



# Town of Bowdoinham

13 School St • Bowdoinham, ME 04008

Phone 666-5531 • Fax 666-5532

www.bowdoinham.com

License File #

For Office Use Only

## APPLICATION FOR MARIJUANA BUSINESS LICENSE

NEW       RENEWAL

EXISTING FACILITY/CAREGIVER

### Type of License Application

- Marijuana Cultivation Facility     Marijuana Manufacturing Facility
- Marijuana Establishment             Medical Marijuana Registered Caregiver
- Marijuana Store                         Caregiver Retail Store
- Marijuana Testing Facility             Registered Dispensary

### License Fee:

The license fee as outlined in the Bowdoinham Land Use Ordinance Article 11.D.g.(iii):

g) Select Board. License fees shall be as follows, plus any and all advertising costs:

(iii) Marijuana License & Application Fees –

(A) Initial Application fee of five hundred (\$500) dollars.

(B) Renewal application fee one hundred and fifty dollars (\$150) ✓

(C) Annual Marijuana License – The license fee shall be as follows:

(1) Marijuana Store \$2,000

(2) Manufacturing Facility \$2,000 ✓

(3) Testing Facility \$2,000

(4) Cultivation Facility:

a. Cultivation Size: up to 500 SF of mature plant canopy \$500

b. Cultivation Size: 501-2000 SF of mature plant canopy \$2,000

c. Cultivation Size: 2001-7000 SF of mature plant canopy \$5,000

d. Cultivation Size: greater than 7,000 SF of mature plant canopy \$10,000

**Business Information:**

Name of Business: UPA Camp Edible Co<sup>ly</sup> / Golden Road Extracts LLC

Name of Corporation /LLC (if different): \_\_\_\_\_

Business Mailing: 9 main st Suite F Bowdoinham me

Business Telephone: 666-1093 286-5134

Owner's Name: Scott Ouellette

Owner Mailing Address: 9 main Street Suite F Bowdoinham

Owner Telephone: 666-1093 286 5134

Owner's Legal Residence: 11 Cottage st BATH me 04030.

**Agent/Applicant Information:**

Name: \_\_\_\_\_

Mailing: N/A

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Contractor Agent – Certification: \_\_\_\_\_

**Property Owner Information:**

Name: FHC

Mailing Address: 1201 main st Bowdoin me 04282

Telephone: 666-5651 / Direct contact Fred. 751-6489.

**Property Information:**

Map/Lot Number: \_\_\_\_\_

Property Address: 9 main street.

Water Service:  Public  Private Road Ownership:  State  Town  Private

Property Entrance/Driveway:  Existing  New

Floodplain:  No  Yes Shoreland Zoning:  No  Yes District: \_\_\_\_\_

Land Use District:  Residential/Agricultural  Village I  Village II

**Applicant Questionnaire:**

1. Has the applicant been denied an application for a marijuana business license by another jurisdiction?  
 No                       Yes (if yes, provide an explanation on a separate sheet)
  
2. Has the applicant had a marijuana business license suspended or revoked by another jurisdiction?  
 No                       Yes (if yes, provide an explanation on a separate sheet)
  
3. Is there currently a Medical Marijuana Business on the subject property that began operating before the enactment of the Maine Marijuana Legalization Act?  
*If yes, attach evidence that a Medical Business has commenced on the property prior December 13, 2018.*  
 No                       Yes

**Project Description:**

We are using our medical and adult use  
licences to manufacture products for Both markets-  
registered Caregiver and Wholesaler.

**Submission Requirements (the following items are required):**

- Site Plan Review Permit from the Planning Board.
- All applicable State licenses/registrations and permits.
- If State licenses/registrations and/or permits have been filed but not yet granted, then the applicant must provide a copy of said application(s).
- A scaled site plan showing (i) The shape, size and location of the lot to be built upon and structure(s) to be erected, altered or removed. (ii) Any structure(s) already on the lot. (iii) Depth of front yards of structure(s) and adjoining lots.
- Statement of intended use.
- Statement of how use meets performance standards.
- Documentation that the applicant has right, title or interest in the property.
- If the applicant's application is approved by the Select Board, their approval will be contingent upon their State approvals, a copy of which must be given to the Town Clerk before business can commence.
- The applicant shall submit seven (7) copies of the application and all supporting documentation.

Burden of proof. The applicant shall have the burden of proving that the proposed project, development or land use activity is in conformity with the purposes and provisions of this Ordinance and any applicable State laws and rules.

**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 its 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;

 5-2-21  
Applicant Signature Date

Scott Overblake  
Print Name

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**FOR OFFICE USE ONLY**

Date Received: 5/3/24 Total Fees Paid: \$ 2150

 5/6/24  
Signed Date

### Submission Checklist:

Site Plan Review Permit from the Planning Board.

All applicable State licenses/registrations and permits.

If State licenses/registrations and/or permits have been filed but not yet granted, then the applicant must provide a copy of said application(s).

A scaled site plan showing (i) The shape, size and location of the lot to be built upon and structure(s) to be erected, altered or removed. (ii) Any structure(s) already on the lot. (iii) Depth of front yards of structure(s) and adjoining lots.

Statement of intended use.

Statement of how use meets performance standards.

Documentation that the applicant has right, title or interest in the property.

If the applicant's application is approved by the Select Board, their approval will be contingent upon their State approvals, a copy of which must be given to the Town Clerk before business can commence.

The applicant shall submit seven (7) copies of the application and all supporting documentation.

Burden of proof. The applicant shall have the burden of proving that the proposed project, development, or land use activity is in conformity with the purposes and provisions of this Ordinance and any applicable State laws and rules.

### Standards:

#### State Law References:

Title 22 M.R.S.A §558-C Maine Medical Use of Marijuana Act, Title 28-B M.R.S.A. Adult Use Marijuana

Local Reference: Bowdoinham Land Use

- a) The establishment shall have and implement an odor mitigation plan that is sufficient to eliminate the smell of marijuana so that it is not be detectable offsite, i.e., must not be detected at premises that are not under the custody or control of the establishment.
- b) Buffering or other measures may be required to address the establishment's impact on abutters and the public.
- c) All marijuana and marijuana products shall be in a secured facility that meets state requirements for the registered or licensed premises under Title 22, Chapter 558-C or Title 28-B, as applicable. Any outdoor area approved for marijuana cultivation under this ordinance must be enclosed and equipped with locks or other security devices that permit access only by a person authorized to have access to the area. The municipality shall keep confidential any security plans that are submitted as part of the application process.
- d) The establishment may not be located within 500ft of a school
- e) The signage for the establishment may not contain any graphics of marijuana or marijuana accessories.
- f) No drive up/through service shall be allowed.





# Town of Bowdoinham

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September 26, 2023

Upta Camp Edible Co, LLC  
Scott Ouellette  
9 Main Street  
Bowdoinham, ME 04008

## **Marijuana Manufacturing Facility Business License Approval 9 Main Street (Map U01, Lot 069)**

Dear Mr. Ouellette,

We, the Select Board have reviewed your Marijuana Manufacturing Facility Business License application indoor adult-use marijuana cultivation at 9 Main Street (U01-069). Based on the information you provided, we have made the following Findings:

- 1) The proposed marijuana business meets the performance standards set forth in the Land Use Ordinance.

*Finding: The Planning Board approved the project on December 18, 2019 and all performance standards were determined to be adequately met.*

- 2) The proposed marijuana business meets the conditions of approval set forth in their Site Plan Review Permit.

*Finding: A site visit was conducted by the Town's CEO and found that all conditions of approval were adequately met.*

Based on the above findings, we the Select Board voted to approve your Marijuana Cultivation Facility Business License application with following Conditions of Approval:

1. The applicant shall reimburse the Town for all noticing fees.
2. The applicant shall retain the necessary State Licenses.
3. The applicant shall comply with their Site Plan Review Permit from the Planning Board, dated December 18, 2019.

**Marijuana Manufacturing Facility Business License Approval**  
**U01, Lot 069**  
**Upta Camp Edible Co, LLC**  
**9 Main Street**  
**Page 2 of 2**

This approval is valid for one year from the date of approval. Please contact us if you should have any questions regarding your approval.

Sincerely,

Bowdoinham Select Board

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August 16, 2022

Golden Road Extracts, LLC  
Scott Ouellette  
9 Main Street  
Bowdoinham, ME 04008

## **Marijuana Manufacturing Facility Business License Approval 9 Main Street (Map U01, Lot 069)**

Dear Mr. Ouellette,

We, the Select Board have reviewed your Marijuana Manufacturing Facility Business License application at 9 Main Street (U01-069). Based on the information you provided, we have made the following Findings:

- 1) The proposed marijuana business meets the performance standards set forth in the Land Use Ordinance.

*Finding: The Planning Board approved the project on December 18, 2019. Multiple site visits were conducted by the Town's CEO. These occurred on June 15, 2022, a follow up inspection July 12, 2022 and an additional exterior inspection on August 3, 2022 found that all performance standards were adequately met.*

- 2) The proposed marijuana business meets the conditions of approval set forth in their Site Plan Review Permit.

*Finding: Site visit were conducted by the Town's CEO on June 15, 2022, July 12, 2022 and an exterior inspection on August 3, 2022 and found that all conditions of approval were adequately met.*

Based on the above findings, we the Select Board voted to approve your Marijuana Cultivation Facility Business License application with following Conditions of Approval:

1. The applicant shall reimburse the Town for all noticing fees.
2. The applicant shall retain the necessary State Licenses.
3. The applicant shall comply with their Site Plan Review Permit from the Planning Board, dated December 18, 2019.

**Marijuana Manufacturing Facility Business License Approval**  
**U01, Lot 069**  
**Golden Road Extracts, LLC**  
**9 Main Street**  
**Page 2 of 2**

This approval is valid for one year from the date of approval. Please contact us if you should have any questions regarding your approval.

Sincerely,

Bowdoinham Select Board

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# Town of Bowdoinham

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July 12, 2022

Upta Camp Edible Co, LLC  
Scott Ouellette  
9 Main Street  
Bowdoinham, ME 04008

## **Marijuana Manufacturing Facility Business License Approval 9 Main Street (Map U01, Lot 069)**

Dear Mr. Ouellette,

We, the Select Board have reviewed your Marijuana Manufacturing Facility Business License application outdoor adult-use marijuana cultivation at 9 Main Street (U01-069). Based on the information you provided, we have made the following Findings:

- 1) The proposed marijuana business meets the performance standards set forth in the Land Use Ordinance.

*Finding: The Planning Board approved the project on December 18, 2019. A site visit was conducted by the Town's CEO on June 15, 2022, and a follow up inspection July 12, 2022 and found that all performance standards were adequately met.*

- 2) The proposed marijuana business meets the conditions of approval set forth in their Site Plan Review Permit.

*Finding: A site visit was conducted by the Town's CEO on June 15, 2022 and a follow up inspection July 12, 2022 and found that all conditions of approval were adequately met.*

Based on the above findings, we the Select Board voted to approve your Marijuana Cultivation Facility Business License application with following Conditions of Approval:

1. The applicant shall reimburse the Town for all noticing fees.
2. The applicant shall maintain the necessary State Licenses.
3. The applicant shall comply with their Site Plan Review Permit from the Planning Board, dated December 18, 2019.


**Marijuana Manufacturing Facility Business License Approval**  
**U01, Lot 069**  
**Upta Camp Edible Co, LLC**  
**9 Main Street**  
**Page 2 of 2**

This approval is valid for one year from the date of approval. Please contact us if you should have any questions regarding your approval.

Sincerely,

Bowdoinham Select Board

  
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# Town of Bowdoinham

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Kathryn Durgin-Leighton, Town Manager

December 27, 2018

Alternative Rx Consulting, LLC  
255 Chopps Cross Road  
Woolwich, ME 04579

**Site Plan Review Approval**  
**9 Main Street, Bowdoinham (U01-069)**

Dear Mr. Ouellette,

We, Nicole Briand and I have reviewed your Site Plan Review, Tier I application for a commercial kitchen for hemp products and installation of extraction equipment for producing oil from hemp biomass. Based on the application and information presented we have made the following Findings and Conclusions:

- 1) **Vehicular Access** – The proposed site layout will provide for safe access to and egress from public and private roads.

*Finding: Vehicular access is existing and no concerns have been raised from the Public Works Director or Road Commissioner.*

**Conclusion: This standard has been adequately met.**

- 2) **Internal Vehicular Circulation** – The proposed site layout will provide for the safe movement of passenger, service, and emergency vehicles through the site.

*Finding: The development is existing and no concerns have been raised.*

**Conclusion: This standard has been adequately met.**

- 3) **Pedestrian Circulation** – The proposed site layout will provide for safe pedestrian circulation both on-site and off-site.

*Finding: The development is existing and no concerns have been raised.*

**Conclusion: This standard has been adequately met.**

- 4) **Municipal Services** – The development will not have an unreasonable adverse impact on municipal services, including municipal road systems, fire department, solid waste program, schools, open spaces, recreational programs and facilities, and other municipal services and facilities.

*Finding: Municipal departments and officers have been notified of the project and no municipal concerns has been expressed.*

**Conclusion: This standard has been adequately met.**

5) **Visual Impact** – The proposed development will not have an adverse effect on the scenic or natural beauty of the area, including water views and scenic views.

*Finding: It is an existing development and there is no new proposed development.*

**Conclusion: This standard has been adequately met.**

6) **Lighting** – All exterior lighting will be designed to avoid undue glare, adverse impact on neighboring properties and rights-of-ways, and the unnecessary lighting of the night sky.

*Finding: The existing lighting meets the performance standard and no new lighting is proposed.*

**Conclusion: This standard has been adequately met.**

7) **Signage** – The proposed signage will not detract from the design of the proposed development and the surrounding properties and will not constitute hazards to vehicles and pedestrians.

*Finding: Any proposed signage shall meet the performance standard.*

**Conclusion: This standard shall be a condition of approval.**

8) **Buildings** – The proposed structures will relate harmoniously to the terrain and to existing buildings in the vicinity, so as to have a minimally adverse effect on the environmental and aesthetic qualities of the neighboring areas.

*Finding: The development is located in an existing building.*

**Conclusion: This standard has been adequately met.**

9) **Landscaping** – The proposed development will provide adequate landscaping in order to define, soften, and/or screen the appearance of parking and developed areas as well as to enhance the physical design of the buildings and the overall development.

*Finding: It is an existing development and there is no new proposed development.*

**Conclusion: This standard has been adequately met.**

10) **Buffering** – The proposed development will provide for the buffering of adjacent uses where there is a transition from one type of use to another use and for the screening of mechanical equipment and service and storage areas.

*Finding: It is an existing development and there is no new proposed development.*

**Conclusion: This standard has been adequately met.**

11) **Utilities** – The proposed development will not impose an unreasonable burden on existing utilities.

*Finding: It is an existing development.*

**Conclusion: This standard has been adequately met.**

12) **Water Supply** – The proposed development will be provided with an adequate supply of water.

*Finding: The existing development is currently serviced by the Bowdoinham Water District and the Water District has had no issues with the property.*

**Conclusion: This standard has been adequately met.**

13) **Sewage Disposal** – The proposed development will be provided with adequate sewage waste disposal.

*Finding: The property contains an existing subsurface wastewater disposal system that has a capacity of 750 gallons per day. The new development will create an additional three renters and two employees or an additional 60 gallons per day pursuant to the State of Maine Subsurface Wastewater Rules. The system has adequate capacity to handle the new development.*

**Conclusion: This standard has been adequately met.**

14) **Fire Protection** – The proposed development will have adequate fire protection.

*Finding: The existing development contains a sprinkler system and the Fire Chief has expressed no concern.*

**Conclusion: This standard has been adequately met.**

15) **Capacity of Applicant** – The applicant meets the following criteria:

a) **Right, Title and Interest in Property** – The applicant has the right, title and interest in the property.

*Finding: The applicant is leasing space from the property owner and the property has confirmed this through email.*

**Conclusion: This standard has been adequately met.**

b) **Financial Capacity** – The applicant has the financial capacity to complete the proposed development.

*Finding: The equipment is being moved from another location and there is minimal work being done development is existing.*

**Conclusion: This standard has been adequately met.**

c) **Technical Ability** – The applicant has the technical ability to carry out the proposed development.

*Finding: The proposed activity is within an existing development and the applicant had provided a reference from Dustin Sulak, D.O., the medical director of Integr8 Health.*

**Conclusion: This standard has been adequately met.**

16) **Special Resources** –

a) Shoreland – The proposed development will be in compliance with the Town's Shoreland Zoning Ordinance.

*Finding: The property is located within the General Development Shoreland Zone. It is an existing development and there is no new proposed development.*

**Conclusion: This standard shall be a condition of approval.**

b) Floodplain – The proposed development will be in compliance with the Town's Floodplain Management Ordinance.

*Finding: This is an existing development and there is no new proposed development.*

**Conclusion: This standard has been adequately met.**

c) Wetlands & Waterbodies – The proposed development will not have an adverse impact on wetlands and/or waterbodies, to the extent that is practicable.

*Finding: This is an existing development and there is no new proposed development.*

**Conclusion: This standard has been adequately met.**

d) Historic & Archaeological – The proposed development will not have an adverse effect on historic and/or archaeological sites.

*Finding: This is an existing development and there is no new proposed development.*

**Conclusion: This standard has been adequately met.**

e) Groundwater – The proposed development will not adversely impact either the quality or quantity of groundwater available to abutting properties or to public water supply systems.

*Finding: This is an existing development and there is no new proposed development.*

**Conclusion: This standard has been adequately met.**

f) Wildlife Habitat – The proposed development will not have an undue adverse effect on wildlife habitat.

*Finding: This is an existing development and there is no new proposed development.*

**Conclusion: This standard has been adequately met.**

g) Natural Areas – The proposed development will not have an undue adverse effect on rare and irreplaceable natural areas.

*Finding: This is an existing development and there is no new proposed development.*

**Conclusion: This standard has been adequately met.**



17) Environmental Impact – The landscape will be preserved in its natural state to the extent that is practical by minimizing tree removal, disturbance of soil and retaining existing vegetation.

*Finding: This is an existing development and there is no new proposed development.*

**Conclusion: This standard has been adequately met.**

a) Solid Waste Management – The proposed development will provide for adequate disposal of solid wastes.

*Finding: Solid waste shall be the responsibility of the tenant. The applicant is planning to compost most of the waste material at his farm at 255 Chopps Cross Road, Woolwich ME 04579*

**Conclusion: This standard shall be a condition of approval.**

b) Hazardous, Special & Radioactive Materials – The proposed development will handle, store, and use all materials identified as hazardous, special or radioactive in accordance with the standards of Federal and State agencies.

*Finding: The applicant will store all ethanol as required by State and Federal requirements.*

**Conclusion: This standard shall be a condition of approval.**

c) Air Quality – The proposed development will not result in undue air pollution or odors.

*Finding: The applicant does not foresee any undue air pollution or odors. In the event there is an issue with air pollution or odor the applicant must submit an odor mitigation plan within 10 days of violation.*

**Conclusion: This standard shall be a condition of approval.**

d) Water Quality – The proposed development will not result in water pollution.

*Finding: The proposed activity shall no result in water pollution.*

**Conclusion: This standard shall be a condition of approval.**

e) Stormwater – The proposed development will provide for the collection and disposal of all stormwater that runs off proposed streets, parking areas, roofs, and other impervious surfaces, which must not have an adverse impact on abutting or downstream properties.

*Finding: This is an existing development and there is no new proposed development.*

**Conclusion: This standard has been adequately met.**

f) Sedimentation & Erosion Control – The proposed development will take adequate measures to prevent soil erosion and the sedimentation of watercourses and waterbodies.

*Finding: This is an existing development and there is no new proposed development.*

**Conclusion: This standard has been adequately met.**

18) Noise – The proposed development will control noise levels so that it will not create a nuisance for neighboring properties.

*Finding: The applicant does not foresee any noise coming from the proposed activity.*

**Conclusion: This standard shall be a condition of approval.**

19) Compliance with Ordinances – The proposed development conforms with the provisions of this Land Use Ordinance and other ordinances and regulations of the Town of Bowdoinham.

*Finding: The proposed use is in compliance.*

**Conclusion: This standard has been adequately met.**

20) Town Plans & Vision Statements – The proposed development is consistent with the intent of the Town's Plans, including but not limited to the Comprehensive Plan, Waterfront Plan, and Transportation Vision Statement.

*Finding: The development is existing.*

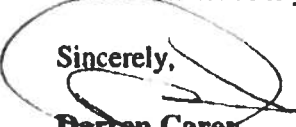
**Conclusion: This standard has been adequately met.**

Based on the above findings and conclusions, we the Planning Board voted to approve your Site Plan Review application with following Conditions of Approval:

1. The applicant shall reimburse the Town for noticing costs.
2. Signage on-site shall meet the performance standard.
3. The applicant's disposal of solid waste shall meet the performance standard.
4. The applicant shall handle, store, and use all materials identified as hazardous, special or radioactive in accordance with the standards of Federal and State agencies.
5. In the event there is an issue with air pollution or odor the applicant must submit an odor mitigation plan within 10 days of violation.
6. Applicant and proposed activity shall meet the Noise performance standard.
7. The proposed activity must comply with all applicable Shoreland Zoning standards.
8. The processing of recreational or medicinal marijuana is not permitted within the facility

Please contact us if you should have any questions regarding your approval.

Sincerely,

  
**Darren Carey**  
**Deputy Code Enforcement Officer**  
Town Of Bowdoinham  
13 School St  
Bowdoinham, ME 04008  
dcare@bowdoinham.com  
Ph: 666-5531

N/Y VILLAGE LODGE NO. 26 OF THE A.P. & A.M. OF KANADA  
BK 285, FC 463 11-30-1866  
SEE NOTE 4

LODGE

GRAVEL PARKING  
PAVEMENT  
SEE NOTE 4  
N 77°09'45" E 255.05' TOTAL  
216.80'

1/2 E. ANDREW PETERSON & CO.

SEE NOTE 1

SEE PLAN REFERENCE 6

NOW HEAD HOLDEN REALTY CO.  
BK 74, FC 84  
12-28-1888

PARCEL ONE  
35,100 SQ. FT. TO HIGH WATER

FINISH FLOOR  
16.46

FINISH FLOOR  
14.48

SEWER PITCH  
NOT ADJUSTED  
FINISH FLOOR  
16.21

TOP OF BANK

SANSONS CREEK  
SEE NOTE 5  
(L.A. BAKER STRAIN CREEK)  
SEE NOTE 6  
THE LINE S 87°40' E  
351.00'

SYDUS CASHER TO  
E. & P. R.R. CO.  
BK 42, FC 369  
3-6-1850

BRIDGE ABUTMENT

PARKING  
(LIMITS OF PARKING AREA NOT DEFINED)

S 75°57'57" E 140.50'

LINE OF RAILROAD IRON POSTS

STEPHEN W. CARR TO M.C.R.R. CO.  
BK 71, FC 279 12-2-1867

EATON TO P. & A. R. CO.  
BK 32, FC 2  
4-30-1867

2 1/2 RODS  
41.25'

2 RODS  
33'

DECK  
6' x 10'

WATER GATE

SEE NOTE 4

SEE PLAN REFERENCE 6

SEE NOTE 3

OLD ROAD LINE

PAVEMENT

ACCEPTED AT TOWN MEETING  
FROM HIGH WATER LINE WEST

MAIN STREET

SEE NOTE 3

S 15°20'20" E 191.97'

SEE PLAN REFERENCE 3

1-6-1848  
F. FULLER  
F. CROCKER  
F. CLAR

REF. SAMPSON TO FROST & THOMAS  
BK 37, FC 35  
10-28-1889  
F. MOSHER

N/Y FRANK MARI BRADDOCK  
BK 176, FC 25

REF. SAMPSON TO TYLER  
BK 37, FC 84  
9-28-1871

F. EDMUND THORN

REF. THORN TO KENDALL  
BK 115, FC 79  
8-16-1867

REF. SAMPSON TO BARNET THORN  
BK 7, FC 288  
9-29-1858

REF. BERRY TO KENDALL  
BK 116, FC 78  
6-12-1867

REF. KENDALL TO FIDES  
BK 205, FC 253  
11-23-1850

NOW HEAD HOLDEN REALTY CO.  
BK 74, FC 84  
12-28-1888

PARCEL TWO  
22,287 SQ. FT.

WILLIAM LIGHT TO E. & P. R.R. CO.  
BK 45, FC 326 8-7-1848

N/Y MAINE CENTRAL RAILROAD COMPANY

FLORA J. CENTER TO M.C.R.R. CO.  
BK 61, FC 92 3-22-1892

REF. STINSON TO SAMPSON  
BK 30, FC 186 L.C.P.  
7-28-1848

REF. KENDALL TO McDONALD  
BK 186, FC 278  
6-10-1853

N 75°58'50" E  
96.25'

N 75°55'20" E  
96.00'

N 75°58'20" E  
96.00'

SEE PLAN REFERENCE 3

N 76°25' E

189.53'

220' ±

17.64'

16.85'

17.64'

18.85'

17.64'

16.85'

17.64'

16.85'

17.64'

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17.64'

16.85'

17.64'



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Phone 666-5531 • Fax 666-5532

[www.bowdoinham.com](http://www.bowdoinham.com)

Kathryn Durgin-Leighton, Town Manager

January 28, 2011

Frederick Haer  
73 Pleasant St  
Brunswick, ME 04011

**Site Plan Review Approval**  
**6 & 9 Main Street, Bowdoinham (U01-069 & U01-071)**

Dear Mr. Haer,

We, the Planning Board have reviewed your Site Plan Review, Tier II application for a commercial/industrial complex. Based on the application and information presented we have made the following Findings and Conclusions:

- 1) **Vehicular Access** – The proposed site layout will provide for safe access to and egress from public and private roads.

***Finding:** Vehicular access is existing and no concerns have been raised from the Public Works Director or Road Commissioner.*

**Conclusion: This standard has been adequately met.**

- 2) **Internal Vehicular Circulation** – The proposed site layout will provide for the safe movement of passenger, service, and emergency vehicles through the site.

***Finding:** The development is existing and no concerns have been raised.*

**Conclusion: This standard has been adequately met.**

- 3) **Pedestrian Circulation** – The proposed site layout will provide for safe pedestrian circulation both on-site and off-site.

***Finding:** The development is existing and no concerns have been raised.*

**Conclusion: This standard has been adequately met.**

- 4) **Municipal Services** – The development will not have an unreasonable adverse impact on municipal services, including municipal road systems, fire department, solid waste program, schools, open spaces, recreational programs and facilities, and other municipal services and facilities.

***Finding:** Municipal departments and officers have been notified of the project and no municipal concern has been expressed.*

**Conclusion: This standard has been adequately met.**

5) **Visual Impact** – The proposed development will not have an adverse effect on the scenic or natural beauty of the area, including water views and scenic views.

***Finding: It is an existing development and there is no new proposed development.***

**Conclusion: This standard has been adequately met.**

6) **Lighting** – All exterior lighting will be designed to avoid undue glare, adverse impact on neighboring properties and rights-of-ways, and the unnecessary lighting of the night sky.

***Finding: The existing lighting meets the performance standard and no new lighting is proposed.***

**Conclusion: This standard has been adequately met.**

7) **Signage** – The proposed signage will not detract from the design of the proposed development and the surrounding properties and will not constitute hazards to vehicles and pedestrians.

***Finding: Any proposed signage shall meet the performance standard.***

**Conclusion: This standard shall be a condition of approval.**

8) **Buildings** – The proposed structures will relate harmoniously to the terrain and to existing buildings in the vicinity, so as to have a minimally adverse effect on the environmental and aesthetic qualities of the neighboring areas.

***Finding: The buildings are existing.***

**Conclusion: This standard has been adequately met.**

9) **Landscaping** – The proposed development will provide adequate landscaping in order to define, soften, and/or screen the appearance of parking and developed areas as well as to enhance the physical design of the buildings and the overall development.

***Finding: It is an existing development and there is no new proposed development.***

**Conclusion: This standard has been adequately met.**

10) **Buffering** – The proposed development will provide for the buffering of adjacent uses where there is a transition from one type of use to another use and for the screening of mechanical equipment and service and storage areas.

***Finding: It is an existing development and there is no new proposed development.***

**Conclusion: This standard has been adequately met.**

11) **Utilities** – The proposed development will not impose an unreasonable burden on existing utilities.

**Finding:** *It is an existing development.*

**Conclusion:** This standard has been adequately met.

12) **Water Supply** – The proposed development will be provided with an adequate supply of water.

**Finding:** *The existing development is currently serviced by the Bowdoinham Water District and the Water District has had no issues with the property. Please refer to the letter from the Water District's Office Manager, Regina Flower dated December 10, 2010.*

**Conclusion:** This standard has been adequately met.

13) **Sewage Disposal** – The proposed development will be provided with adequate sewage waste disposal.

**Finding:** *The property contains an existing subsurface wastewater disposal system that has a capacity of 750 gallons per day..*

**Conclusion:** This standard has been adequately met.

14) **Fire Protection** – The proposed development will have adequate fire protection.

**Finding:** *The existing development contains a sprinkler system and the Fire Chief has expressed no concern.*

**Conclusion:** This standard has been adequately met.

15) **Capacity of Applicant** – The applicant meets the following criteria:

a) **Right, Title and Interest in Property** – The applicant has the right, title and interest in the property.

**Finding:** *The applicant owns the property.*

**Conclusion:** This standard has been adequately met.

b) **Financial Capacity** – The applicant has the financial capacity to complete the proposed development.

**Finding:** *The development is existing.*

**Conclusion:** This standard has been adequately met.

c) **Technical Ability** – The applicant has the technical ability to carry out the proposed development.

**Finding:** *The development is existing.*

**Conclusion:** This standard has been adequately met.

16) **Special Resources** –

a) **Shoreland** – The proposed development will be in compliance with the Town's Shoreland Zoning Ordinance.

***Finding:** The property is located within the General Development Shoreland Zone. It is an existing development and there is no new proposed development.*

**Conclusion: This standard shall be a condition of approval.**

b) **Floodplain** – The proposed development will be in compliance with the Town’s Floodplain Management Ordinance.

***Finding:** This is an existing development and there is no new proposed development.*

**Conclusion: This standard has been adequately met.**

c) **Wetlands & Waterbodies** – The proposed development will not have an adverse impact on wetlands and/or waterbodies, to the extent that is practicable.

***Finding:** This is an existing development and there is no new proposed development.*

**Conclusion: This standard has been adequately met.**

d) **Historic & Archaeological** – The proposed development will not have an adverse effect on historic and/or archaeological sites.

***Finding:** This is an existing development and there is no new proposed development.*

**Conclusion: This standard has been adequately met.**

e) **Groundwater** – The proposed development will not adversely impact either the quality or quantity of groundwater available to abutting properties or to public water supply systems.

***Finding:** This is an existing development and there is no new proposed development.*

**Conclusion: This standard has been adequately met.**

f) **Wildlife Habitat** – The proposed development will not have an undue adverse effect on wildlife habitat.

***Finding:** This is an existing development and there is no new proposed development.*

**Conclusion: This standard has been adequately met.**

g) **Natural Areas** – The proposed development will not have an undue adverse effect on rare and irreplaceable natural areas.

***Finding:** This is an existing development and there is no new proposed development.*

**Conclusion: This standard has been adequately met.**

17) **Environmental Impact** – The landscape will be preserved in its natural state to the extent that is practical by minimizing tree removal, disturbance of soil and retaining existing vegetation.

*Finding: This is an existing development and there is no new proposed development.*

**Conclusion: This standard has been adequately met.**

a) **Solid Waste Management** – The proposed development will provide for adequate disposal of solid wastes.

*Finding: Solid waste shall be the responsibility of the tenant.*

**Conclusion: This standard shall be a condition of approval.**

b) **Hazardous, Special & Radioactive Materials** – The proposed development will handle, store, and use all materials identified as hazardous, special or radioactive in accordance with the standards of Federal and State agencies.

*Finding: The individual businesses shall be responsible to meet this standard when they obtain their Site Plan Review permit.*

**Conclusion: This standard shall be a condition of approval.**

c) **Air Quality** – The proposed development will not result in undue air pollution or odors.

*Finding: The individual businesses shall be responsible to meet this standard when they obtain their Site Plan Review permit.*

**Conclusion: This standard shall be a condition of approval.**

d) **Water Quality** – The proposed development will not result in water pollution.

*Finding: The individual businesses shall be responsible to meet this standard when they obtain their Site Plan Review permit.*

**Conclusion: This standard shall be a condition of approval.**

e) **Stormwater** – The proposed development will provide for the collection and disposal of all stormwater that runs off proposed streets, parking areas, roofs, and other impervious surfaces, which must not have an adverse impact on abutting or downstream properties.

*Finding: This is an existing development and there is no new proposed development.*

**Conclusion: This standard has been adequately met.**

f) **Sedimentation & Erosion Control** – The proposed development will take adequate measures to prevent soil erosion and the sedimentation of watercourses and waterbodies.

*Finding: This is an existing development and there is no new proposed development.*

**Conclusion: This standard has been adequately met.**



18) Noise – The proposed development will control noise levels so that it will not create a nuisance for neighboring properties.

*Finding: The individual businesses shall be responsible to meet this standard when they obtain their Site Plan Review permit.*

**Conclusion: This standard shall be a condition of approval.**

19) Compliance with Ordinances – The proposed development conforms with the provisions of this Land Use Ordinance and other ordinances and regulations of the Town of Bowdoinham.

*Finding: The proposed use is in compliance.*

**Conclusion: This standard has been adequately met.**

20) Town Plans & Vision Statements – The proposed development is consistent with the intent of the Town's Plans, including but not limited to the Comprehensive Plan, Waterfront Plan, and Transportation Vision Statement.

*Finding: The development is existing.*

**Conclusion: This standard has been adequately met.**

Based on the above findings and conclusions, we the Planning Board voted to approve your Site Plan Review application with following Conditions of Approval:

1. The applicant shall reimburse the Town for noticing costs.
2. Signage on-site shall meet the performance standard.
3. Businesses that are categorized as light manufacturing, manufacturing, warehouse, community center, medical clinic, museum, outdoor recreation, alternative health services, art galley, craft shop, gift shop, financial institution, professional office, publishing/printing, restaurant, retail, salon/day spa, service business and/or wholesale business must obtain a Site Plan Review Tier I permit before operating on-site.
4. Businesses others than those listed above in Conditional of Approval #3 must obtain a Site Plan Review Tier II permit before operating on-site.
5. Tenants disposal of solid waste shall meet the performance standard.
6. Tenants shall handle, store, and use all materials identified as hazardous, special or radioactive in accordance with the standards of Federal and State agencies.
7. Tenants shall meet the Noise performance standard.
8. All businesses located on-site must comply with all applicable Shoreland Zoning standards.

Please contact us if you should have any questions regarding your approval.

Sincerely,

Bowdoinham Planning Board

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*Krenton R. Fackler*

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*Ellen Blum - Chair*

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*Paul Kelly*

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*Paul [unclear]*



JANET T. MILLS  
GOVERNOR

STATE OF MAINE  
OFFICE OF CANNABIS POLICY  
162 STATE HOUSE STATION  
19 UNION STREET  
FIRST FLOOR  
AUGUSTA, MAINE 04333-0162

ADMINISTRATIVE & FINANCIAL SERVICES

KIRSTEN LC FIGUEROA  
COMMISSIONER

OFFICE OF CANNABIS POLICY

JOHN HUDAK  
DIRECTOR

July 17, 2023

UPTA CAMP EDIBLE CO LLC  
AMF1275

Dear SCOTTY OUELLETTE:

Congratulations! Your application has been approved. The attached ADULT USE CANNABIS PRODUCTS MANUFACTURING FACILITY license has been issued to UPTA CAMP EDIBLE CO LLC by the State of Maine. The attached license is the official record. It must be printed and displayed in the licensed establishment for public viewing. You will not be mailed a copy.

As a reminder, in order to login to the Office of Cannabis Policy's online licensing portal you will need your license number and the following online access code: 539988. Please note, most applications for allowable changes to your active license will be submitted through the online licensing portal.

The following changes to an active license require prior approval by the Office of Cannabis Policy and may require a new Local Authorization Form: change of location, change of ownership, change of principals or changes to Plans of Record. Further guidance regarding these processes is available on the Office of Cannabis Policy's website.

This letter also serves as the Office of Cannabis Policy's official approval of the most recently submitted Plans of Record. A copy of this letter should be kept as the official approval of those plans. In accordance with the Adult Use Cannabis Program Rule, if a licensee wishes to make significant or material changes to any required Plan of Record, the licensee must apply for and receive approval from the Office of Cannabis Policy prior to making such changes. Failing to do so can result in administrative action.

Active licenses are valid for a period of one year from the date of issuance. To avoid a lapse in your license, the Office of Cannabis Policy will notify you no less than 90 days prior to the expiration of your license. Please be prepared to start the application renewal process as soon as you receive the 90-day notification.

Again, congratulations. If you have questions regarding this license or communication, please contact OCP's Licensing Division via email at [licensing.OCP@maine.gov](mailto:licensing.OCP@maine.gov) or by calling 207-287-3282.

Sincerely,

Elisa C Ellis  
Director of Licensing  
Office of Cannabis Policy



DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES  
OFFICE OF CANNABIS POLICY  
MAINE ADULT USE CANNABIS PROGRAM

This certifies that

**UPTA CAMP EDIBLE CO LLC**

**DBA: SMOKIES EDIBLES**

9 MAIN ST STE F  
BOWDOINHAM ME

**License Number AMF1275**

Has qualified as required under 28-B M.R.S. and is licensed as:

**ADULT USE CANNABIS PRODUCTS MANUFACTURING FACILITY**



Issued on:  
July 17, 2023

Expires on:  
July 16, 2024

A handwritten signature in black ink, appearing to read 'J Hudak'.

John Hudak, Director  
OFFICE OF CANNABIS POLICY  
MAINE ADULT USE CANNABIS PROGRAM



# MAINE MEDICAL USE OF CANNABIS PROGRAM

THIS CERTIFIES THAT

## SCOTT T. OUELLETTE DBA: GOLDEN ROAD EXTRACTS LLC

has met the Registration requirements of 22 M.R.S. § 588-C to act as a caregiver for the below authorized activities for medical cannabis for the use of Qualified Patients, other Registered Caregivers and Registered Dispensaries.

### Caregiver Activities AUTHORIZED:

Manufacturing at 9 MAIN ST STE F,BOWDOINHAM, ME 04008-4418

Manufacturing with Edibles at 9 MAIN ST STE F,BOWDOINHAM, ME 04008-4418

Manufacturing with IHS at 9 MAIN ST STE F,BOWDOINHAM, ME 04008-4418

Transfer/Sale to Patients is authorized at any listed location of authorized activity for this caregiver

Wholesale Purchase at 9 MAIN ST STE F,BOWDOINHAM, ME 04008-4418

Wholesale Transfer/Sale is authorized at any listed location of authorized activity for this caregiver

### Caregiver Activities NOT AUTHORIZED:

Cultivation

Retail Store

Individual Caregiver Registration ID #: CGR25632

Issue Date: 01/05/2024

Expiration Date: 01/04/2025



Elisa C Ellis

DIRECTOR OF LICENSING  
OFFICE OF CANNABIS POLICY







OFFICE OF CANNABIS POLICY  
Maine Medical Use Of Cannabis Program

**Individual Caregiver Registration**

ID #: CGR25632  
SCOTT T. OUELLETTE  
DBA: GOLDEN ROAD EXTRACTS  
LLC  
DOB: 08/15/1979  
Date Issued: 01/05/2024  
Expiration Date: 01/04/2025



OFFICE OF CANNABIS POLICY  
Maine Adult Use Cannabis Program

**Individual ID Card**

ID #: IIC4380  
SCOTT T. OUELLETTE  
DOB: 08/15/1979  
Date Issued: 11/10/2023  
Expiration Date: 11/09/2024





# OFFICE OF CANNABIS POLICY

DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES

## Maine Adult Use Local Authorization Form

This Local Authorization Form must be completed by the host municipality, county commissioners or the Maine Land Use Planning Commission. The authorized local official responsible for completing this Form must forward the Form to the Office of Cannabis Policy at [Licensing.OCP@maine.gov](mailto:Licensing.OCP@maine.gov) or 162 State House Station, Augusta, Maine 04333.

If the authorized local official in receipt of this Form has not recently met with the Office of Cannabis Policy to discuss the local authorization process and OCP's expectations for completion of this Form, please contact Elisa C Ellis, Director of Licensing, at [Licensing.OCP@maine.gov](mailto:Licensing.OCP@maine.gov) or (207) 287-3282 prior to filing it out.

<b>Section 1: License Information.</b> Information to be completed					
Business Legal Name: UPTA CAMP EDIBLE CO LLC		Business DBA: SMOKIES EDIBLES		License Number: AMF1275	
License Type: ADULT USE CANNABIS PRODUCTS MANUFACTURING FACILITY					
Mailing Address: 9 MAIN ST 9 MAIN ST # F BOWDOINHAM, ME 04008-4418		Facility Phone: +1 (207) 286-5134			
		Primary Contact Person: SCOTTY OUELLETTE			
		Primary Contact Email: info@goldenroadextracts.com			
<b>Section 2: Cannabis Establishment and Local Authorization Information.</b> This section to be completed by the Municipality, County Commissioners, or Maine Land Use Planning Commission in receipt of request for Local Authorization.					
Physical Location of Establishment (include unit number) 9 MAIN STREET		Municipality/Town/Plantation/Township BOWDOINHAM	County SAGadahoc	State ME	ZIP 04008
Tax Map #: U01		Tax Lot #: 069			
Owner of Record of the Physical Location Listed Above: FHC, INC.					
Date Local Authorization Form Presented to the Municipality, County Commissioners, or Maine Land Use Planning Commission: 09/29/2022		Date Local Authorization Form Approved by Municipality, County Commissioners, or Maine Land Use Planning Commission: 10/05/2022			
If you are requesting Local Authorization from a municipality, complete Section 3.					
If you are requesting Local Authorization from a town, plantation or township in the unorganized and deorganized areas through the county commissioners or the Maine Land Use Planning Commission, complete Section 4.					
<b>Section 3: Local Authorization of Cannabis Establishments within Municipalities.</b> This section to be completed by the Municipality in receipt of request for Local Authorization.					
<b>Section 3(a): Request for local authorization to operate cannabis establishment in municipality prohibited unless authorized by municipal ordinance or warrant article.</b> A person seeking to operate a cannabis establishment within a municipality may not request local authorization to operate the cannabis establishment and a municipality may not accept as complete the person's request for local authorization unless the following questions are answered in the affirmative.					
1. Has the legislative body of the municipality voted to adopt a new ordinance, amend an existing ordinance or approve a warrant article allowing some or all types of cannabis establishments within the municipality, including the type of cannabis establishment the person seeks to operate as indicated in the "License Type" box of Section 1 of this form?					

Initials of Signing Jurisdiction Official: **DPC**  
Page 1 of 3 for AMF1275

Yes  No

2. Is a copy the local ordinance, warrant article, or other local regulation authorizing the siting of this establishment attached or included with the submission of this form?  
 Yes  No

**Section 3(b): Minimum authorization criteria.** A municipality may not authorize the operation of a cannabis establishment within the municipality unless the following questions are answered in the affirmative.

1. Is the cannabis establishment proposed to be located equal to or greater than 1,000 feet of the property line of a preexisting public or private school? If the municipality by ordinance or other regulation prohibits the location of cannabis establishments at distances less than 1,000 feet but not less than 500 feet from the property line of a preexisting public or private school, that lesser distance applies.  
 Yes  No
2. Has the person requesting local authorization to operate the cannabis establishment demonstrated possession or entitlement to possession of the proposed licensed premises of the cannabis establishment?  
 Yes  No

If yes, briefly explain: POSSESSION OF THE PREMISES BY LEASE AGREEMENT

**Section 3(c): Local authorization required for operation of cannabis establishment within municipality.** A person may not operate a cannabis establishment within a municipality unless the following questions are answered in the affirmative.

1. Has the person obtained all applicable municipal approvals, permits, or licenses that are required by the municipality for the operation of this type of adult use cannabis establishment? By selecting "yes" below, the municipality is affirming that all municipal approvals, permits, or licenses have been approved, granted, or issued and no further action by the municipality is required prior to the Office of Cannabis Policy's issuance of an active license. The Office of Cannabis Policy encourages the municipality to coordinate the issuance date of a local license with the Office when appropriate.  
 Yes  No
2. Is a list and copy of all applicable approvals, permits, or licenses with the issuance and expiration dates attached or included with the submission of this form? The Office of Cannabis Policy encourages the municipality to coordinate the issuance date of a local license with the Office when appropriate.  
 Yes  No

**Section 4: Local Authorization of Cannabis Establishments within Towns, Plantations and Townships in the Unorganized and Deorganized Areas.** This section to be completed by the Maine Land Use Planning Commission, or if outside MLUPC's administration, by the appropriate county commissioners in receipt of request for Local Authorization.

**Section 4(a): Request for local authorization to operate cannabis establishment in town, plantation or township in unorganized and deorganized areas prohibited unless generally allowed by town or plantation or by county commissioners on behalf of township.** A person seeking to operate a cannabis establishment within a town, plantation or township located within the unorganized and deorganized areas may not request local authorization unless one of the following questions is answered in the affirmative.

1. In the case of a town or plantation, the legislative body of the town or plantation has voted to allow some or all types of cannabis establishments within the town or plantation, including the type of cannabis establishment the person seeks to operate as indicated in the "License Type" box of Section 1 of this form?  
 Yes  No  Not applicable
2. In the case of a township, the county commissioners of the county in which the township is located have voted to allow some or all types of cannabis establishments within the township, including the type of cannabis establishment the person seeks to operate as indicated in the "License Type" box of Section 1 of this form?  
 Yes  No  Not applicable

**Section 4(b): Minimum authorization criteria.** The County Commissioners and Maine Land Use Planning Commission may not certify to the Department local authorization of a cannabis establishment within a town, plantation or township located within the unorganized and deorganized areas unless the following questions are answered in the affirmative.

1. Is the cannabis establishment proposed to be located equal to or more than 1,000 feet of the property line of a preexisting public or private school? If the County Commissioners or Maine Land Use Planning Commission prohibit the location of cannabis establishments at distances less than 1,000 feet but not less than 500 feet from the property line of a preexisting public or private school, that lesser distance applies.  
 Yes  No
2. Has the person requesting local authorization to operate the cannabis establishment demonstrated possession or entitlement to possession of the proposed licensed premises of the cannabis establishment pursuant to a  lease,  rental agreement or  other arrangement for possession of the premises (specify: \_\_\_\_\_) or  by virtue of ownership of the premises?  
 Yes  No

**Section 4(c): Local authorization required for operation of cannabis establishment in town, plantation or township in unorganized and deorganized areas.** A person may not operate a cannabis establishment within a town, plantation or township located within the unorganized and deorganized areas unless the following questions are answered in the affirmative.

1. Has the town, plantation or, in the case of a township, the county commissioners of the county in which the township is located, certified to the Maine Land Use Planning Commission that the person has obtained all applicable local approvals, permits or licenses not relating to land use planning and development?  
 Yes  No  Not applicable
2. Is a copy of the certification including a list of all applicable approvals, permits, or licenses not relating to land use planning and development with the issuance and expiration dates attached or included with the submission of this form?  
 Yes  No  Not applicable
3. Has the person obtained all applicable Maine Land Use Planning Commission approvals, permits, or licenses that are required for the operation of this type of adult use cannabis establishment? By selecting "yes" below, the Maine Land Use Planning Commission is affirming that all Maine Land Use Planning Commission approvals, permits, or licenses have been approved, granted, or issued and no further action by the Maine Land Use Planning Commission is required prior to the Office of Cannabis Policy's issuance of an active license. The Office of Cannabis Policy encourages the Maine Land Use Planning Commission to coordinate the issuance date of a local license with the Office when appropriate.  
 Yes  No  Not applicable
4. Is a list and copy of all applicable Maine Land Use Planning Commission approvals, permits, or licenses with the issuance and expiration dates attached or included with the submission of this form? The Office of Cannabis Policy encourages Maine Land Use Planning Commission to coordinate the issuance date of a local license with the Office when appropriate.  
 Yes  No  Not applicable

**Statutory Guidance for Municipalities/County Commissioners/Maine Land Use Planning Commission**

Pursuant to 28-B M.R.S. §§ 402-403, failure to act on a person's request for local authorization to operate a cannabis establishment in a municipality, town, plantation, or township in an unorganized and deorganized area does not satisfy the local authorization requirement.

Typically, a request for local authorization should be approved or denied within 90 days. For additional information regarding failure to act on a person's request for local authorization and result appeal rights, see 28-B M.R.S. §§402-403.

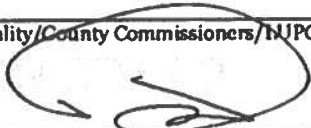
Pursuant to 28-B M.R.S. §406, any changes in the status of local authorization require notification to the Office of Cannabis Policy within 14 days of the date on which the change occurs, including without limitation, withdrawing authorization or suspending or revoking a local license for the operation of a cannabis establishment.

The completed Maine Adult Use Local Authorization Form can be emailed to the Office of Cannabis Policy at [Licensing.OCP@maine.gov](mailto:Licensing.OCP@maine.gov) or sent to Office of Cannabis Policy, 162 State House Station, Augusta, ME 04333-0162.

**Municipality/LUPC Representative**

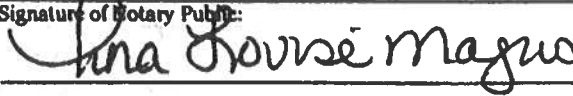
Legal Name and Title of Municipality/County Commissioners/LUPC Representative: <u>Town of Bowdoinham</u>	City: <u>Bowdoinham</u>	County: <u>SAGadahoc</u>
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I hereby affirm and acknowledge that the information above is truthful and complete to the best of my knowledge.

Signature of Municipality/County Commissioners/LUPC Representative (Do not sign until witnessed by notary): 	Date: <u>10/5/2022</u>
--	---------------------------

**Notarization**

The foregoing instrument was acknowledged before me this 5 day of October, 2022 at Bowdoinham, Maine, by Darren Carey to be his/her free act and deed.

Name of Notary Public (Printed): <u>Tina Louise Magno</u>	Signature of Notary Public: 
Notary Public, State of Maine <u>6.16.2026</u>	<b>STAMP/SEAL</b>
My commission expires:  <b>TINA LOUISE MAGNO</b> Notary Public, State of Maine My Commission Expires June 16, 2026	

DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES  
OFFICE OF CANNABIS POLICY  
MAINE ADULT USE CANNABIS PROGRAM

This certifies that

**UPTA CAMP EDIBLE CO LLC**

**License Number AMF1275**

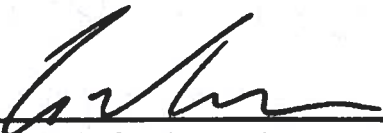
**DBA: SMOKIES EDIBLES**

has been issued a **CONDITIONAL** license as an  
**ADULT USE CANNABIS PRODUCTS MANUFACTURING FACILITY**  
under 28-B MRS. This does **NOT** permit the licensee to engage in any activity.

**NOTE: THIS IS NOT AN ACTIVE LICENSE**

Issued on:  
September 28, 2022

Expires on:  
September 27, 2023



Erik Gundersen, Director  
**OFFICE OF CANNABIS POLICY  
MAINE ADULT USE CANNABIS  
PROGRAM**

To make a complaint about this licensed Adult Use Cannabis Establishment:  
Email: [Licensing.US@maine.gov](mailto:Licensing.US@maine.gov)



# OFFICE OF CANNABIS POLICY

DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES

## OFFICIAL PLAN OF RECORD

### FACILITY PLAN

### PRODUCTS MANUFACTURING FACILITY

The Facility Plan is an official Plan of Record. This document and use of this template are required. The Office of Cannabis Policy (OCP) understands that an applicant or licensee may have prepared other facility documents. Although the applicant or licensee may submit additional facility documents for reference, this Facility Plan is designed to be a succinct, standalone document.

<b>SECTION 1: Maine Adult Use Cannabis Establishment – Applicant/Licensee Information</b>			
Legal Business Name <b>UPTA Camp Edible Co LLC</b>		Maine Adult Use Cannabis Establishment License Number <b>AMF1275</b>	
Trade Name/DBA (if applicable)		Federal Taxpayer ID/EIN <b>85-2049459</b>	Sales Tax ID Number <b>1209556</b>
Point of Contact Name <b>Scotty Ouellette</b>	Point of Contact Phone Number <b>207-286-5134</b>	Point of Contact Email Address <b>uptacampedibleco@gmail.com</b>	
Physical Address of Facility <b>9 Main st Suite F</b>		City <b>Bowdoinham</b>	State <b>ME</b>
			ZIP <b>04008</b>
<b>Notice</b>			
<p>The Department shall keep on file a copy of all facility plans, as well as copies of certifications of testing facilities. The most recent plan, whether submitted with the application for a cannabis establishment license, or by the subsequent approval of an application to change, shall be the Plan of Record with which the licensee must comply. OCP's Compliance Division will have access to all plans and will review all plans prior to an inspection or investigation. Failure to comply with the Plan of Record may lead to enforcement action.</p> <p>Any changes to the Facility Plan must be approved. The licensee shall submit an Application to Change an Official Plan of Record to the Department 14 days prior to any material change. The Department may deny an Application for Change to an Official Plan of Record if the changes requested are in violation of 28-B MRS, this Rule, conditions required for local approval or other applicable laws or rules.</p>			
<b>Signature – This Plan of Record cannot be accepted without a signature</b>			
Any information contained within this Plan of Record or otherwise found, obtained, or maintained by the Department, shall be accessible to law enforcement agents of this or any other state, the government of the United States, or any foreign country.			
Authorizing Business Representative's Signature: 		Date: <b>March 11, 2024</b>	
Printed Name: <b>Scott Ouellette</b>	Email Address: <b>uptacampedibleco@gmail.com</b>	Phone Number: <b>666-1095/286-5134</b>	

## SECTION 2: Facility Site Specific Information

### Ownership of the Premises

Legal Name of Property Owner

Fred Haer

Mailing Address of Property Owner

1201 Main Street

City

Bowdoin

State

ME

ZIP

04287

Property Owner Telephone Number

207-666-8190

Property Owner Email Address

fhaer@fh-co.com

1. Is the applicant also the property owner listed above?

Yes  No

2. If the answer to question 1 above is no, is a copy of the lease, rental agreement, or documentation of other arrangement for possession of the premises attached or included with the submission of this form? If the lease, rental agreement, or documentation of other arrangement for possession does not include language addressing owner consent for intended use and operation of a cannabis establishment, the applicant must provide additional documentation to prove such consent.

Yes  No  Not applicable

### Tax Map

1. Provide a copy of a tax map clearly indicating an area of 1000 feet in all directions from the premises, or in cases where a municipality or the Land Use Planning Commission has reduced the setback to no less than 500 feet, then showing the distance in all directions required by local authority, and indicating that the area around the premises does not include a pre-existing public or private school, as defined in 28-B MRS§§402(2)(A) and 403(2)(A).

The Tax map is Attached and Labeled Tax Map. We are number 69 along Main street.

### Facility Diagram

1. Provide a diagram of the layout of the facility, including:
- (a) All limited access areas (Limited access area means a building, room or other area within the licensed premises of a cannabis establishment where a licensee is authorized to cultivate, store, weight, manufacture, package or otherwise prepare for sale adult use cannabis and adult use cannabis products.)
  - (b) Commercial kitchen areas
  - (c) Square footage of the establishment and of the separate areas listed above in a and b
  - (d) Storage location of any solvent (excluding water), chemical or potentially hazardous substance
  - (e) Waste disposal area
  - (f) Utility distributions, including electrical, water and other utilities, specialty gases and other materials used for inherently hazardous substance extraction
  - (g) Points of entry
  - (h) Windows and doors, designating which are lockable
  - (i) Alarm control panels and alarm sensors
  - (j) Video cameras and surveillance storage devices
  - (k) Communication devices (internet/telephone)
  - (l) Fences
  - (m) Any other additional security measures
  - (n) Legal ingress onto the property from the closest maintained public way
2. If the property is also used as a residence, clearly indicate on the diagram above, the location of that residence within the property and plans for complete separation of the residence from the facility, including:
- (a) Entirely separate entrances from the public right of way, and
  - (b) That no solvent extraction using potentially hazardous extraction methods or inherently hazardous extraction methods in the same building or structure as the residence.
3. If the licensee co-locates adult use and medical use operations, clearly indicate the following:
- The areas of the premises that will contain adult use cannabis plants, cannabis, cannabis products or cannabis concentrate;
  - The areas of the premises that will contain medical use cannabis plants, cannabis, cannabis products or cannabis concentrate;
  - The areas of the premises, if any, that will contain equipment, chemicals or other items that may be used for both adult use and medical use cannabis plants, cannabis or cannabis products.
4. For clarity, the use of numbering, labeling, and/or a diagram legend or key should be used to incorporate the information requested.

PROPERTY MAP  
**BOWDOINHAM**  
MAINE

2020  
11/16/2019 1:03

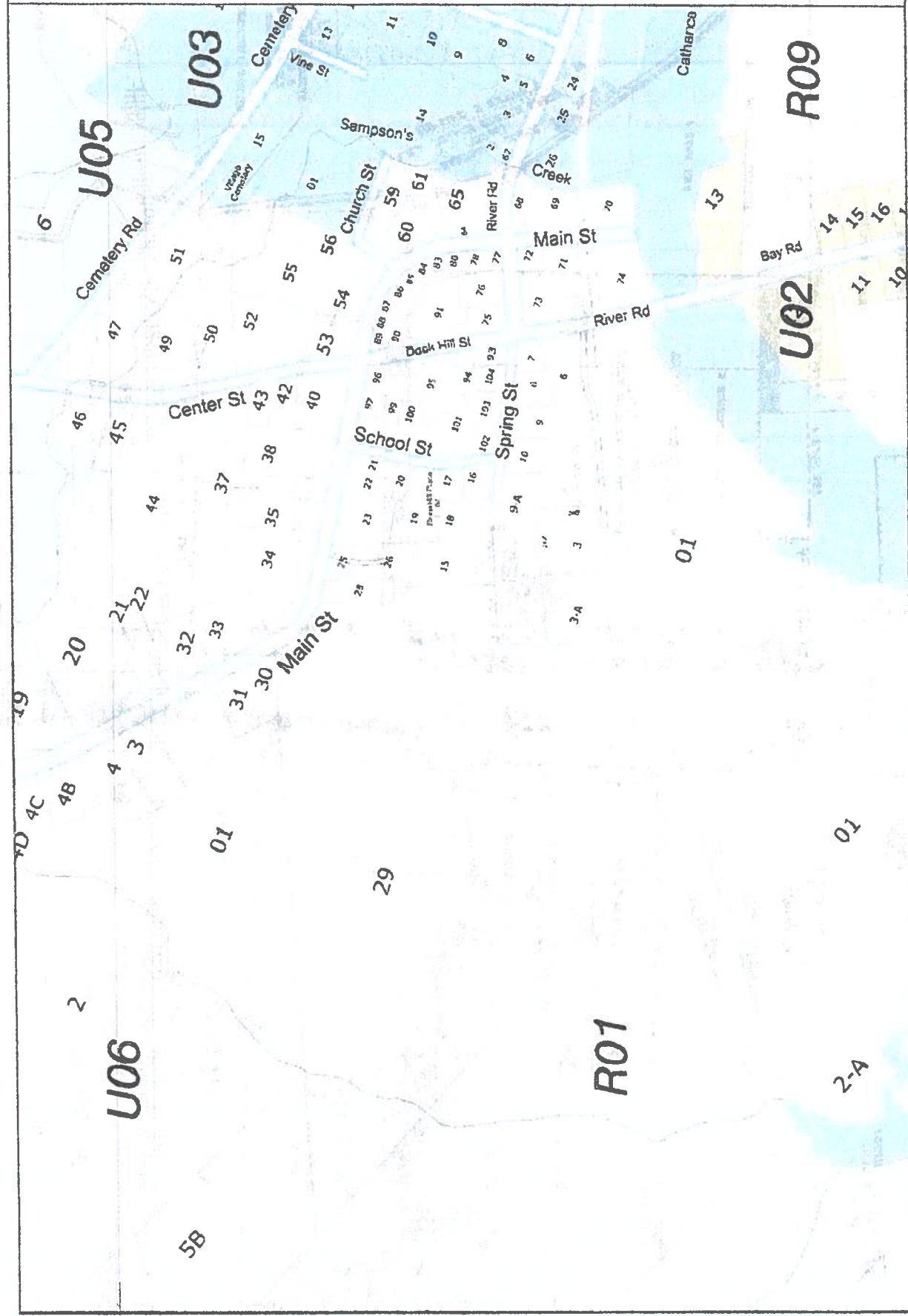


Legend:  
- Yellow: Unincorporated  
- Blue: Water  
- Green: Forest  
- Red: Other

SCALE 1" = 100'

License # 11-11-00000  
Professional of Maine  
Cadastral, Maine 04122  
j@bowdoinham.com

U01









# OFFICE OF CANNABIS POLICY

DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES

## Maine Adult Use Cannabis Establishment Principal Attestation

**Section 4(a)(1): Maine Adult Use Cannabis Establishment – Principals.** Each person listed in Section 4(a) of the application must complete this Principal Attestation and must attest under penalty of perjury to the accuracy of the information provided in this Principal Attestation form.

**Notice:** This License Application for Maine Adult Use Cannabis Establishment is an official document. If you provide false information on your application, and/or do not disclose all information the application asks, the license is subject to denial, and you may be subject to criminal prosecution.

Legal Name	Title within the Organization	SSN	DOB	IIC Number
Scotty Ouellette	Owner	007787572	081579	4380

**Section 4(a)(1). State of Residency.** Title 28-B requires that every officer, director, manager and general partner of a business entity be a natural person who is a Maine resident, however OCP is currently not enforcing the residency requirement provision of the statute.

1. In which state do you currently claim residency?

Maine

2. List every municipality and state in which you have resided during the previous five years:

Bath, Maine; Bowdoinham, Maine; Woolwich, Maine

### Section 4(a)(2). Employment.

1. Are you an employee of the Department of Administrative and Financial Services or any other state agency with regulatory authority over Adult Use Cannabis in Maine?

Yes  No

2. Are you an employee of the State of Maine?

Yes  No If "yes," by which agency are you employed:

3. Are you a member of law enforcement, a corrections officer, or a person subject to the provisions found in Title 25, Chapter 341 of the Maine Revised Statutes?

Yes  No

### Section 4(a)(3). Tax Compliance.

1. Have you paid income and other taxes owed to the State of Maine, to another jurisdiction, if applicable, and to the United States Internal Revenue Services over the two years immediately preceding the year in which the application was filed?

Yes  No If "no," explain here:

2. Do you have any outstanding tax liens imposed or levied in the State of Maine or in another jurisdiction within the five years immediately preceding the year in which the application was filed?

Yes  No If "yes," explain here:

**Section 4(a)(4). Prior Drug Convictions.**

1. Have you ever been convicted for a violation of a state or federal controlled substance law that is a crime punishable by imprisonment for one year or more?

Yes  No

2. If you answered "yes" to question 1 above, was the offense for which the sentence, including any term of probation, incarceration or supervised release, was completed 5 or more years prior to the submission of an application for a license under this Rule?

Yes  No

3. If you answered "yes" to question 1 above, was the offense regarding conduct that is now authorized under the Personal Adult Use of Cannabis and Cannabis Products: Home Cultivation of Cannabis for Personal Use?

Yes  No

**Section 4(a)(5). Character and Fitness Requirements.**

1. Have you ever been convicted of, or currently facing prosecution for, any state or federal offense involving dishonesty, deception, misappropriation, or fraud?

Yes  No If "yes," explain here:

2. Have you ever faced penalties under the Maine adult use cannabis program?

Yes  No If "yes," explain here:

3. Have you had an individual identification card issued under the Adult Use Cannabis Program revoked within the previous two years?

Yes  No If "yes," explain here:

4. Have you ever been subject to two or more individual identification card revocations that were issued under the Adult Use Cannabis Program?

Yes  No If "yes," explain here:

5. Have you had a registry identification card or registration certificate issued under the Maine Medical Use of Cannabis Act subject to revocation, suspension, limitation, or any other penalization?

Yes  No If "yes," explain here:

6. Have you ever been subject to an enforcement action in any other jurisdiction's cannabis program?

Yes  No If "yes," list and describe each enforcement action here:

7. Do you have outstanding court-ordered payments?

Yes  No If "yes," explain here:

8. Do you have past due taxes or fees?

Yes  No If "yes," explain here:

9. Do you have other tax delinquencies?

Yes  No If "yes," explain here:

**Section 4(a)(6). Other Cannabis Establishments.** Identify any other cannabis establishments, including those outside of Maine, in which you hold a Direct or Indirect Financial Interest as defined in the Adult Use Cannabis Program Rule. Attach a separate sheet if necessary.

Name of Cannabis Establishment

UPTA Camp Edible Co LLC.

Location of Cannabis Establishment

9 Main st Suite F Bowdoinham Maine 04008

Description of Financial Interest

Owner

**Acknowledgment and Signature.**

I understand I am responsible for knowing and complying with all state laws and regulations governing Adult Use Cannabis pursuant to the Maine Revised Statutes, as well as the rules promulgated thereunder.

Agree  Disagree

I understand and agree to provide documents, if requested, to prove what I have stated in this Principal Attestation form. I understand and agree that federal, state and local officials or other persons and organizations may verify the information I have given. If I have given incorrect information, my application may be denied, and I may be charged with giving false information. I understand the questions on this application and the penalty for hiding or giving false information or breaking any of the rules in the penalty warning. I certify under penalty of perjury that my answers, including those related to drug offenses are true and complete.

Principal's Signature



Date

5-7-24

## Commercial Sublease

This Commercial Sublease (this "sublease") is made effective as of 8/01/2020, by and Alternative Rx Consulting LLC("Tenant"), and Golden Roads Extract LLC("Subtenant"). Tenant has previously entered into a lease agreement with FHC, INC ("Landlord") dated 12/04/2018 (the "prime Lease"), a copy of which is attached as an exhibit to this sublease. Tenant now desires to sublet the leased property to subtenant and subtenant desires to sublet the leased property from tenant. Therefore, the parties agree as follows:

**PREMISES.** Tenant, in consideration of the sublease payments provided in this Agreement, sublets to Subtenant 'Manufacturing Kitchen' located at 9 Main St, STE F, Bowdoinham, Maine 04008 (the "Premises")

**TERM AND POSSESSION.** The term of this Sublease will begin on 08/01/20 and unless terminated sooner pursuant of the terms of this Sublease, it will continue of the remainder of the term provided in the Prime Lease, which terminates 12/04/2028.

**SUBLEASE PAYMENTS.** Subtenant Shall pay to Tenant sublease payment of \$5,000 per month, payable in advance on the first day of each month, for a total sublease payment of \$600,000 Sublease payments shall be made to Tenant at 9 Maine St, STE F, Bowdoinham, Maine 04008, which may be changed from time to time by Tenant.

**Subtenant, agrees to increase Sublease Payments if 'Inflation' increases the total payment of the Tenant's, 'Prime Lease'**

Subtenant, GOLDEN ROADS EXTRACT LLC, with pay half of each monthly Electricity Expense of the term of Sublease.

**DEFAULTS.** Subtenant shall be in default of this Sublease if Subtenant fails to fulfill any lease obligation or terms by which Subtenant is bound. Subject to any governing provisions of law to the contrary, if Subtenant fails to cure any financial obligation within 5 days (or any other obligation within 10 days) after written notice of such default is provided by Landlord to Subtenant, Landlord may take possession of the Premises without further notice (to the extent permitted by law), and without prejudicing Landlord's rights to damages. In the alternative, Landlord may elect to cure any default and the cost of such action shall be added to Subtenant's financial obligations under this Sublease. Subtenant shall pay all costs, damages, and expenses (including reasonable attorney fees and expenses) suffered by Landlord by reason of Subtenant's defaults. All sums of money or charges required to be payed by Subtenant under this Sublease shall be additional rent, whether or not such sums or charges are designated as "additional rent". The rights provided by this paragraph are cumulative in nature and are in addition to any other rights afforded by law.

**SECURITY DEPOSIT.** At the time of the signing of this Sublease, Subtenant shall Pay to Landlord, in trust, a security deposit of \$0.00 to be held and disbursed for Subtenant damages to the premises or other defaults under this Sublease (if any) as provided by law.

**CUMULATIVE RIGHTS.** The rights of the parties under this Sublease are cumulative, and shall not be construed as exclusive unless otherwise required by law.

**PROPERTY INSURANCE.** Lessor, Tenant and Subtenant shall each maintain appropriate insurance for their respective interests in the Premises and property located on the Premises. Lessor and Tenant shall be named as an additional insured in such policies. Subtenant shall deliver appropriate evidence to Tenant as proof that adequate insurance is in force issued by companies reasonably satisfactory to Tenant. Tenant shall receive advance written notice from the insurer prior to any termination of such insurance policies. Subtenant shall also maintain any other insurance which Tenant or Lessor may reasonably require for the protection of Tenants or Lessors interest in the premises. Subtenant is responsible for maintaining casualty insurance on its own property.

**WAIVER OF RIGHTS.** Each of tenant and Subtenant Agrees to, and does hereby, waive all rights of recovery and cause of action against the other, their respective agents and employees, and all persons claiming through or under the other, relating to loss of business, business interruption or loss of rentals resulting from any damage or destruction to the Demised Premises or any of Subtenant's property contained therein, notwithstanding that any damage or destruction may be due to the negligence of Tenant or subtenant, their respective agents and employees.

**NOTICE.** Notices under this Sublease shall not be deemed valid unless given or served in writing and forwarded by mail, postage prepaid, addressed as follows to every interested party:

**TENANT.**

Alternative Rx Consulting LLC

9 Main St, STE F

Bowdoinham, Maine 04008

**SUBTENANT.**

Golden Roads Extract LLC

9 Main St, STE F

Bowdoinham, Maine 04088

**LANDLORD.**

FHC, INC

1201 Main St

Bowdoin, Maine 04287

Such addresses may be changed from time to time by ant party by providing notice to the other interested parties as described above.

**GOVERNING LAW.** This Sublease shall be construed in accordance with the laws of the State of Maine.

**LANDLORD'S CONSENT.** The Prime Lease requires the prior written consent of Landlord to any subletting of the premises.

**INCORPORATION OF PRIME LEASE.** This Sublease is subject to all of the terms of Prime Lease with the same force and effect as if each provision of the Prime Lease were included in this Sublease, except as otherwise provided in this Sublease. All of the obligations are rights of Tenant under the Prime Lease. Shall be binding upon Subtenant. All of the obligations of Landlord under prime lease shall inure to the benefit of Subtenant. It is the intent of the parties that, except as otherwise provided in this Sublease, the relationship between Tenant and Subtenant shall be governed by the various provisions of the Prime Lease as if those provisions were included in this Sublease in full, except that the terms "Landlord," "Tenant" and "Lease" as used in the Prime Lease, shall instead refer to, respectively, "Tenant," "Subtenant" and "Sublease." The Subtenant herein executes this Sublease with the express acknowledgment that Subtenant has read, reviewed understands and agrees to comply with all obligations, rights, limitation and responsibilities contained in the Prime Lease.

TENANT

By:  \_\_\_\_\_

Date: 7-15-22

Alternative Rx Consulting LLC

SUBTENANT

By:  \_\_\_\_\_

Date: 7-15-22

Golden Road Extracts LLC

LANDLORD

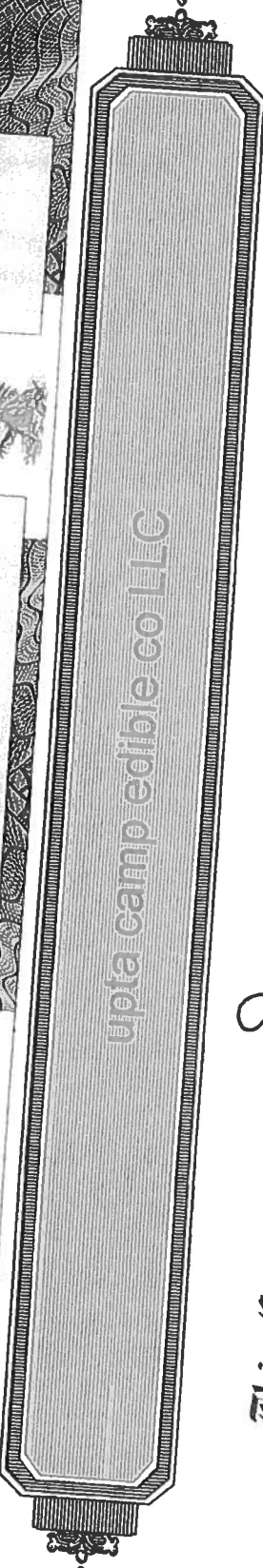
By:  \_\_\_\_\_

Date: 7/15/22

FHC, INC

NUMBER

ORGANIZED UNDER THE LAWS OF THE STATE OF MAINE  
JULY 30, 2020

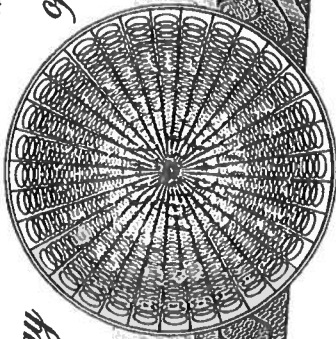


This Certifies that Scott Thomas Ouellette is the registered holder of 100% Membership Interest(s) of the above named Company, transferable only on the books of the Company by the holder hereof in person or by Attorney upon surrender of this Certificate properly endorsed and in accordance with the terms and conditions of the Articles of Organization and the Operating Agreement of the Company, as amended to the date of transfer, copies of which may be inspected and copied during normal business hours at the principal office of the Company.

In Witness Whereof, the said Company has caused this Certificate to be signed by its duly authorized Manager(s) or Officer(s) and its Seal to be hereunto affixed.

this 19<sup>th</sup> day of August A.D. 2022.

  
PRESIDENT



SECRETARY



**I Scott ouellette own alternative rx consulting llc , golden road extracts llc and upta camp edible co llc we are using alternative rx consulting as a leasing company. Upta camp edible co is maintaining the business licenses and lease payments all to alternative rx consulting. No cannabis business is conducted via alternative rx consulting. All manufacturing is done through upta camp edible co license and caregiver sales are through golden road extracts.**

MAY 7 24

A handwritten signature in cursive script, appearing to read "Scott Ouellette", with a long horizontal line extending to the right.

