



GARDINER CITY COUNCIL AGENDA ITEM INFORMATION SHEET



Meeting Date		Department	
Agenda Item			
Est. Cost			

Background Information

Requested Action	
City Manager and/or Finance Review	
Council Vote/ Action Taken	
Departmental Follow-Up	

<i>City Clerk Use Only</i>	1 st Reading _____	Advertised _____	EFFECTIVE DATE _____
	2 nd Reading _____	Advertised _____ w/in 15 Days	
	Final to Dept _____	Updated Book _____	Online _____

Date Received in Office. <u>11/20</u>
Received by: <u>AMC</u>
Office Amount Received <u>\$1500</u>
Approved _____ Denied _____

Marijuana Business
License Application

- New Application
 Renewal Application

Type of Business

- Retail Marijuana Store
 Cultivation Facility
 Manufacturing Facility
 Testing Facility
 Nursery/Grow Store

Medical Marijuana or Recreational- Recreational

If cultivation, what Tier?

- Tier 1 -30-60plants
 Tier 2- <2000sf of canopy
 Tier 3 --2k-7ksf of canopy
 Tier 4 - 7ksf of canopy

Applicant Information

Name NPG, LLC dba Wellness Connection of Maine

Address 685 Congress Street, Portland, ME 04102

Phone 207-887-4042

Email victoria.denbow@shopbotanist.com

Do you own/ have financial interest in any other marijuana businesses in Maine and/or other states?

If yes, Please list and describe: Yes, NPG, LLC currently owns and operates four Adult Use retail stores in ME. The entity that owns NPG, LLC owns other cannabis businesses in multiple states.

Do you currently hold a State of Maine Caregiver card or State of Maine conditional marijuana license?
No, we do have active Adult Use Licenses.

*If so, please provide a copy of your States of Maine Caregiver Card or State of ME Conditional license and any documentation submitted to obtain these licenses.

Business Location

Physical address of proposed marijuana business. 31 Maine Ave, Gardiner, ME 04330
Map 37 Lot 151 Zone IT
Property owner's name and address Triple Deuce, LLC 95 Purington Ave, Augusta, ME 04330
Property owner's phone 207-462-4832
Property owner's email showroom@tuttleantiques.com

*Please provide property owners permission documentation to operate a marijuana business at this location.

Business Information

Name of business Wellness Connection of Maine
Number of employees 54 total NPG employees, 7 employees at this location
Hours of operation Mon-Sun 9AM to 9Pm
Brief description of the business: Marijuana retail store sell a variety of cannabis products

Square feet of retail space 1,000

Square feet of indoor/Outdoor plant canopy N/A

Square feet of manufacturing space N/A

Describe any security protocols See Exhibit 1 Attached.

If extraction will be performed, please describe the process to be used and the machines/ chemicals involved. No extraction will be performed at this site.

Are there any hazardous processes or chemicals to be used at the business, if so please describe No.

Describe any fire protection/ suppression equipment. See Exhibit 1 attached.

Please describe odor control measures to be used at the site.
See Exhibit 1 attached.

If manufacturing, please describe the processes as well as the products that will be manufactured
N/A

W. J. Benson
Signature

11/19/2024
Date

For Municipal Use Only

Approvals

Code Enforcement [Signature] Date 12-9-24

Economic Development Melissa Lily Date 12/12/24

Interim
City Manager Denise Brown Date 12/12/24

Gardiner Fire Department [Signature] Date 12/12/24

Gardiner Police Department [Signature] Date 12/12/24

Public Works [Signature] Date 12-12-24

City Council Approval Date: _____

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

This certifies that

NPG, LLC

DBA: WELLNESS CONNECTION

31 MAIN AVE
GARDINER ME

License Number AMS335

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

ADULT USE CANNABIS STORE

This license is restricted from allowing public access to the licensed premises or engaging in sale of authorized products pursuant to 28-B M.R.S. §504(1) until 6:00 AM on October 9, 2020.

Issued on:
May 1, 2024

Expires on:
April 30, 2025

Elisa C. Ellis

Elisa C. Ellis, Director of Licensing
OFFICE OF CANNABIS POLICY
MAINE ADULT USE CANNABIS PROGRAM

To make a complaint about this licensed Adult Use Cannabis Establishment:
Email: Licensing.OCP@maine.gov



11/18/2024

**Exhibit 1
Gardiner Marijuana License Renewal**

SECURITY PROTOCOLS

Wellness Connection of Maine takes the safety and security of its patients, employees, guests, and neighbors very seriously. We have a central security office which works with several outside contractors to plan, monitor, and upgrade security programs for all of our facilities. The building in question is approximately 8,000 sq. ft. and is completely equipped with more than sufficient and appropriate security measures to:

1. Provide a safe and secure environment for visitors and staff.
2. Deter and prevent unauthorized entrance into areas containing marijuana.
3. Deter and prevent the theft of marijuana.

Security Surveillance Cameras:

Security surveillance cameras have been installed and are operating twenty-four (24) hours a day, seven (7) days a week, and retain a minimum of thirty (30) days video storage. These surveillance cameras monitor all entrances, along with the interior and exterior of the premises, to discourage and facilitate the reporting of criminal acts and nuisance activities occurring at the premises.

Alarm System:

The building is equipped, regulated and monitored by a commercial combination control panel with an audible alarm that is monitored by a Professional Security Company and alarm notification capabilities with smart phone monitoring, with notifications that are sent immediately and directly to both the Gardiner Police Department and one of our managers from the Wellness Connection of Maine, so that they may assist Gardiner Police as needed to resolve the alarm.

All doors and windows are equipped with burglar contacts and motion detectors to prevent unauthorized entrance after hours.

The building is also outfitted with silent panic alarms that staff can utilize in event of an emergency. These are directly monitored by our security company 24 hours a day and in the event, one is activated, Gardiner Police would be notified immediately

info@mainewellness.org | 1-855-848-6740 | mainewellness.org

South Portland
29 Western Ave.
South Portland, ME 04106

Portland
685 Congress Street
Portland, ME 04102

Gardiner
31 Maine Avenue
Gardiner, ME 04345

Brewer
221 Dirigo Drive
Brewer, ME 04412

Nature delivers.

Locking Safe or Functional Equivalent:

Dedicated rooms with limited access have been designed to store all marijuana products. These areas have heavy-duty walls with an access card reader controlling access to only authorized employees. Access is limited to only supervisors and managers.

Methods to ensure no underage access is permitted:

Methods to ensure that no person under the age of twenty-one (21) shall have access to marijuana and marijuana products have been instituted by having all visitors, vendors and contractors sign in with the on-site security department. The manager on duty verifies each individual's state identification to ensure they are 21+, signs them into the facility log, retains the identification for the duration of their visit and then provides the visitor with an employee escort.

We have also provided the Gardiner Police and Fire Department with the name and phone number of our Logistics and Security Manager as well as the names and phone numbers of the 2nd and 3rd responsible employees in the security call queue.

FIRE PROTECTION/SUPPRESSION EQUIPMENT

Throughout each WCM facility, fire extinguishers are readily available. Their locations are featured in the emergency evacuation maps. WCM's Fire Prevention Plan (FPP) follows OSHA's recommendation that the decision to use portable fire extinguishers should be spelled out in the EAP. In it WCM permits employees to use the portable fire extinguishers if they feel comfortable doing so. Fire prevention training is conducted annually for all employees at each facility and extensively covers understanding the nature of the fire, how to safely fight a fire, evacuation and reporting protocols in the case of a fire emergency.

In the Gardiner Manufacturing facility is protected by a sprinkler system, and the cooking area is protected by a commercial exhaust hood with an integrated Badger 5QT Wet Chemical fire suppression system.

ODOR CONTROL**Wellness Connection of Maine Operations Overview**

Wellness Connection of Maine has 4 dispensaries, a commercial kitchen, and a cultivation and processing facility. All cultivation is performed at specialized indoor facility in Auburn. Plants are harvested, dried, trimmed, and packaged in high barrier packaging at this facility. Dispensaries receive packaged medicine and do not store, handle, or package any flower or odor producing products that aren't already sealed in barrier (odor proof) packaging. The Manufacturing facility in Gardiner receives marijuana only in extracted (oil) form, in sealed barrier containers.

Activities at 31 Maine Ave. Gardiner

The retail facility in Gardiner sells edibles (flower, concentrates, vapes, chocolate, gummies, candy, potato chips, etc.) This facility has operated since 2016 without any complaints about odors.

No On-Site Consumption

Consumption of cannabis (including smoking or vaping) on site is prohibited by Maine state law, and Wellness Connection of Maine staff are always very clear to explain this to customers and vigilant in enforcing this policy in all of our locations. This policy eliminates the potential for odors from consumption of marijuana products.



November 27, 2024

Ms. Vicki Denbow
Compliance and Security Manager
NPG, LLC
DBA – Wellness Connection of Maine
31 Main Avenue
Gardiner, Maine 04345

Regarding the license renewal for the Wellness Connection of Maine, the Gardiner Police Department has responded to nine (9) false alarm calls at this location since the start of the 2024 calendar year with eight (8) alarms since late May of 2024. Eleven false alarm calls in 2023 was a concern after the Gardiner Police Department responded to thirteen (13) false alarms in calendar year 2022 and this was noted in the 2022 and 2023 license renewal letters dated November 8, 2022, and January 3, 2024 with hopes that the applicant would work to address this concern with staff and the alarm company so that future license renewals would not be in jeopardy.

On November 27, 2024, I spoke with Ms. Vicki Denbow and explained my continued concerns with the number of alarms that the Gardiner Police Department has responded to over the past three years, and she seemed unaware of the number of alarms in 2024. She assured me that she would be looking into this and thought that certain battery-operated window alarms may be the issue, but I advised her that the alarms that the department responded to were motion alarms. I was also told that there were some new employees and that there may have been some animal issues regarding the basement motion alarms. I was advised that the issues I brought to her attention would be taken care of.

At this point in time, although I have concern with the number of alarms from this business from the past three years, I would consent to the license renewal hoping that my most recent discussion with Ms. Vicki Denbow will correct the alarm issue. It would be my hope that that the re-evaluation of this license in 2025 will show that the alarm issue was addressed and corrected so that a renewal would not be in jeopardy.

Sincerely,

Chief Todd H. Pilsbury
Gardiner Police Department
City of Gardiner

City of Gardiner

----- R e c e i p t -----

12/09/24 1:43 PM ID:TLF #5944
TYPE----- REF--- AMOUNT
Marijuana Establish
MAP 057-151
Adult Retail St 1,500.00
Total: 1,500.00*
Paid By: NPG, LLC
Remaining Balance: 0.00

Check: 1,500.00
202005 - 1,500.00