

March 5, 2021

RE: Charles Gill
Mystique Operations, LLC
50 Pork Point Road
Bowdoinham, ME 04008

SITE PLAN REVIEW TIER II APPLICATION
LOCATION: 50 PORK POINT ROAD, BOWDOINHAM (TAX MAP R10, LOT 028)

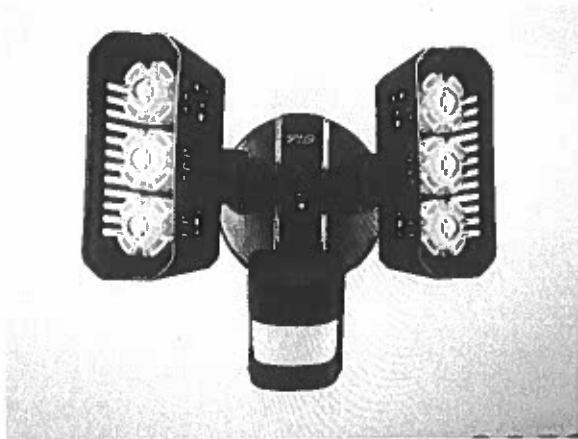
Lighting Plan:

Please see attached state guidelines that will be followed and enforced by the state. I anticipate several inspections by OMP during the summer and fall for this project.

In summary- There will be two points of entry for the growing season for human access. There will be two larger gates that will be utilized for field preparation but these will then be secured for the growing season.

These on foot access points will each have hard wired motion detector lights that illuminate 10 feet around the point of entry.

Lights will be used that minimize light pollution to the atmosphere. Light will be similar or exactly this type of unit.



27-Watt 2700 Lumens 180-Degree Black Motion Sensor Outdoor Integrated LED 5000K Waterproof Dusk to Dawn Flood Light

• **Odor Management Plan** - It is a much easier task to implement an odor management plan for an indoor area. Using filters and scrubbers can almost totally remove potential smell issues. For a larger outdoor grow this is a more difficult problem. One of the major reasons this property was selected is the generally isolated location. There will be smell associated with this grow. We have been growing hemp on this site for the past 4 years, which has a similar odor profile and to our knowledge no complaints have been made. The smell does not last the entire season and only in the latter 4-6 weeks is stronger. It is not uncommon for agricultural crops to have significant smell. Spreading cow manure in Vermont has been coined. "The perfume of Vermont.". Gilroy, California has a strong stench during garlic harvest season. Sulphur is sprayed on grapes in Somona Valley making the area smell like rotting eggs. Even locally vegetable harvests of cabbage can smell up the neighborhood. Our odor management plan is

based on the rural nature of the site and the dissolution of the odor through natural action and dilution.

- **Security Plan that meets the Title 22, Chapter 558-C or Title 28-B- Please see attached copy of the outdoor security plan from the State.**
- Please see attached State plans with proposed compliance in Red color.**

Security Requirements for Outdoor Cultivation Facilities:

1) Lighting- THIS HAS BEEN ADDRESSED ON THE PREVIOUS PAGES

- Must illuminate a perimeter of at least 10 feet around any point of entry, whether it is a gate or access from a building
- The lighting must be sufficient for observers to see, and cameras to record, any activity within 10 feet of the gate or entry
- A motion detection lighting system may be employed to light required areas in low-light conditions

2) Fencing/Gates- FENCING WILL BE COMPLIANT. EITHER A SOLID WOOD FENCE OR A CHAIN LINK FENCE WITH OBSCURING COVERING WILL BE INSTALLED. TWO SECURE ACCESS POINTS WITH MOTION DETECTOR LIGHTS AND VIDEO. LOCATION IS ALSO VERY INSULATED FROM THE PUBLIC EYE. GROW AREA IS NOT VISIBLE TO THE PUBLIC.

- Must be secure
 - Must be at least 6 feet high
 - Must obscure, or have a cover that obscures, the Limited Access Area (which is the entire fenced in area) from being readily viewed from outside of the fenced in area
- An outdoor marijuana cultivation facility must provide sufficient security measures to demonstrate that outdoor areas are not readily accessible by unauthorized individuals.

3) Alarm System-FULL COMPLIANCE TO ALL REQUIREMENTS WILL BE MADE. A FULL COPY OF PLAN WILL BE SUPPLIED TO TOWN WITH THE CAVEAT THAT IT WILL BE NOT BE PUBLIC AND WILL BE HELD IN A LOCKED FACILITY.

It shall be the responsibility of the licensee to maintain physical security in a manner similar to a cultivation facility located in an indoor licensed premise so it can be fully secured and alarmed.

- Monitored sensors are required on all perimeter entry points (i.e. on gates/fencing) and perimeter windows (if applicable)
- Alarm systems must be monitored by a licensed security company capable of contacting the licensee and, if necessary, law enforcement.
- The system must include an audible alarm, which must be capable of being disabled remotely by the security company.

Video Surveillance

- Cameras must be permanently fixed inside each entry/exit point (perimeter and limited access area) to allow identification of persons entering the premises and limited access areas.

- Cameras must be permanently fixed outside each entry/exit point (perimeter and limited access area) to allow identification of persons exiting the premises and limited access areas.
 - A sufficient number of cameras must be permanently fixed to allow the viewing, in its entirety, of any area where marijuana, marijuana plants, immature marijuana plants, seedlings, seeds, marijuana concentrate or marijuana products are cultivated, manufactured, stored or prepared for transfer or sale.
 - A sufficient number of cameras must be permanently fixed to allow the viewing, in its entirety, of any area where marijuana waste is stored before being made unusable, or where marijuana waste is made unusable.
 - A camera must be permanently fixed at each point of sale (including points of sale for wholesale transactions) to monitor the identity of the purchaser and ensure facial identity.
 - A sufficient number of cameras shall be permanently fixed to allow recording of all areas outside of the premises within 10 feet of the exterior fence and gates.
- Video surveillance shall meet the following minimum requirements:
- Minimum camera resolution is 720p.
 - System storage and cameras are internet protocol (IP) compatible.
 - All cameras must record continuously twenty-four hours per day and at a minimum of 15 frames per second.
 - All recorded images must clearly and accurately display the time and date. Time is to be measured in accordance with the U.S. National Institute Standards and Technology standards.
 - The surveillance system storage device must be secured on the premises in a lockbox, cabinet or closet, or must be on a third-party server or secured in another manner to protect from employee tampering or criminal theft.
- All surveillance recordings must be kept for a minimum of 45 days on the licensee's recording device.
- All videos are subject to inspection by any Department employee or law enforcement officer and must be copied and provided to the Department or law enforcement officer upon request.
- Licenseses shall maintain a list of all persons with access to video surveillance recording and procedures for controlling access to recordings.

4) Doors and Windows- DOORS WILL BE PROPERLY INSTALLED TO MEET THIS GUIDELINE. HIGH QUALITY COMMERCIAL LOCKS WILL BE USED. THE WINDOW REQUIREMENT IS NOT APPLICABLE. IT SHOULD ALSO BE NOTED THAT NO ONE

IS ALLOWED INTO THIS AREA WITHOUT A OMP ISSUED ID CARD THAT INCLUDES BACK GROUND CHECK AND FINGERPRINTING. VISITORS CAN BE ACCOMPANIED WHEN ESCORTED WITH COMPLIANT CARD HOLDERS. THIS IS PRIMARILY USED FOR CONTRACTOR ACCESS.

- Commercial grade locks, appropriate for facilities requiring high levels of physical security, are required on all perimeter entry doors and on all doors separating limited access areas from areas open to visitors
- If there are any indoor facilities on the licensed premises, then the external entrances to such indoor facilities must be able to be locked
- All perimeter windows (if applicable) must be in good condition and lockable

5) Control of Limited Access Area-

Signs- SIGNS WILL BE INSTALLED AS REQUIRED. A VISITOR LOG WILL BE MAINTAINED

- All areas of ingress and egress to the fenced-in limited access area on the premises must be clearly identified by posting a sign which shall be no smaller than 8.5 inches high and 11 inches wide, composed of letters not less than a half inch in height, which shall state: "Pursuant to State Law: Do Not Enter – Authorized Persons Only."

Visitor Log

- Before entering the fenced-in limited access area, any visitor must sign in on the visitor log and be issued a visitor badge to wear for the duration of the visit
- A visitor entry log must include, at a minimum:
 - o The date and time of the visitor's entry;
 - o The date and time of the visitor's departure;
 - o The full name of the visitor;
 - o The identifying number of the visitor's state- or federally-issued identification;
 - o The identifying mark on the visitor identification badge;
 - o The individual identification card number of the person who will accompany the contractor, if required, while the contractor is in the limited access areas of the premises; and
 - o The purpose for which the contractor is accessing the limited access area.

- Any incident not compliant with the marijuana establishment licensee's authorized conduct that occurred while the contractor or visitor was in a limited access area of the premises must be reported in writing to the Department within 24 hours, including all information required by the visitor entry log.

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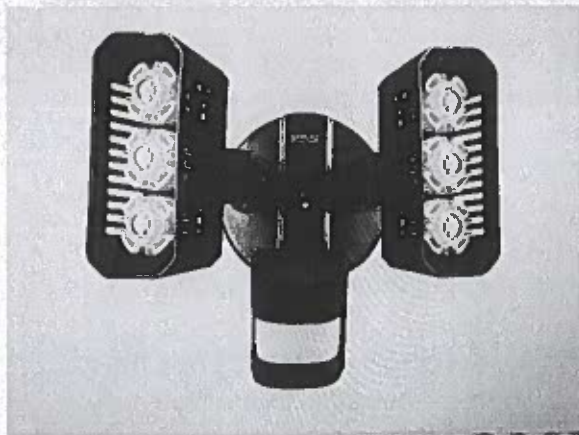
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Chas Gill
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