



# 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:

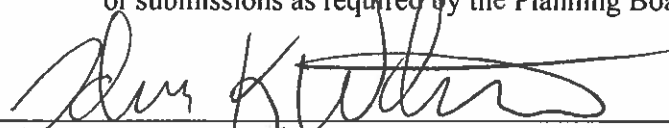
Seeking approval from town of Bowdoonham to be able to apply for Medical Cannabis Caretaker license to work out of space in home that patients can visit on an appointment basis.

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.

 3/2/2023  
Applicant Signature Date

John Walton  
Print Name

FOR OFFICE USE ONLY

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

 3/3/2023  
Signed 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.

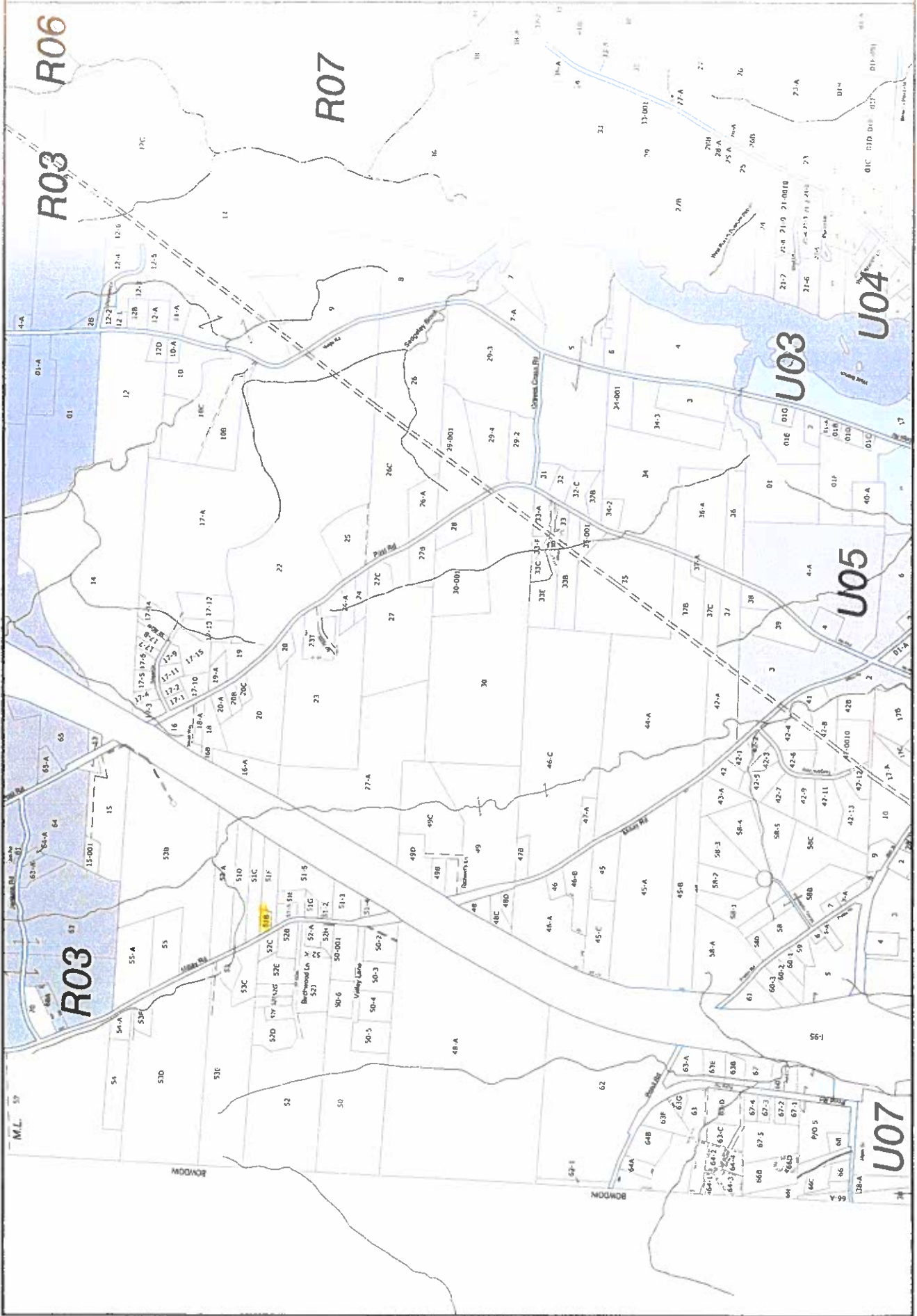
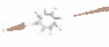
Sincerely,

Dean Beckwith

Andrew Curtiss

*A*

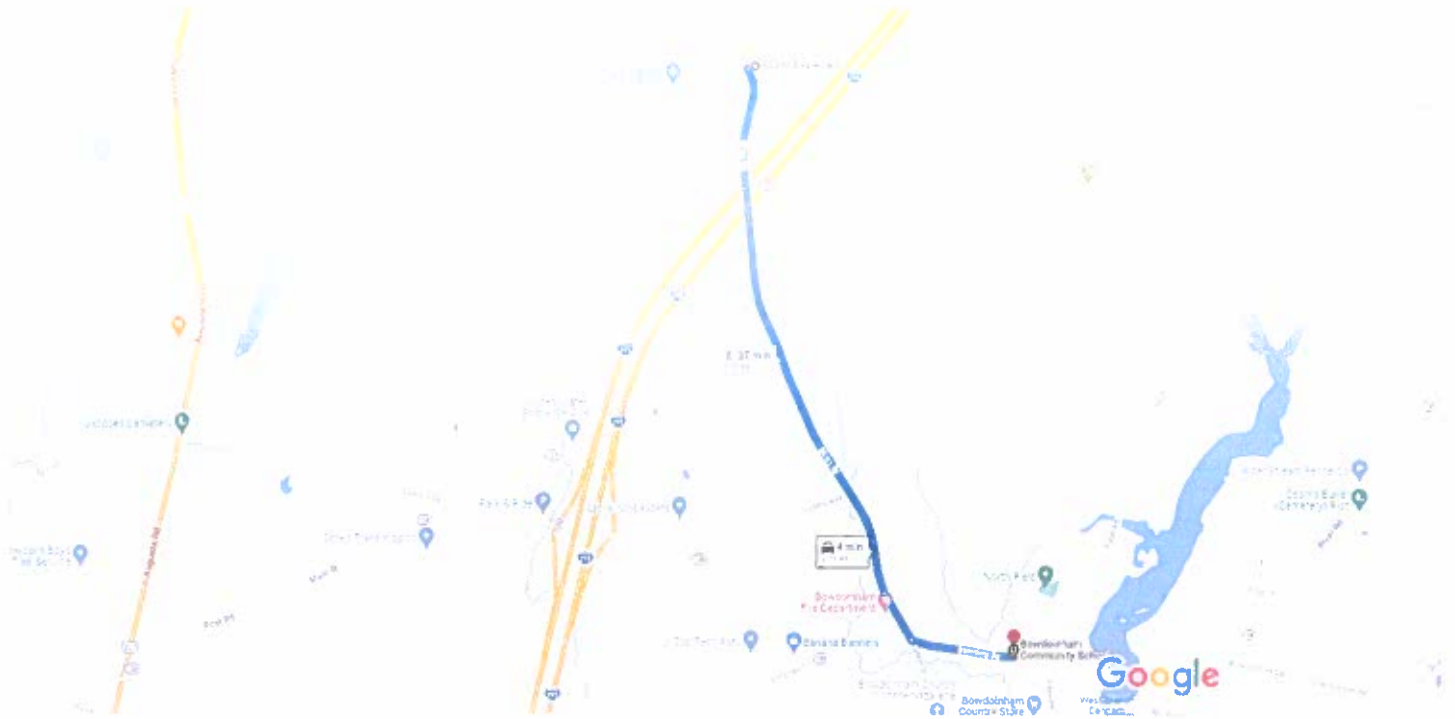
Unfortunately  
Dean Beckwith is  
in the hospital in  
MA and is unable  
to sign. Please feel  
free to call him.



\*  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

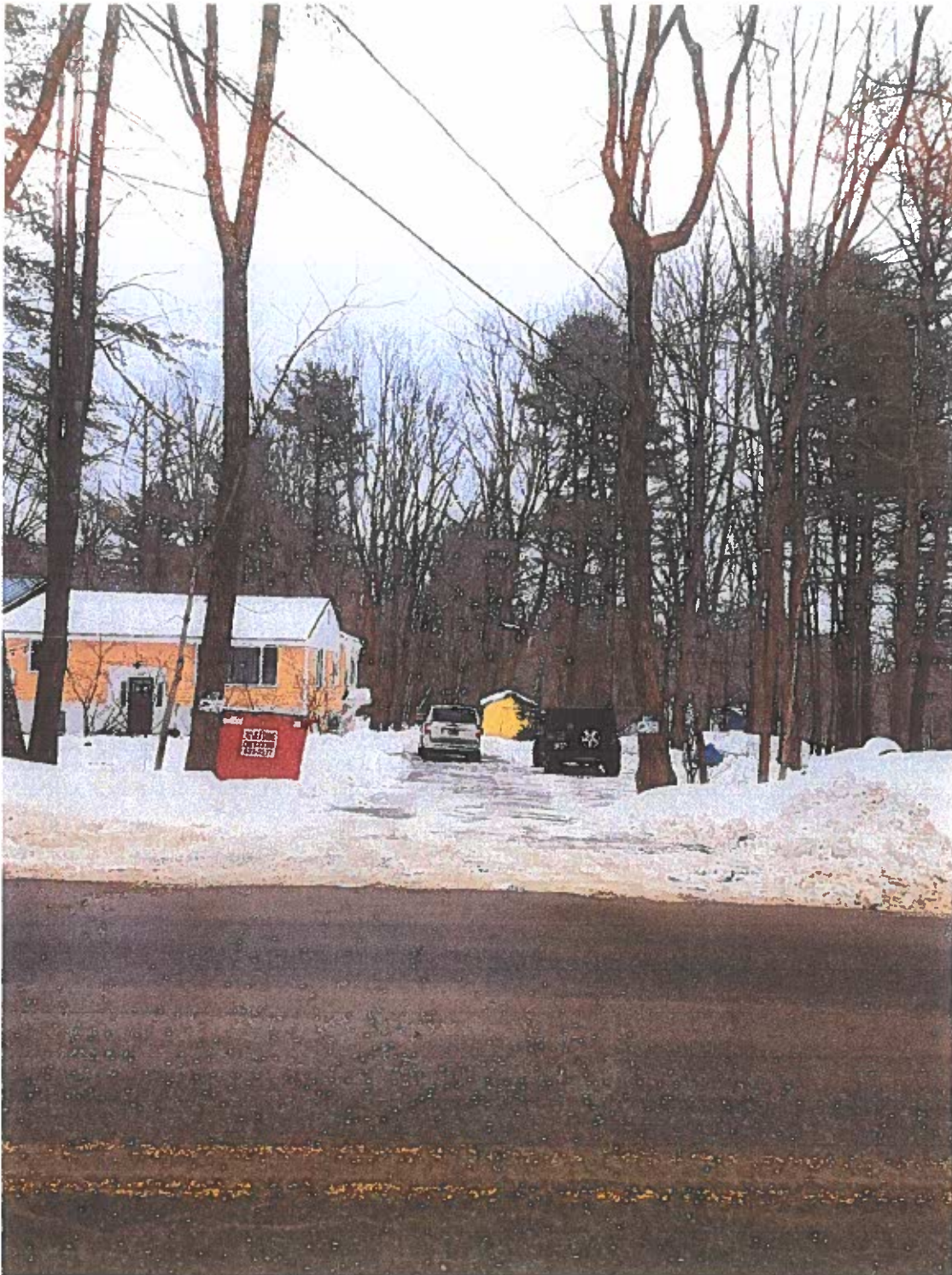


Welcome to 333 Millay Road, proposed future home of Medical Cannabis Caregiver John Walton, also known as *Old School Guy of Maine (OSG207)*:



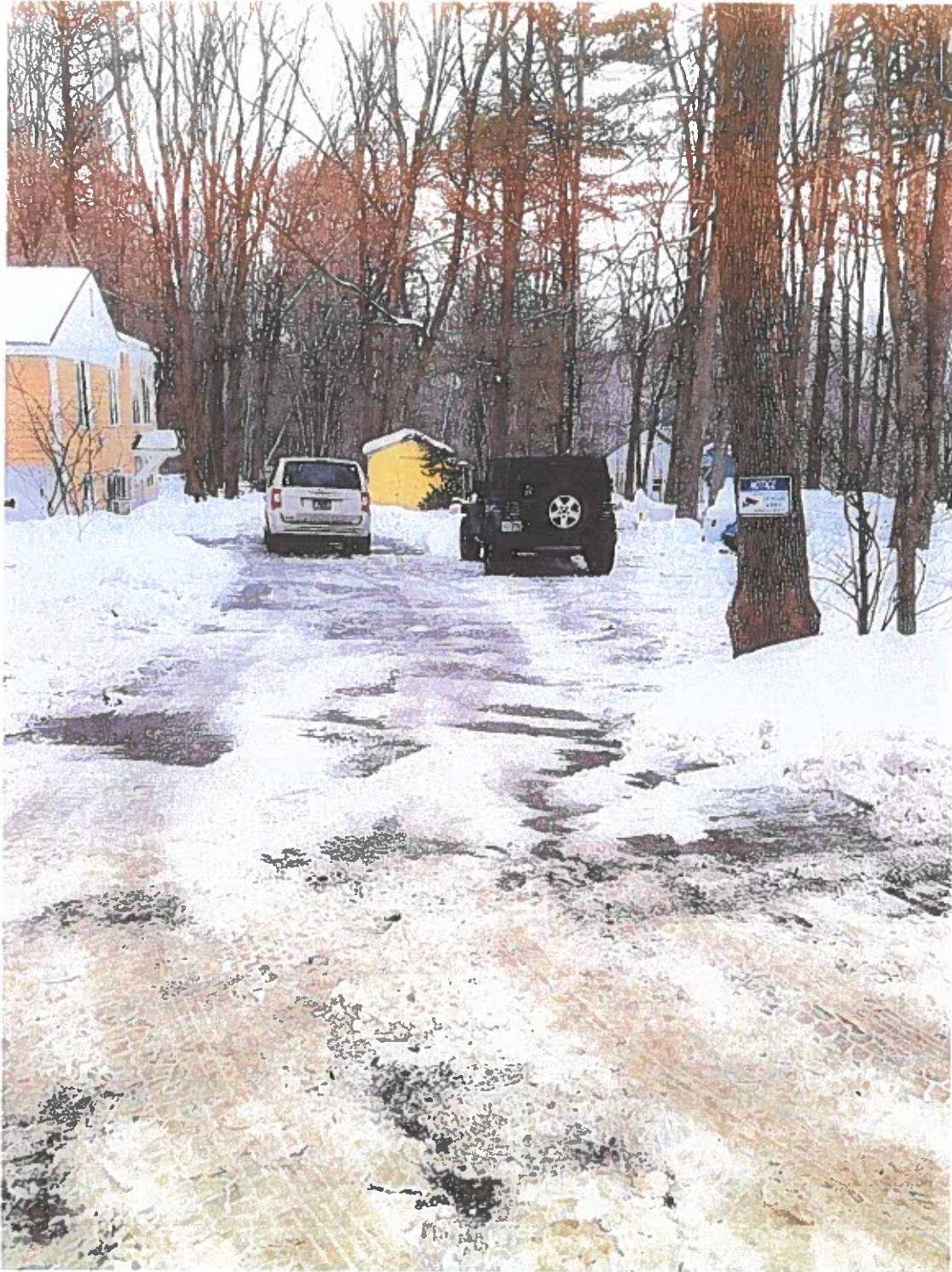


Street View and Parking/Driveway:



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

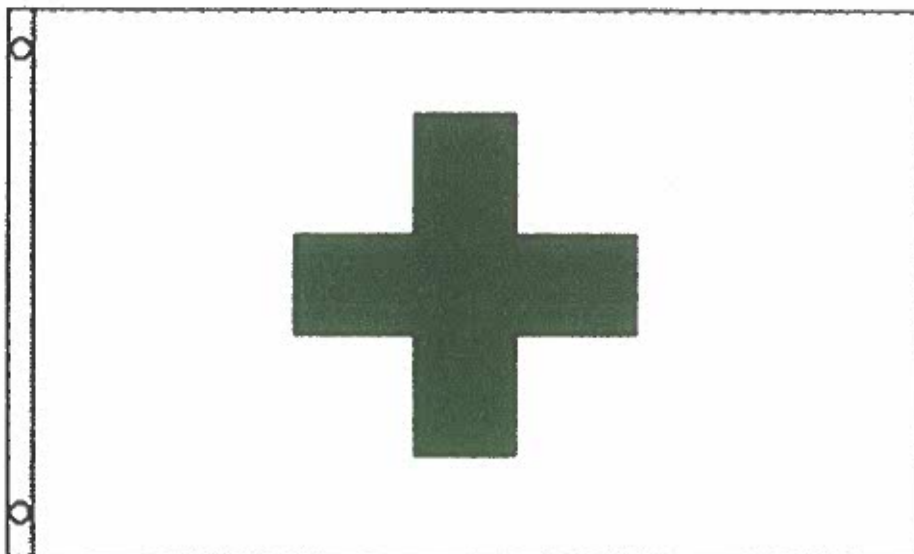




Parking area would be diagonal spots on side of driveway where the JEEP is parked, providing enough space for patients to turn car around to pull out of driveway if backing out of driveway is difficult.



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



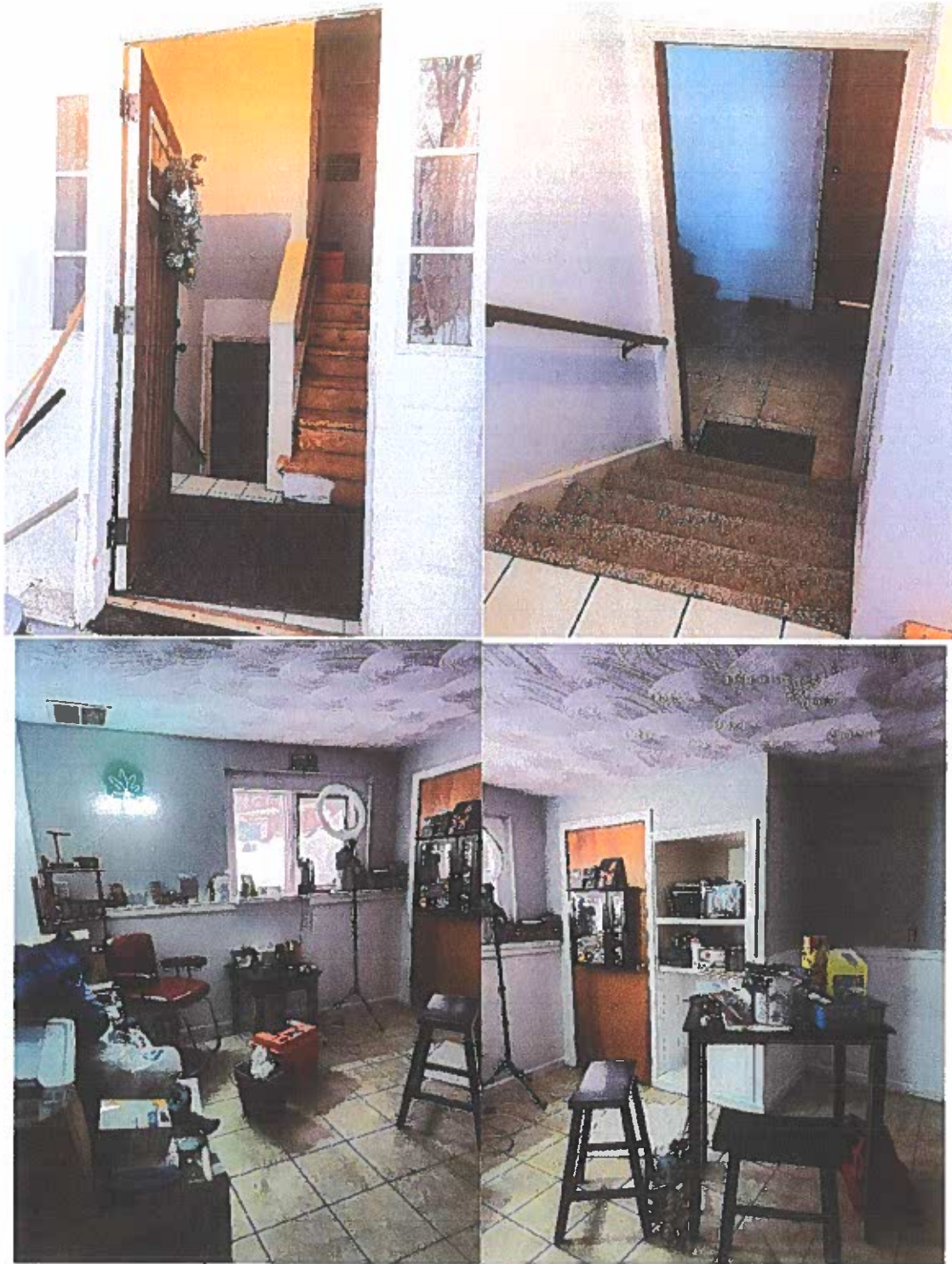
Walkway to front door, front door, and office outdoor window:



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



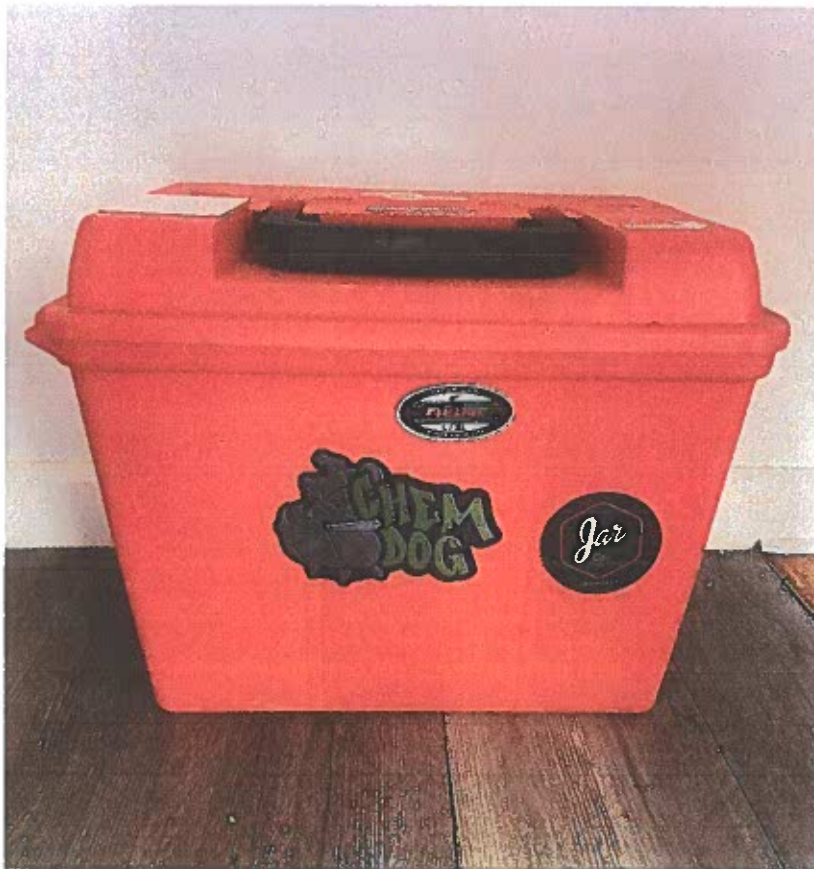
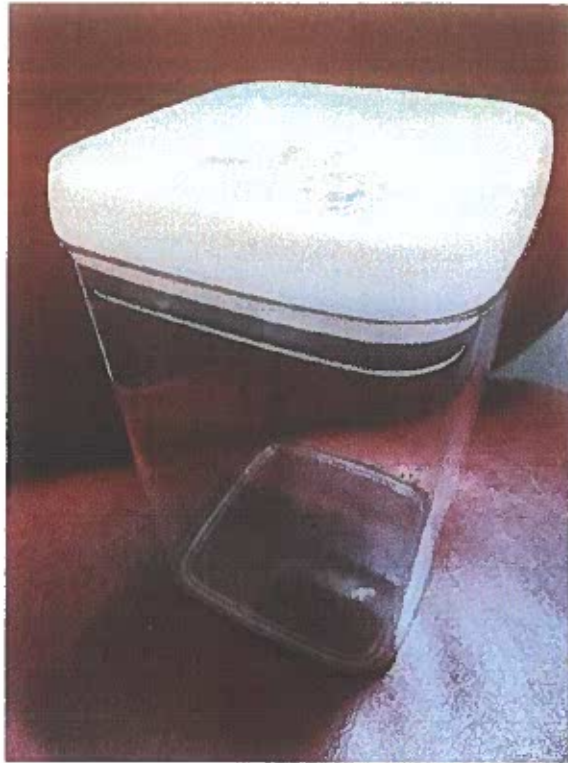
The stairs heading down to the office/shop area and pictures of the office/shop area (please excuse the mess while trying to get things setup).



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.