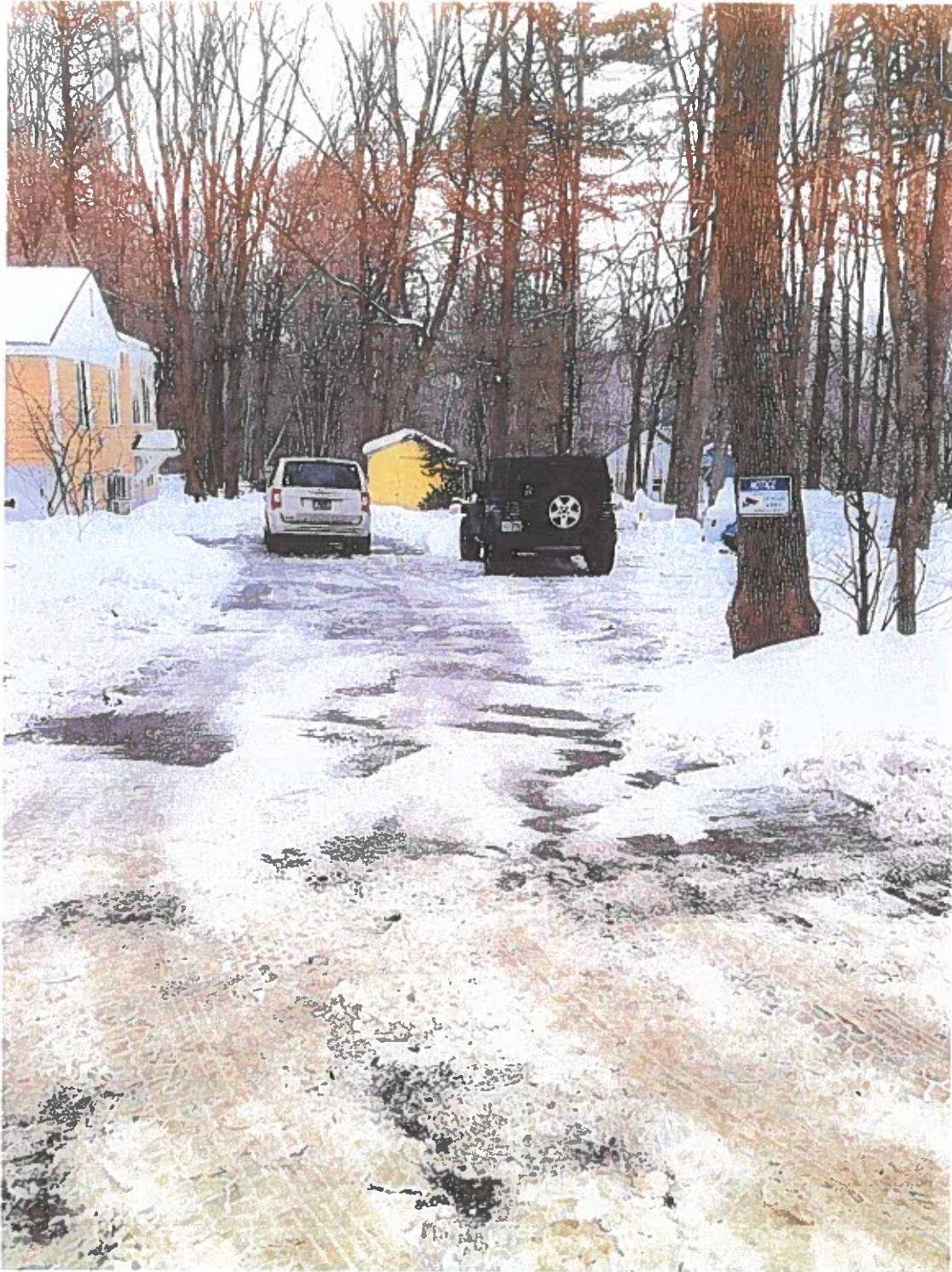
Welcome to 333 Millay Road, proposed future home of Medical Cannabis Caregiver John Walton, also known as *Old School Guy of Maine (OSG207)*:



Street View and Parking/Driveway:

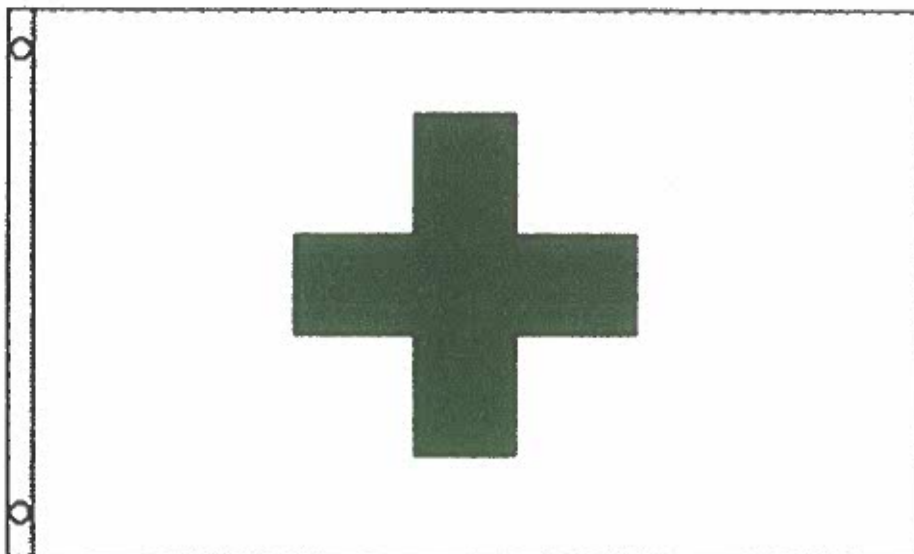


Lights and a sign to be installed over the driveway entrance between both trees.



Parking area would be diagonal spots on side of driveway where the JEEP is parked, providing enough space for patients to turn car around to pull out of driveway if backing out of driveway is difficult.

Tree at end of building where medical cannabis flag will be placed, picture of flag included:

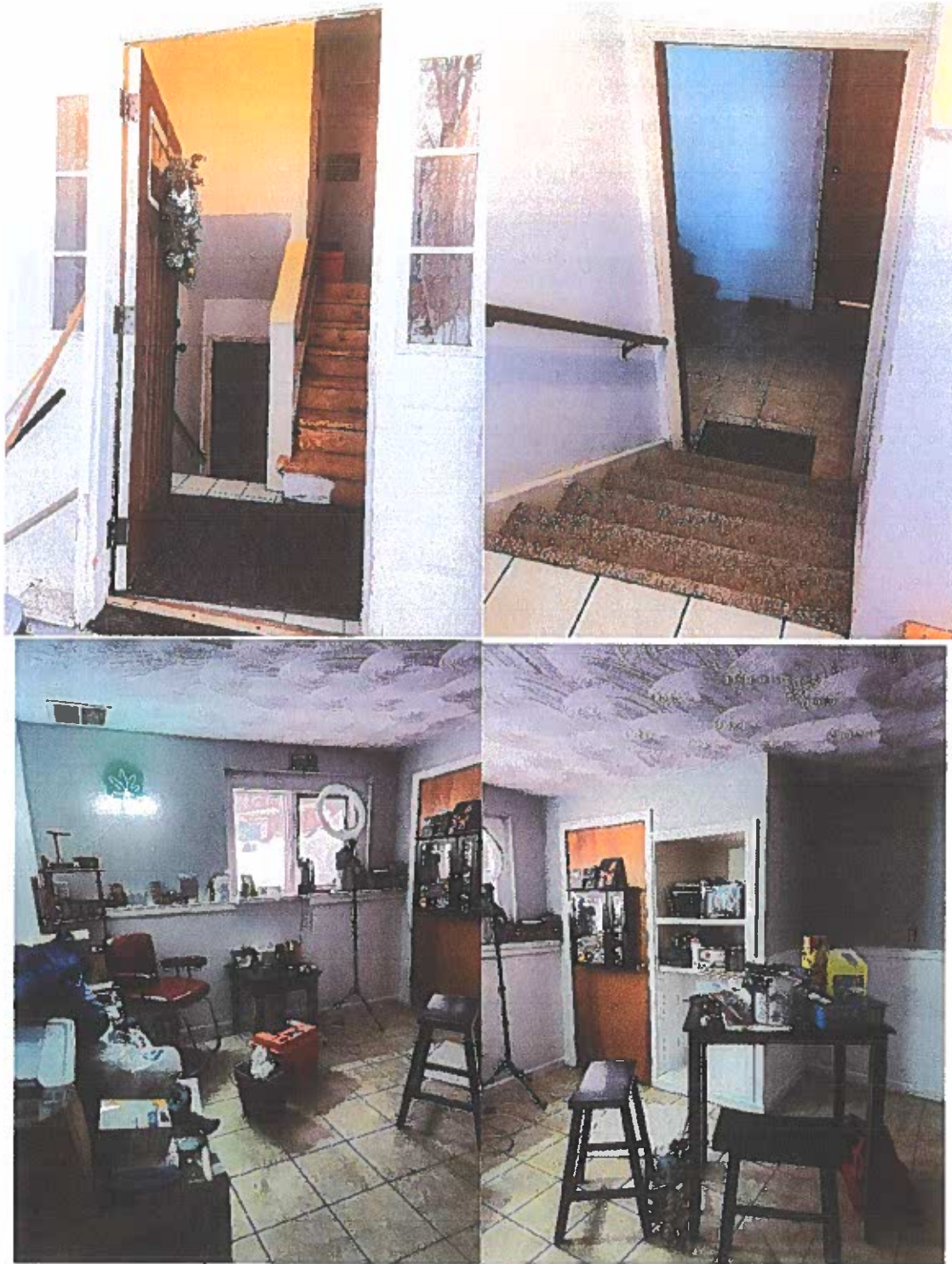


Walkway to front door, front door, and office outdoor window:



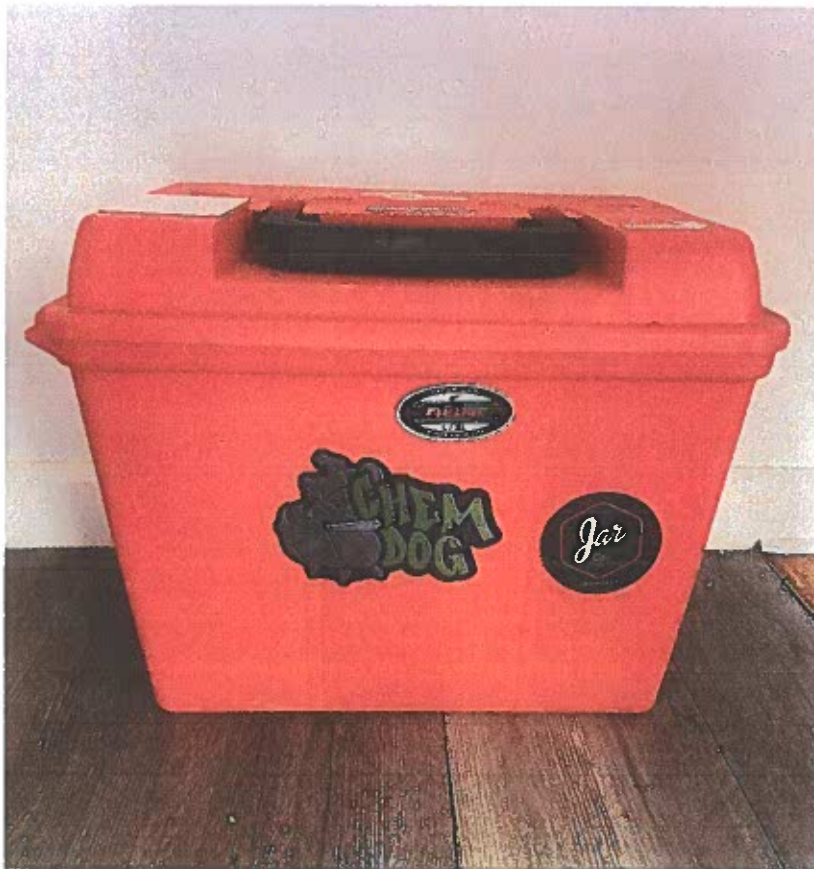
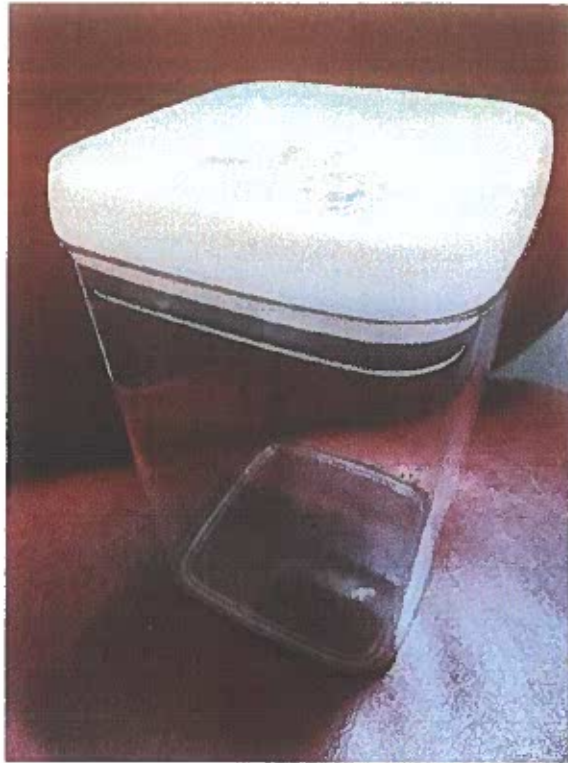
The window is located to the Left of front door. Sign to be hung in window, inside, to be on during shop hours.

The stairs heading down to the office/shop area and pictures of the office/shop area (please excuse the mess while trying to get things setup).



Locked closet viewed in pictures of office/shop space.

Smell Proof, airtight container for cannabis storage, both small quantities and bulk:



Site Plan Review – John Walton

1. Vehicular Access: As seen in submitted pictures, there is enough room for an additional parking space in the driveway.
2. Internal Vehicular Circulation: With patients encouraged to park on the additional side of the driveway parking would allow for patients to be able to turn around in driveway to pull out. However, backing out on to Millay Road is a possibility too.
3. Pedestrian Circulation: The walkway to the front door is clean, cleared and concrete slab making the walkway both safe and visible.
4. Municipal Services: N/A
5. Visual Impact: Only changes to the public eye will be a medical cannabis flag and we would like the ability to put a sign in the front yard that will be placed at a right angle to the roadway and will be no larger than 10 square feet. When we are at the point of getting a sign made, we will contact the Code Enforcement Officer to make sure that we are in compliance with the town.
6. Lighting: Sensor door light for the outside after dusk and small “open” neon sign inside window of office/shop area
7. Signage: One white with green cross medical cannabis flag on tree at end of driveway and small green “open” neon sign to be placed in window of office/shop area. We would also like the ability to have a sign made and installed, that says the business name “Old School Guy of Maine”, within the next 6-8 months. We will make sure we contact the Code Enforcement Officer to make sure that the sign is in compliance with the town.
8. Buildings: N/A
9. Landscaping: N/A
10. Buffering: N/A
11. Utilities: N/A
12. Water Supply: N/A
13. Sewage Disposal: N/A
14. Fire Protection: Standard smoke detectors and carbon monoxide detectors present within home and office/shop area.
15. Capacity of Applicant: John will still be working in his present job while getting his office and patient clientele established. Spoke with local credit union, once Medical Cannabis Caregiver License is acquired able to apply for a small business loan.
16. Shoreland: N/A
17. Floodplain: N/A
18. Wetlands & Waterbodies: N/A
19. Historical & Archaeological: N/A
20. Groundwater: N/A
21. Wildlife Habitat: N/A
22. Natural Areas: N/A
23. Environmental Impact: N/A
24. Solid Waste Management: Will get lock for dumpster at end of driveway to deter from animals and people from going in and looking for/finding any empty containers with cannabis remnants and residue. A camera will be placed at the end of driveway facing the dumpster to monitor activity.
25. Hazardous, Special & Radioactive Materials: Bulk cannabis will be stored in a locked closet and will eventually be moved to a large safe to ensure proper storage and safety. While in locked

area, cannabis will be stored in smell proof, orange fishing tackle box (see photo) to add in smell mitigation. Smaller amounts will be placed in airtight, smell proof containers.

26. Air Quality: While we understand that the smell of cannabis is one of the biggest concerns with this type of business, we just want to reassure Bowdoinham that we take mitigating the smell very seriously and will make sure that all product is contained in smell proof and airtight containers. We have no plans to grow, extract or manufacture.

27. Water Quality: N/A

28. Stormwater: N/A

29. Sedimentation & Erosion Control: N/A

30. Noise: Hours of operation will only be between 10am and 8pm on an appointment only basis. Due to the sensitivity of the business, we only plan to schedule one to two patient appointments an hour.

Addendum:

5. Visual Impact: N/A – only changes to the public eye will be a medical cannabis flag ~~and possibility of a sign that says “Old School Guy of Maine” to be hung over driveway entrance~~ and we would like the ability to put a sign in the front yard that will be placed at a right angle to the roadway and will be no larger than 10 square feet. When we are at the point of getting a sign made, we will contact the Code Enforcement Officer to make sure that we are in compliance with the town.
7. Signage: One white with green cross medical cannabis flag on tree at end of driveway, ~~sign over driveway entrance with business name, Old School Guy of Maine,~~ and small green “open” neon sign to be placed in window of office/shop area. *We would also like the ability to have a sign made and installed, that says the business name “Old School Guy of Maine”, within the next 6-8 months. We will make sure we contact the Code Enforcement Officer to make sure that the sign is in compliance with the town.*
26. Air Quality: ~~N/A~~ *While we understand that the smell of cannabis is one of the biggest concerns with this type of business, we just want to reassure Bowdoinham that we take mitigating the smell very seriously and will make sure that all product is contained in smell proof and airtight containers. We have no plans to grow, extract or manufacture.*

Additional information:

Project costs: Using office space in the house helps to mitigate many overhead costs as they are associated with living expenses. All furniture currently in the office area was previously used furniture that we allocated and moved to that space.

- Anticipated expenses:
- Display case/cabinet with locks – estimated \$200 to \$500.
 - Flag and open sign cost: \$100
 - Wholesale cannabis flower: \$800 to \$1600 per pound (however able to double and sometime triple in return). The amount of product purchased is all based on demand and will vary in the amounts needed.
 - Wholesale Edibles: \$500 to \$1200 for a lot of 100 (however able to double and sometime triple in return). The amount of product purchased is all based on demand and will vary in the amounts needed.
 - Wholesale Concentrates: Diamonds: \$400 to \$600 for 28 grams
 - Hash Rosin: \$400 to \$650 for 28 grams
 - Sugar: \$300 to \$500 for 28 grams
 - Wax: \$250 to \$450 for 28 grams
 - Live Resin: \$200 to \$350 for 28 grams
 - Future “Old School Guy of Maine” sign: \$300 to \$500

Anticipated expenses continued:

Packaging and Labelling materials: Approx. \$250-\$300

QuickBooks for small businesses: \$85/month

State Approved Scale: \$600

Yearly Medical Caregiver license fee: \$250

Financial Capacity: The initial plan is to start off small and grow as the needs warrant. By doing so, the initial startup costs can be lower, and the number of products offered will grow as the business grows. John has spoken to some financial advisors and has decided to pursue a small business loan once he has his license and the business can open. During the initial start, John plans to continue working for another Caregiver as his assistant until this business is able to be profitable.

Technical Capacity: John has been a medical cannabis patient for approximately seven years. He has been able to meet many people in the industry and has great networking. He has been working as an assistant caregiver for the past year at another Maine Caregiver/dispensary. He is eager to use his knowledge and interpersonal skills to transition to his own patients in providing high-quality products that he stands behind.

333 Millay Road
R02-051-B

Owners:
Dean Beckwith (207)208-6869
Andrew Beckwith (207)602-9090
343 Millay Road
Bowdoinham ME, 04008

Applicant:
John Walton (207)522-5994
333 Millay Road
Bowdoinham ME, 04008

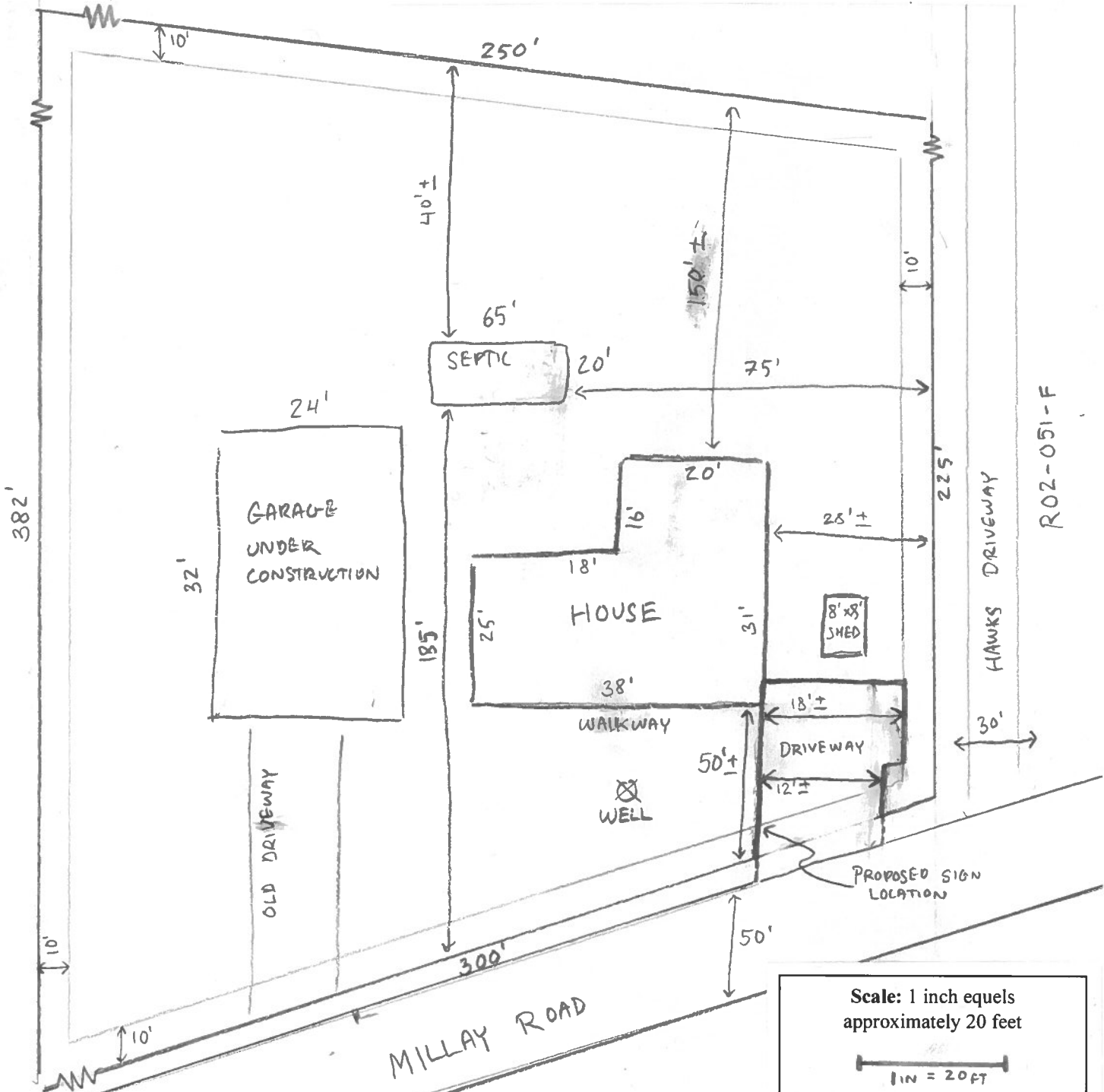
Signatures:

N. Drummond _____
T. Krueger _____
R. Joyce _____
J. Schlawin _____
W. Shippen _____
R. Wood _____

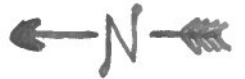
343 MILLAY ROAD DEAN BECKWITH & ELFKRIEDE BRANDSTATER
R02-051-C

331 MILLAY ROAD CLAYTON & CAROLINE HAWKS
R02-051-F

R02-051-F



336 MILLAY ROAD
R02-052-C
JOHN COTE



Amendment to Rental/Lease Agreement

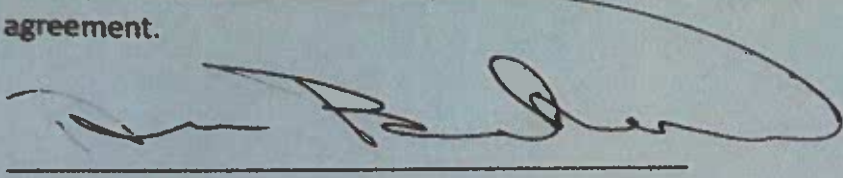
This amendment is to the rental/lease agreement between Dean Beckwith, of 343 Millay Road, Bowdoinham, Maine and John Walton and Heather Kiedaisch regarding the rental property at 333 Millay Road, Bowdoinham, Maine dated October 31, 2022.

Amendment made:

Section V Purpose

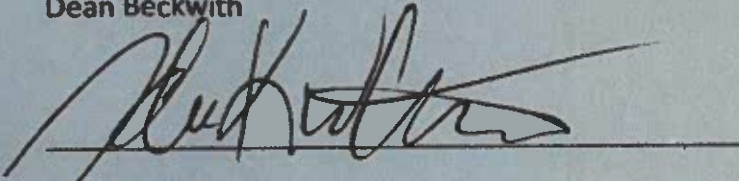
- A residential dwelling only
- A residential dwelling and small business

This updated amendment will supersede the section previously completed in the original rental/lease agreement.



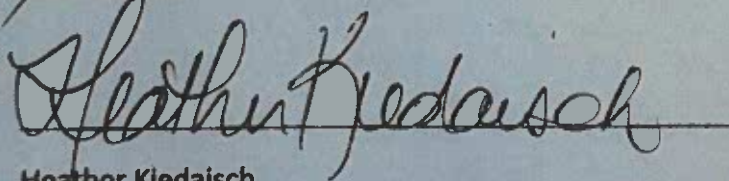
Date 23 April 2023

Dean Beckwith



Date April 2023

John Walton



Date 4/23/2023

Heather Kiedaisch

Old School Guy of Maine, LLC – John Walton

Further updates:

- Paperwork has been submitted to the State of Maine to register Old School Guy of Maine, LLC to John Walton at 333 Millay Road, Bowdoinham, ME 04008 – will provide town with copy once received from state.
- Spoke with Marc Veilleux, Public Safety Inspector from the Office of State Fire Marshall and was informed that there are no additional codes that need to be enforced with this home business. Email reply will be presented as soon as received from Mr. Veilleux.

Old School Guy of Maine, LLC – John Walton

Odor Mitigation Plan

We are aware that cannabis produces odors that may not be accepted by those surrounding the property, so we have developed our odor mitigation plan as stated below:

All flower will be stored in one of two different (due to size) airtight, smell-proof containers.

We will not be growing or producing/extracting byproducts that would create an odor.

When having to work with product, we will make sure that the area is well ventilated.