

(2a) Record Owner

Robert Gaudette Jr
6 Country Drive
Greenville RI 02828
401-949-3665

Applicant

Kate Gaudette & Robert Gaudette III
50 Birchwood lane
Bowdoinham ME 04008
207-666-3066

(2b) Please reference Survey Map & Ext. Docs 1, 10**(2c) Names & Addresses of Abutters**

Heather & Nicholas Estabrook
6 Birchwood Lane
Bowdoinham ME 04008

Christopher S Small
9 Birchwood lane
Bowdoinham ME 04008

Grant Woodbrey & Ally Lewis
35 Birchwood Lane
Bowdoinham ME 04008

Andrea & John Blunda
41 Birchwood Lane
Bowdoinham ME 04008

Derek Small / Robert J Small
43 Birchwood Lane
Bowdoinham ME 04008

Francis and Brandon Harris
37 Birchwood Lane
Bowdoinham ME 04008

Timothy Dumont
Birchwood Lane
Bowdoinham ME 04008

Wayne P Estabrook
312 Millay Rd
Bowdoinham ME 04008

Paul E Pinette
358 Millay Rd
Bowdoinham ME 04008

Stephen H Petroff
292 Millay Rd
Bowdoinham ME 04008

Christopher Frank
326 Millay Rd
Bowdoinham ME 04008

(2d) Please reference External Documents 2 & 3

(2e) Please reference External Document 4 & Survey Map

(2f) Map Lot Number R02-052, Please reference External Documents 2 & 3

(2g) Please reference External Document 5

(2h) n/a

(2i) Approximately \$25,000 USD

(2j) Please reference External Document 6

(2k) Please reference External Document 7

(3a) Please reference External Document 8

(3b) Please reference Survey Map

(3c) Please reference Survey Map

(3d) Birchwood Lanes first 279' is a 22' wide. Road is under contract to be widened to 18' with 2' shoulders. Millay rd is 24' wide. See Existing Documents 17 & 18

(3e)

B1, Existing Farm Store 12' x 20' Coordinates 44°02'07.86"N
69°54'53.91"W Elevation 278 feet

B2, Existing Storage 16' x 40' Coordinates 44°02'12.26"N
69°55'05.82"W Elevation 290 feet

B3, Existing Workshop 18' x 24' Coordinates 44°02'11.81"N
69°55'08.56"W Elevation 292 feet

B4, Existing Home/ office 32' x 50' Coordinates 44°02'11.39"N
69°55'07.62"W Elevation 273 feet

B5. Existing Greenhouse 20' x 60' Coordinates 44°02'09.38"N
69°55'03.16"W Elevation 284 feet

B6. Existing Chicken Coop 10' x 10' Coordinates 44°02'08.03"N
69° 55'05.50"W Elevation 256 feet

Please reference Survey Map

(3f)

Millay Rd x Birchwood lane 44°02'06.37"N 69°54'37.36"W
Elevation 232 feet

6 Birchwood lane driveway x Birchwood lane 44°02'06.75"N
69°54'42.40"W Elevation 256 feet

9 Birchwood lane driveway x Birchwood lane 44°02'07.32"N
69°54'45.51"W Elevation 253 feet

35 Birchwood lane driveway x Birchwood lane 44°02'08.03"N
69°54'48.53"W Elevation 254 feet

37 Birchwood lane driveway x Birchwood lane 44°02'08.33"N
69°54'49.40"W Elevation 255 feet

41 Birchwood lane driveway x Birchwood lane 44°02'08.36"N
69°54'51.57"W Elevation 259 feet

43 Birchwood lane driveway x Birchwood lane 44°02'08.33"N
69°54'53.86"W Elevation 260 feet

(3g)

- 37 Birchwood lane driveway x Birchwood lane 44°02'08.33"N
69°54'49.40"W Elevation 255 feet

Driveway width 12 feet

- 41 Birchwood lane driveway x Birchwood lane 44°02'08.36"N
69°54'51.57"W Elevation 259 feet

Driveway width 12 feet

- 43 Birchwood lane driveway x Birchwood lane 44°02'08.33"N
69°54'53.86"W Elevation 260 feet

Driveway width 15 feet

(3h) Please reference Survey Map

(3i) Please reference Survey Map

(3j) Please reference External Documents 11 & 12

(3k) Please reference External Document 5 page 2

(3l) Bowdoinham Volunteer Fire Department & closest fire hydrant is at the corner of Tegans way & Millay road

(4a) The proposed farm store will not have a demand for water supply or sewage disposal. Proper sewage disposal IS on site but not being proposed for the farm store as it is strictly an owner operated establishment. Hand sanitizer stations will be present.

(4b) The water drainage across the site of the proposed project does not directly effect downstream properties.

(4c) There is an on site (2 yard) dumpster for non compostable waste disposal, there will be no hazardous waste, ever. Please see

External Document 13 for contract with Casella Waste Disposal. The dumpster has an existing hemlock enclosure for buffering.

(4d) Birchwood lane will be widened to specifications set fourth by the Bowdoinham Land Use Ordinance. The gravel road (Birchwood lane) will be brought to a minimum of 18' wide WITH 2 foot shoulders. The parking lot of the proposed store front and the road is under contract with Tourtelotte Excavation & will be covered with gravel. There will be a parking and

loading area of approximately 40' x 100' in the front of the store. Off the front of the store there will be an 8 foot by 12 foot timber framed porch, with an ADA ramp for access

(4e) Waiver requested

(4f) Attached to each side of the building, inset four feet four inches from the Right of Way boundary we are proposing a 10 foot round cedar post fence with wide plank white pine boards as a visual buffer. We are choosing the 10 foot height because the grade of the land slopes down 2 feet from the road and we want to be sure there is at least 8 feet of sufficient buffer from any sight, light or noise concerns. In front of the fence is proposed additional buffer planting of twenty Taylor Juniper Trees. Taylor juniper trees were chosen because they never grow more than three feet in width but can reach up to twenty feet in height. Three Juniper trees of a larger variety will also be planted. The existing stone wall will be left EXACTLY as it has been for over 60 years, but we plan to carry the essence of stone throughout the landscaping on the building side of the buffer. Low growing flowering plants and perennial herbs will enhance the surrounding landscape on the store side of fence. Boulder accents will be placed to divide the parking area from the cedar post fence. Please see Existing document 15

(4g) Coordinates 44°02'07.86"N 69°54'53.91"W Elevation 278 feet. Please reference Survey Map

(4h) Proposed signs will be at the entrance of Birchwood lane, please reference External Document 14 & on the East facing side of the building, please reference Existing Documents 11 & 12. (Mailboxes are optional for residents but placed in this location as requested by local USPS carrier)

(4i) Please see External Document 7. All lighting is LED. Two vintage LED porch lights on either side of front door and two overhead commercial LED fixtures for proper parking lot illumination. All lights face south, away from abutters.

(4j) A regularly serviced fire extinguisher will be located inside of the structure. We are approximately two miles from the Bowdoinham fire department.

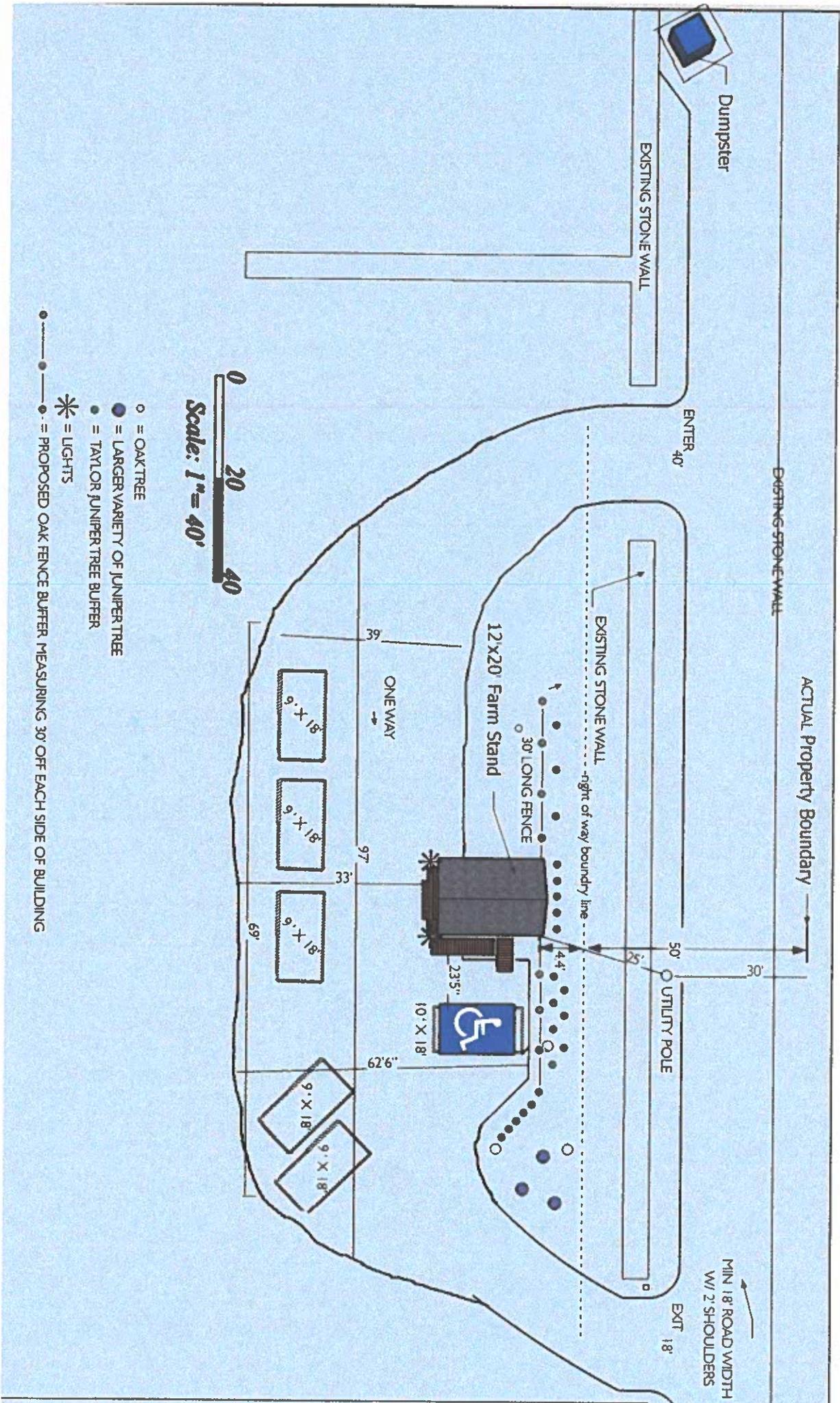
(4k) Our goal is to create a destination store for our farm grown products including but not limited to Medical cannabis products, Hemp CBD products, Handmade goods, farm grown and local produce & products, Herbs & apothecary remedies. We are a regenerative family farm upholding a beyond organic

certification and our mission is to sustain ourselves and a business all while stewarding the land and participating in community outreach and education. We will create a safe and professional access point for responsibly grown and produced seed to sale plant medicine in Bowdoinham.

(4l) Estimated daily traffic is 5-10 cars per day. We reserve the right to operate seven days a week between the hours of 7am-7pm. With store hours likely being 12pm-7pm 3 days per week.

(4m) A permeable gravel parking lot and the proposed road plan to widen the road as well as the culverts will handle storm water better than ever. Existing 12 inch culverts will be replaced with 15 inch x 30 foot long culverts and will be appropriately graded out, as well as using burlap, straw and stone erosion control.

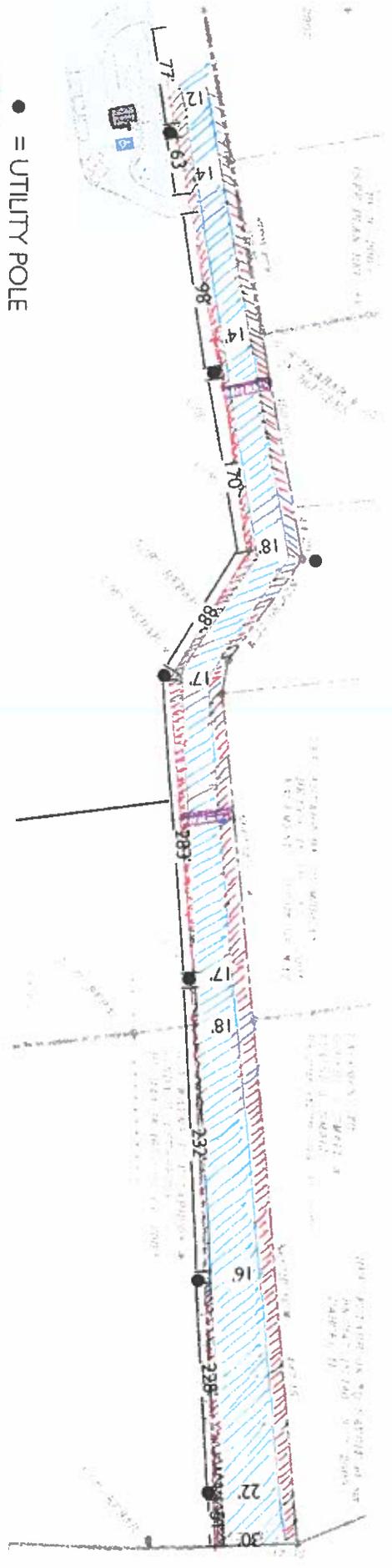
(4n) Please see (4j)



- = OAK TREE
- = LARGER VARIETY OF JUNIPER TREE
- = TAYLOR JUNIPER TREE BUFFER
- * = LIGHTS
- = PROPOSED OAK FENCE BUFFER MEASURING 30' OFF EACH SIDE OF BUILDING

0 20 40
 Scale: 1" = 40'

- = UTILITY POLE
-  = CURRENT ROAD WIDTHS
-  = PROPOSED 22' WIDENING OF ROAD
-  = CULVERT REPLACEMENTS



* ROAD HAS BEEN FOUND ABLE TO ACCOMMODATE THE PROPOSED CHANGES IN WIDTH WITHOUT HAVING TO MOVE ANY EXISTING UTILITY POLES

50 Birchwood Lane Farm Store Security Plan

- The property is equipped with 20 security cameras back fed to two separate storage locations. Cameras monitor 24/7
- All cannabis products are stored in a locked facility within hidden 4000 lb safes bolted to the floor.
- No cannabis products will be kept within the Farm Store during closed hours.
- Every patient that visits the Farm Store will have a record of their medical card and State ID retained on file.
- All harvested and unprocessed material will be kept in a secure facility.
- All gardens meet and exceed State standards for security.
- We maintain an ongoing relationship with the Sagadahoc Sheriffs Department and they are aware of all operations pertaining to 50 Birchwood lane.
- Regular check-ins with Maine Office of Marijuana Policy compliance occur.

 Of Marijuana

Expires: 03/25/2021

Caregiver Assistant
KATE O. GAUDETTE
Assistant of: **ROBERT GAUDETTE, III**
DOB: 08/09/1989

Registration #: **CGE4066**

Control # : **128094**



Maine Medical Use
Of Marijuana

Date Issued: 10/07/2019

Expires: 09/24/2020

Individual Caregiver
ROBERT GAUDETTE, III
DBA: ANCIENT GREEN FARM
DOB: 05/20/1980
Retail Location: 90 BIRCHWOOD LANE,
BOWDOINHAM, ME 04008

Registration #: **CGR26111**

Control # : **295951**

Authorized for: 30 mature/40 immature and/or
Harvested



596 Putnam Pike
Greenville, RI 02828

May 26, 2020

To whom it may concern,

This letter is to certify that as of this date, May 26th, 2020, Mr. Robert Gaudette Jr. has at least \$50,000.00 in funds available at Citizens Bank for his immediate disposal. If you have any questions please feel free to contact me at the information below.

Sincerely,

A handwritten signature in black ink that reads "Michael Costantino". The signature is written in a cursive style with a large, sweeping flourish at the end.

Michael Costantino
Relationship Banker – Citizens Bank
596 Putnam Pike
Greenville, RI 02828
401-949-1701