

**APPLICANT'S STATEMENT
17 SCHOOL STREET A/K/A STONE HILL GENERAL**

I, Scott A. Gallant, Bowdoinham Planning Board Applicant, am providing the following statements to describe the future use of 17 School Street.

BUSINESS NAME. The business' name is Stone Hill General LLC, d/b/a Stone Hill General Store and/or Stone Hill General (hereinafter "SHG").

EMPLOYEE HOURS OF OPERATION. All SHG employee work hours will be covered in shifts between 8:00 a.m. to 8:00 p.m., seven days a week.

STORE HOURS OF OPERATION. The SHG store hours will be between 8:00 a.m. to 8:00 p.m. seven days a week. The hours of operation may be reduced should customer activity trends warrant a reduction of hours.

EMPLOYEE POSITIONS.

- a. **PLANT CARE.** SHG will have two, full-time employees in charge of plant care. There will always be two employees on duty during normal business hours, to comply with the State of Maine's OMP requirements.
- b. **MEDICAL DELIVERY DRIVER.** SHG will have one medical deliver on duty to accommodate our most vulnerable clients, on an as-needed basis.
- c. **OPERATIONS MANAGER.** SHG's Operations Manager will manage employees; the store; and the commercial kitchen. The person filling this position has over ten years of managerial experience in the food service industry.

FIRE CODE COMPLIANCE.

- a. SHG shall comply with the State Fire Marshall's requirements for "Phase 1 Store Front"; 500 square feet of medical grow space (estimated cost \$30,000.00); and
- b. "Phase 2 State Approved Kitchen" and an additional 1100 square feet grow space (estimated cost \$60,000.00).
- a. The engineered plans for the State Fire Marshalls office are from Platz Associates Two Great Falls Plaza Auburn, Maine

BUFFERING DESCRIPTIONS.

- a. A previous Town Manager, Bill Post, gave the Gallants verbal permission to improve the southernly strip of land that abuts 17 School Street and 8 Stone Hill Place. The Gallants invested approximately \$20,000 in the installation of a stone retaining wall, and the planting of trees; shrubs; and perennials.
- b. Another garden planted by the Gallants is the one outside of the town office windows, and library windows.

SETBACKS. The setbacks for 17 school street have been established for decades.

- b. The 12-foot addition to the southern boundary line was a permitted deck that was closed in and built up with the existing garage.
- c. The part of the permit on the northern line with the town was an existing structure that had the same setback for decades was setback the additional 5' that was added and set back 2 more feet as to enlarge existing setback. All additions are inside the footprint of existing foundations and existing historical setbacks. As reflected on the engineered plans, there just over a 20% increase of the original foundation footprint all inside the outside original footprint.

WATER SUPPLY.

- a. There will be no roof water system.
- b. SHG will utilize Hydroponics—that system has holding containers and pumps. This system uses much, much less water. Basically, only the water that evaporates is the water that is used for the process. All water is run through reverse Osmosis system to remove all carcinogens and unwanted chemicals with filters from the water and used and re-used. Filters shall be changed and disposed of in compliance with State and Federal rules and regulations relating to this system.

MOTIVATION TO START AND RUN THIS BUSINESS.

- a. The integrity of the structure of the old New Englander were compromised when a tenant occupied the property, and the pipes froze—for the third time. The house did not have adequate insulation.
- b. Knowing I couldn't continue my business as a licensed arborist for much longer as I aged, I decided to improve the structure for use as a commercial building and start a new business.
- c. When medical and adult use marijuana became legal, I opted to pursue this business. The driving force was seeing how medical marijuana has helped friends and family as they battled cancer; depression; arthritis; and other debilitating illnesses.
- d. I have the benefit of having managers and employees who are experienced in management; the food industry; and the medical cannabis industry.
- e. I have managed in the food industry for 10+ years and has been working in the Medical cannabis industry for the past few years.

LEGAL BUSINESS. When voters in the the State of Maine and the Town of Bowdoinham passed laws to make this a legal industry, I wanted to do as so many others have done and begin my own cannabis business. I have worked tirelessly to obtain the necessary licenses from the State of Maine. Please consider my dedication to the process and the tens of thousands of dollars I have spent to comply with the Town of Bowdoinham; the State of Maine; and the State of Maine Fire Marshall's office.

Thank you for considering my application.

BOWDOINHAM WATER DISTRICT
P. O. BOX 86
BOWDOINHAM, ME 04008
TEL: (207) 737-4721
FAX: (207) 737-2427

email: bowdoinhamwater@ne.twcbc.com

July 26, 2021

Mr. Gallant,

In response to your request for an ability to serve letter for 17 School Street in Bowdoinham, the Bowdoinham Water District (BWD) offers the following:

- We understand service is requested for domestic use only and that no fire service will be required of the public water system.
- We understand that an existing groundwater well may be used to provide water to certain fixtures within the building.
- We understand that the existing water service connection to the building is a ¾ inch from the water main to the interior of the building.
- We understand your intended use is estimated to require a peak day of 200 gallons.
- We understand your fixture count to be as indicated on the attached sheet.

The Bowdoinham Water District's ability to serve is contingent upon the following conditions:

- Internal plumbing will have no cross connection between the private well and the public water system.
- Service will be provided consistent with current District Terms and Conditions
- The BWD will not be responsible for limited service due to the lack of capacity of the existing ¾" service line.

Water Service will be provided according to Maine Public Utilities Commission rules, **Chapter 62: SERVICE STANDARDS FOR WATER UTILITIES.**

Please contact the BWD if you have any questions regarding our understanding of your proposed water use.

Respectfully,

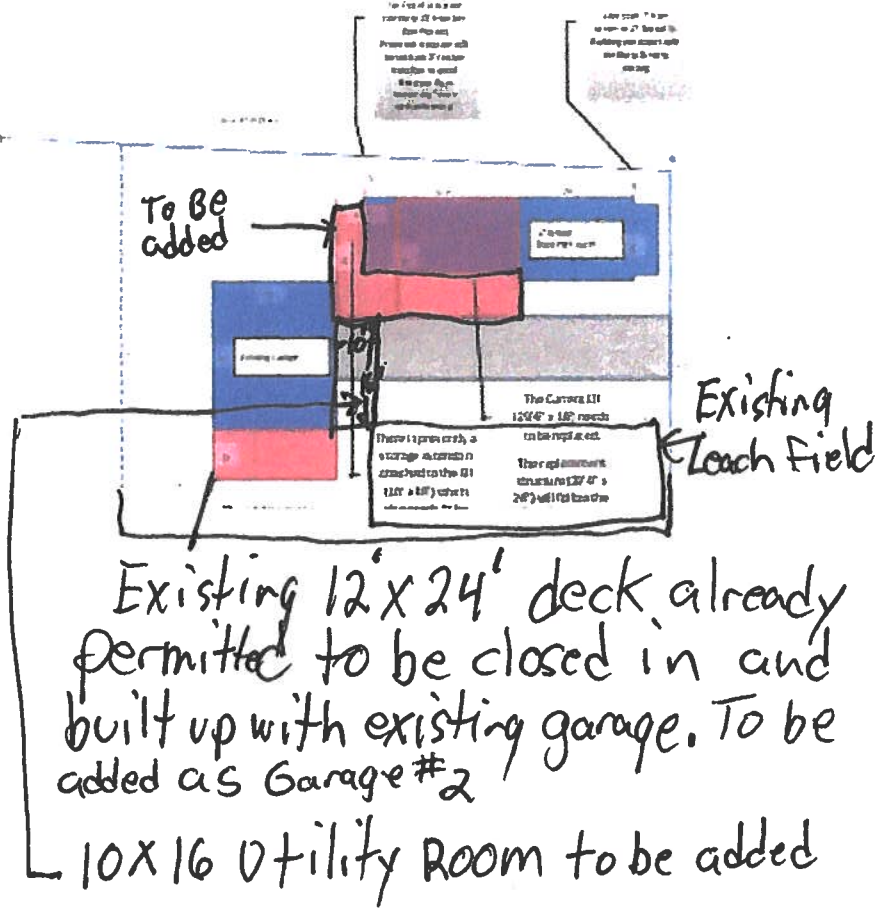
The Board of Trustees
Bowdoinham Water District

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Existing Structure
Proposed Modifications

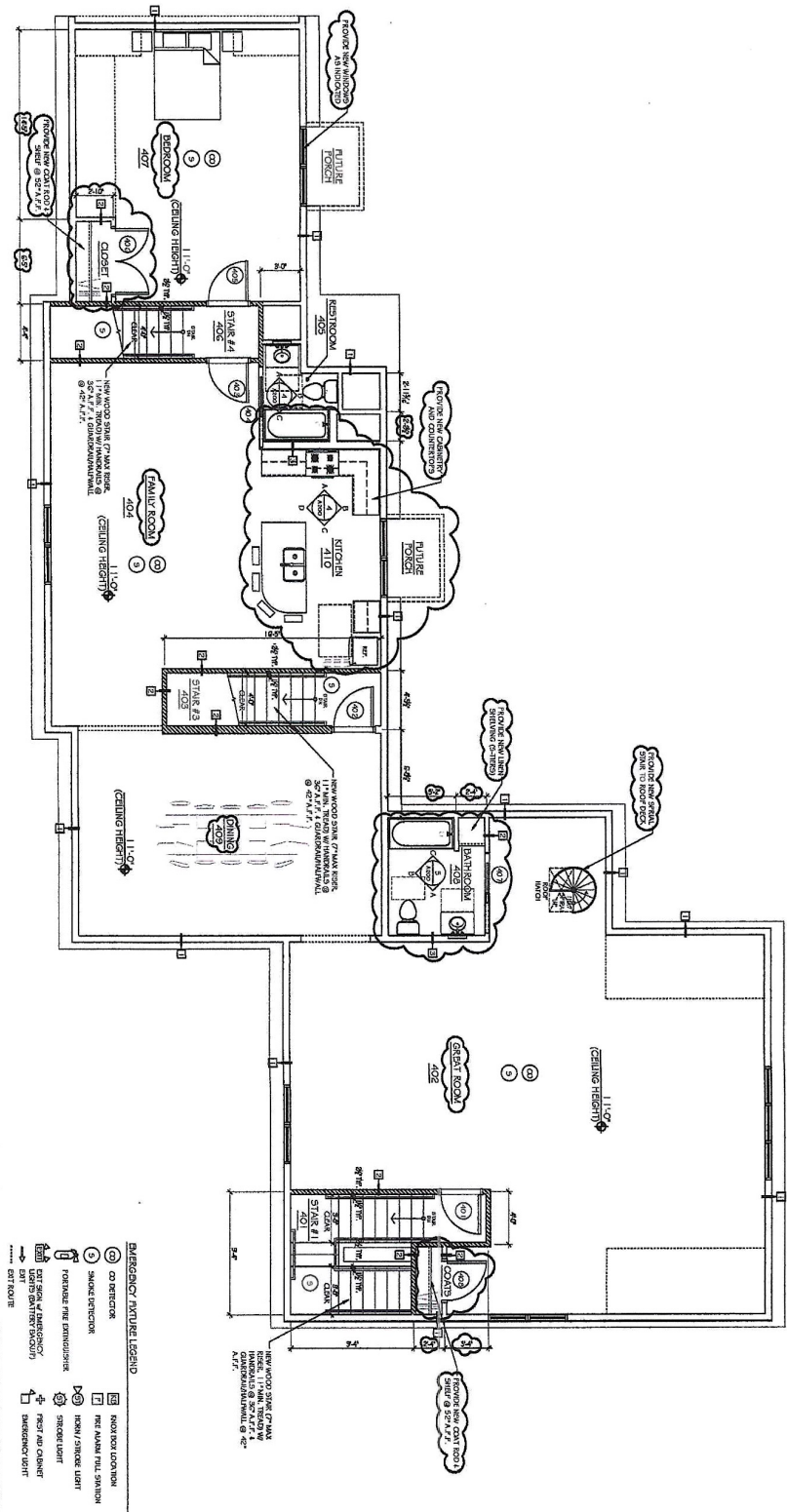
Existing 2089
Added 514

Garage 1 384
Garage 2 348



★ All additions inside the Outside measurements of Decades of existing Foundations.

1. FIRST FLOOR RENOVATION & LIFE SAFETY PLAN
 DATE SCALE: 1/4" = 1'-0"



- EMERGENCY FEATURE LEGEND**
- ☉ CO SMOKE DETECTOR
 - ☪ SMOKE DETECTOR
 - ☪ HORNABLE FIRE EMERGENCY
 - ☪ FIRE ALARM TOLL SWITCH
 - ☪ NEW / SMOKE LIGHT
 - ☪ SMOKE LIGHT
 - ☪ FIRE AND EMERGENCY EXIT SIGN (EXIT ONLY)
 - ☪ FIRE AND EMERGENCY EXIT ROUTE
 - ☪ EXIT ROUTE
 - ☪ ROOM TOY LOCATION
 - ☪ FIRE ALARM TOLL SWITCH
 - ☪ NEW / SMOKE LIGHT
 - ☪ SMOKE LIGHT
 - ☪ FIRE AND EMERGENCY EXIT SIGN (EXIT ONLY)
 - ☪ FIRE AND EMERGENCY EXIT ROUTE

PROJECT NO. 22714K

A104

DATE: 03/14/2021
 1. SMOKE DETECTOR (02/21)
 2. SMOKE DETECTOR (07/20)

PROPOSED RENOVATION OF:
BOWDOINHAM APOTHECARY
 MIXED-USE MARIJUANA PRODUCTION
 & RETAIL STORE
 17 SCHOOL STREET
 Bowdoinhams, Maine 04008



PLATZ ASSOCIATES
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 Construction Managers
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