



Town of Damariscotta Select Board Meeting

July 2, 2025

**Town Office
21 School St
5:30 PM**

Join Virtually

Meeting: <https://us02web.zoom.us/j/87460382770>

AGENDA

- 1. Pledge of Allegiance**
- 2. Call Select Board Meeting to Order**
- 3. Minutes**
 - i. June 25, 2025
- 4. Financial Reports**
 - i. Payroll Warrants #____
 - ii. Accounts Payable Warrants #____
- 5. Citizen Comments and General Correspondence**
- 6. Town Manager's Report**
- 7. Official Action Items**
 - i. Qualified Catering Permit Special Event
 1. NCS LLC - July 22 @ Round Top Field
 2. Maurer and Partners Corp - August 13 @ Newcastle Realty Offices
 - ii. Public Vending License - Peony Queen @ 88 Main St
 - iii. Renewal for Adult Use Marijuana Store: Green Alien Cannabis Company @ 53a Chapman St
 - iv. FY 23 Financial Audit (tentative)
 - v. Annual Appointments
- 8. Select Board's Discussion Items**
 - i. FY 26 Commitment - Valuation Trends
- 9. Adjournment**



Town of Damariscotta Select Board Meeting

June 25, 2025

Town Office
21 School St
5:30 PM

Join Virtually

Meeting: <https://us02web.zoom.us/j/87460382770>

MINUTES

Attendance: Select Board: Daryl Fraser, Tom Anderson, Andrea Keushguerian, Dan Hunter, Darryl Day

Other: Andrew Dorr, Town Manager; Ali Juell, LCN; Abbie White, Koko's Sandwich Bar (virtual)

1. **Pledge of Allegiance**
2. **Call Select Board Meeting to Order**

Fraser called the meeting to order at 5:30 p.m.

7. **Official Action Items**

- i. Election of Officers and Set Meeting Schedule

Fraser welcomed new Select Board member Darryl Day and welcomed back Andrea Keushguerian

Motion by Anderson to nominate Dan Hunter as 1st Vice Chair

Second by Fraser

Vote: 5/0/0

Motion by Keushguerian to nominate Daryl Fraser as Chair.

Second by Hunter

Vote: 5/0/0

Motion by Fraser to nominate Tom Anderson as 2nd Vice Chair.

Second by Keushguerian

Vote: 5/0/0

Motion by Fraser to hold Select Board Meetings the First and Third Wednesdays of each month at 5:30 p.m. at the Town Office Building.

Second by Hunter

Vote: 5/0/0

3. Minutes

i. June 4, 2025

Motion by Anderson to approve the minutes from June 4, 2025 as presented.

Second by Keushguerian

Vote: 4/0/1

4. Financial Reports

i. Payroll Warrants # ____

Motion by Fraser to approve payroll warrant numbers 58, 59, and 60.

Second by Anderson

Vote: 5/0/0

ii. Accounts Payable Warrants # ____

Motion by Day to approve accounts payable #61

Second by Anderson

Vote: 5/0/0

5. Citizen Comments and General Correspondence

Hunter wondered if there had been any feedback from the Town Meeting.

Dorr replied that he had heard people liked the powerpoint presentation, but would have liked more context.

6. Town Manager's Report

Dorr submitted a written report to the Select Board.

7. Official Action Items

iii. Budget Committee Appointments - New Members

Tabled for a later meeting

iv. On-Premise Liquor License Renewals

1. KoKo's Sandwich Bar

Motion by Anderson to approve the liquor license renewal for Koko's Sandwich Bar.

Second by Keushguerian

Vote: 5/0/0

2. King Eider's Pub

Motion by Day to approve the liquor license renewal for Kind Eider's Pub.

Second by Anderson

Vote 5/0/0

3. Y-Knot On The Water Gourmet Eatery

Motion by Frasier to approve the liquor license renewal for Y-Knot.

Second by Anderson

Vote: 5/0/0

v. Fire Station Roof Replacement Bid Acceptance

Dorr reviewed the bids for the roof replacement RFP. Chief Roberts and Dorr discussed the potential to add gutters and rake boards to the project. Frasier asked how much was in the reserve now. Dorr replied that there was approximately \$325,000.

Motion by Frasier to accept the bid from Derry Roofing LLC and to authorize the Town Manager to execute any necessary contracts related to the Fire Station Roof Replacement/Repairs project and appropriate up to \$75,000 from the Fire Station Building Reserve to complete the Roof Replacement/Repairs project.

vi. FY 23 Financial Audit - tabled

vii. Strategic Plan

Dorr presented two proposals for strategic planning services. It is the next step in moving forward with implementing the Comp. Plan. Dorr continued it would assist the Board and the community in understanding budgeting and staffing and making sure everyone was on the same page. It would assist in measuring success and allowing more public access to information.

viii. LCRPC Utility Feasibility Study

8. Select Board's Discussion Items

i. Fire Station Insulation Project

ii. Fire Station/Municipal Building LED Project

9. Executive Session 1 MRS §405(6)(F): Philbrook Fund Application Review

Motion by Frasier to enter into executive session pursuant to 1 MRS §405(6)(F) to discuss confidential records.

Second by Anderson

Vote 5/0/0

Motion by Frasier to come out of executive session

Second by Hunter

Vote 5/0/0

10. Possible Action: Philbrook Fund Allocation

Motion by Frasier to authorize the expenditure of up to \$15,000 from the Philbrook Fund to support current request and authorize the Town Manager to execute a lien for the value of the improvements

Second by Day

Vote: 5/0/0

11. Adjournment

Motion by Frasier to adjourn the meeting.

Second by Anderson

Vote: 5/0/0

Draft



Application Copy

File Number: 82074

Job Type: New Application

LICENSE TYPE / EVENT TYPE

Qualified Catering Permit
Special Event

APPLICATION DATE RECEIVED

2025-06-26

LICENSEE

NCS LLC

LICENSEE TYPE

Corporation

PARENT LICENSE(S)

LICENSE

License QCS-13-102179 (Active) - On-Premises: Beer, Wine & Spirits
SEACOAST CATERING & LOBSTER BAKES (NCS LLC)

MANAGED BY AGENT

No

LOCATION

Round top Field

EVENT DATE(S)

July 22 2025

NUMBER OF EVENT DAYS

1

EVENT HOURS OF OPERATION

5 pm to 8 pm

EVENT CONTACT INFORMATION

Susan Takano

EVENT ADDRESS

12 round top lane Damariscotta ME 04543

Municipality

Damariscotta

County

Lincoln

QUESTIONS

Qualified Catering Permit

1. What is the purpose of the event?
Annual meeting Celebration
2. Is the event open to the public?
No
3. Will the event be outdoors?
Yes
(document uploaded)
4. How many people are expected at the event?
175
5. Please provide the following details about the person or entity requesting your contracted services.
Entity Name if business or non-profit:
Contact Name:
Address:
Town/City:
State:
Zip Code:
Telephone Number:
Email address:

Susan Takano
Coastal Rivers Conservation Trust
12 round top land
Damariscotta Maine 04555
207 563-1393
Info@coastalrivers.org

DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Event Area Description and Diagram	IMG_0684.jpeg	In the field under a tent

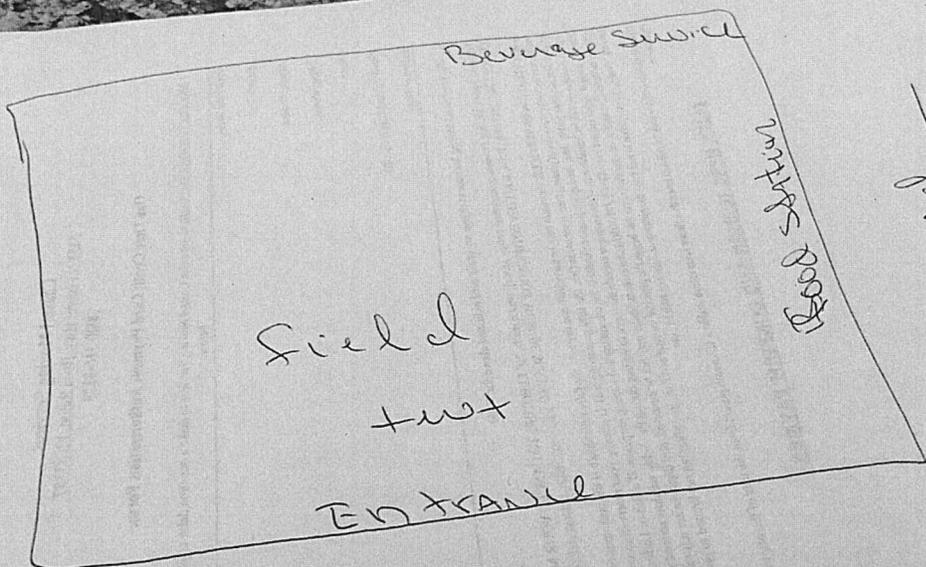
APPLICANT

Lurie Palino

DECLARATION

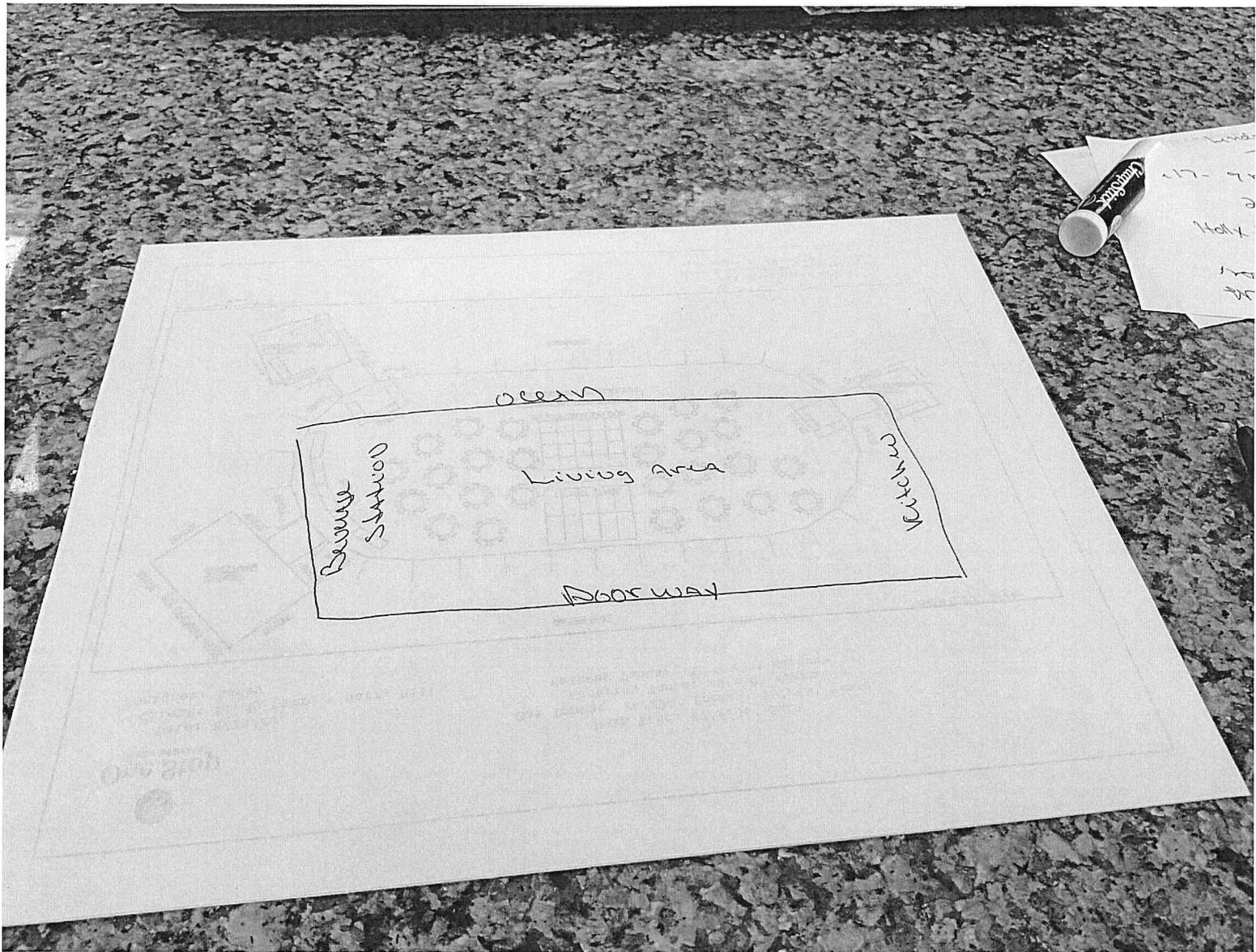
- I certify that I am the applicant as described in this application, or that I am duly authorized to submit this application on the applicant's behalf.

All information provided in this application is accurate and correct. I understand that false statements made on this application are punishable by law. Knowingly supplying false information on this application is a Class D Offense under Maine's Criminal Code, punishable by confinement of up to one year, or by monetary fine of up to \$2,000 or by both.



ROAD

Business
Rate ONE



Section III: For use by Municipal Officers and County Commissioners only

The undersigned hereby certifies that we have complied with the process outlined in 28-A M.R.S. §653 and approve this on-premises liquor license application.

Dated: 07.02.2025

Who is approving this application? Municipal Officers of Damanscotta

County Commissioners of _____ County

Please Note: The Municipal Officers or County Commissioners must confirm that the records of Local Option Votes have been verified that allows this type of establishment to be licensed by the Bureau for the type of alcohol to be sold for the appropriate days of the week. Please check this box to indicate this verification was completed.

Signature of Officials	Printed Name and Title

This Application will Expire 60 Days from the date of Municipal or County Approval unless submitted to the Bureau

Included below is the section of Maine’s liquor laws regarding the approval process by the municipalities or the county commissioners. This is provided as a courtesy only and may not reflect the law in effect at the time of application. Please see <http://www.mainelegislature.org/legis/statutes/28-A/title28-Asec653.html>

§653. Hearings; bureau review; appeal

1. Hearings. The municipal officers or, in the case of unincorporated places, the county commissioners of the county in which the unincorporated place is located, may hold a public hearing for the consideration of applications for new on-premises licenses and applications for transfer of location of existing on-premises licenses. The municipal officers or county commissioners may hold a public hearing for the consideration of requests for renewal of licenses, except that when an applicant has held a license for the prior 5 years and a complaint has not been filed against the applicant within that time, the applicant may request a waiver of the hearing.

A. The bureau shall prepare and supply application forms.



Application Copy

File Number: 81015

Job Type: New Application

LICENSE TYPE / EVENT TYPE Qualified Catering Permit Special Event	APPLICATION DATE RECEIVED 2025-06-23
LICENSEE Maurer and Partners Corp.	LICENSEE TYPE Corporation

PARENT LICENSE(S)

LICENSE

License QCS-08-101316 (Active) - On-Premises: Beer, Wine & Spirits
Stone Cove Catering (Maurer and Partners Corp.)

MANAGED BY AGENT Yes	
AGENT Maurer and Partners Corp.	AGENT TYPE Corporation

LOCATION

Newcastle Realty Offices

EVENT DATE(S)

Tuesday August 13, 2025

NUMBER OF EVENT DAYS

1

EVENT HOURS OF OPERATION

5:00 pm - 6:30 pm

EVENT CONTACT INFORMATION

Sarah Maurer
Stone Cove Catering
PO Box 40
Bristol, ME 04539
sarah@stonecovecatering.com
207-563-6007

EVENT ADDRESS

87 Main Street Damariscotta ME 04543

Municipality

Damariscotta

County

Lincoln

QUESTIONS

Qualified Catering Permit

1. What is the purpose of the event?
Business After Hours Networking Event
2. Is the event open to the public?
No
3. Will the event be outdoors?
No
4. How many people are expected at the event?
50
5. Please provide the following details about the person or entity requesting your contracted services.
Entity Name if business or non-profit:
Contact Name:
Address:
Town/City:
State:
Zip Code:
Telephone Number:
Email address:

Newcastle Realty
Kelly Flynn, kellyflynn@cheneycompanies.com
87 Main Street
Damariscotta, ME 04543
(207) 563-1003x111

DOCUMENTS

None selected

APPLICANT

Sarah Maurer

DECLARATION

- I certify that I am the applicant as described in this application, or that I am duly authorized to submit this application on the applicant's behalf.

All information provided in this application is accurate and correct. I understand that false statements made on this application are punishable by law. Knowingly supplying false information on this application is a Class D Offense under Maine's Criminal Code, punishable by confinement of up to one year, or by monetary fine of up to \$2,000 or by both.



Town of Damariscotta
21 School Street
Damariscotta, ME 04
T: 207-563-5168
F: 207-563-6862

Town of Damariscotta
----- Receipt -----

*** REPRINT ***
06/17/25 3:32 PM ID:RJB #5698-1
TYPE----- REF--- AMOUNT
VENDOR/VICTUALS L PEONY QUEE

Application for Public Vending

Date: 6-17-2025
Owner's Name: Ellen Hibbard
Business Name: Peony Queen
Phone Number: 207 751-6518 Maine State License # 117
Business Mailing Address: 531 Upper East Pond Road, Nobleboro
Business/Owner's Email Address: Peonyflowers2023@gmail.com
Products to be Sold: Flowers on Court Yard Street or
Sales Location: 88 MAIN St @ art Gallery side of building
Hours of Operation: Monday Sunday 11 AM - 4pm
If selling food, list health or other precautions being taken to preserve the quality of the items being sold:

VENDOR \$50 50.00
Total: 50.00*
Paid By: HIBBARD, ELLEN
Remaining Balance: 0.00
Check : 50.00
8782 - 50.00

NA

Vendor Signature: Ellen Hibbard

Fee Paid: \$50.00 License Exp. 12.31.25

Application has been _____ Approved _____ Denied _____

Date: 06.17.2025

Town Manager or Town Clerk



Ellin Hibbard

1 message

Christopher Lebel <lebelfineart@gmail.com>

Wed, Jun 18, 2025 at 12:49 PM

To: "rbartolotta@damariscotta.maine.gov" <rbartolotta@damariscotta.maine.gov>

Hi this is Christopher Lebel

I am giving Ellen hibbard permission to sell her flowers outside of my studio .

Thank you .

Chris



OFFICE OF CANNABIS POLICY

DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES

Maine Adult Use Local Authorization Renewal Form

This Local Authorization Renewal 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 return it to the Office of Cannabis Policy at 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 the Director of Licensing, at Licensing.OCP@maine.gov or (207) 624-7530, prior to filling it out.

Section 1: License Information. Information to be completed by the licensee.				
Section 1(a): Required information for all licensees.				
Business Legal Name GREEN ALIEN CANNABIS CO., LLC.		Business DBA CANNABIS CURED RETAIL		License Number AMS1399
License Type ADULT USE CANNABIS RETAIL STORE				
Mailing Address BRIAN HARNISH 228 NORRIDGEWOCK ROAD FAIRFIELD, ME 04937			Facility Phone 207-682-0130	
			Primary Contact Person BRIAN HARNISH	
			Primary Contact Email bharnish@cannabiscured.com	
Has the licensee made any changes to ownership or plans of record filed with OCP since the time of the licensee's last received local authorization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
If "yes", has the licensee provided the all applicable information regarding those changes to the municipality, town, plantation, county commission and/or Maine Land Use Planning Commission? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A				
Section 1(b): Additional required information for cultivation facility licensees. All cultivation facility licensees must indicate below whether or not the licensee is requesting an increase in cultivation tier (for existing Tier 1, 2, 3 licensees) or an increase in plant canopy area (Tier 4 licensees, once every 2 years up to an additional 7,000 square feet).				
1. Is the cultivation facility licensee requesting an increase in Tier upon renewal? N/A <input type="checkbox"/> Yes <input type="checkbox"/> No		If "yes", which Tier is the licensee requesting upon renewal? N/A <input type="checkbox"/> Tier 2 (up to 2,000 sq. ft. of mature plant canopy) <input type="checkbox"/> Tier 3 (up to 7,000 sq. ft. of mature plant canopy) <input type="checkbox"/> Tier 4 (up to 20,000 sq. ft. of mature plant canopy)		
2. Is the cultivation facility licensee a Tier 4 licensee that is requesting an increase in the square footage of canopy the licensee is permitted to cultivate? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A				
3. What is the total square footage of the plant canopy the cultivation facility licensee intends to cultivate upon renewal of the licensee's cultivation facility license? N/A Total square footage:				
Section 2: Cannabis Establishment and Local Authorization Information. 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) 53a Chapman St		Municipality/Town/Plantation/Township Damariscotta		County Lincoln
State ME		ZIP 04543		
Tax Map # 007		Tax Lot # 001		
Owner of Record of the Physical Location Listed Above David Page				
Date Local Authorization Form Presented to the Municipality, County Commissioners, or Maine Land Use Planning Commission July 2, 2025			Date Local Authorization Form Approved by Municipality, County Commissioners, or Maine Land Use Planning Commission	

If this is a Local Authorization from a *municipality*, complete Section 3.

If this is a 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.

Section 3: Local Authorization of Cannabis Establishments within Municipalities. This section to be completed by the Municipality in receipt of request for renewal of Local Authorization.

Section 3(a): Request for renewal of local authorization to operate Cannabis establishment in municipality prohibited unless authorized by municipal ordinance or warrant article. A person operating a Cannabis establishment within a municipality may not request renewal of local authorization to operate the Cannabis establishment, and a municipality may not accept as complete the person's request for renewal of local authorization, unless the municipality continues to permit, by ordinance or warrant article, the operation of the type of Cannabis establishment listed in the "License Type" box in Section 1 of this form.

- 1. Is an ordinance or warrant article in effect that allows some or all types of Cannabis establishments within the municipality, including the type of Cannabis establishment the person is currently operating within the municipality as indicated in the "License Type" box of Section 1 of this form?
 Yes No
- 2. Has the ordinance or warrant article authorizing the operation of some or all types of Cannabis establishments been amended or otherwise revised since the Cannabis establishment listed in Section 1 last requested local authorization from the municipality? *If "yes", please attach a copy of the updated ordinance or warrant article to this form.*
 Yes No

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

- 1. Is the existing Cannabis establishment 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

If applicable, municipality has ordinance or other regulation requiring distance of: _____

Does the person requesting renewal of local authorization to operate the Cannabis establishment continue to demonstrate possession or entitlement to possession of the licensed premises of the Cannabis establishment?
 Yes No

Section 3(c): Local authorization required for continued operation of Cannabis establishment within municipality. A person may not continue to operate a Cannabis establishment within a municipality unless the following question is answered in the affirmative.

- 1. Has the person obtained all applicable municipal approvals, permits, or licenses that are required by the municipality for the continued operation of this type of adult use Cannabis establishment? By selecting "yes" below, the municipality is affirming that no further action by the municipality is required prior to the Office of Cannabis Policy's renewal of the active license. The Office of Cannabis Policy encourages the municipality to coordinate the issuance date of a local license with the Office when appropriate. *Please attach a copy of all applicable approvals, permit licenses, including dates of issuance and expiration to this form.*
 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 renewal of Local Authorization.

Section 4(a): Request for renewal of 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 operating a Cannabis establishment within a town, plantation or township located within the unorganized and deorganized areas may not request renewal of local authorization to operate the Cannabis establishment, and the Maine Land Use Planning Commission, county commissioners, or legislative body may not accept as complete the person's request for renewal of local authorization unless the Maine Land Use Planning Commission, county commissioners or legislative body have authorized the operation of the type of Cannabis establishment listed in the "License Type" box in Section 1 of this form.

- 1. Is a regulation in effect that allows some or all types of Cannabis establishments within the town, plantation or township, including the type of Cannabis establishment the person is current operating within the town, plantation or township as indicated in the "License Type" box of Section of this form?
 Yes No Not applicable
- 3. Has the regulation authorizing the operation of some or all types of Cannabis establishments been amended or otherwise revised since the Cannabis establishment listed in Section 1 last requested local authorization? *If "yes", please attach a copy of the updated regulation to this form.*
 Yes No

Section 4(b): Minimum authorization criteria. The County Commissioners and Maine Land Use Planning Commission may not certify to the Department renewal of 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 existing Cannabis establishment 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

If less than 1,000 feet, County Commissioners or Maine Land Use Planning Commission requires distance of: _____

- 2. Does the person requesting renewal of local authorization to operate the Cannabis establishment continue to demonstrate possession or entitlement to possession of the 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 continued operation of Cannabis establishment in town, plantation, or township in unorganized and deorganized areas. A person may not continue to 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.

2. 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? *Please attach a copy of all applicable approvals, permits or licenses, including dates of issuance and expiration to 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 renewal 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. *Please attach a copy of all applicable approvals, permits or licenses, including dates of issuance and expiration to this form.*
 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 Renewal Form can be emailed to the Office of Cannabis Policy at Licensing.OCP@maine.gov or sent to Office of Cannabis Policy, 162 State House Station, Augusta, ME 04333-0162.

Municipal/County Commission/LUPC Representative

Legal Name and Title of Representative	City	County
----------------------------------------	------	--------

I hereby affirm and acknowledge that the information above is truthful and complete to the best of my knowledge.

Signature of Representative (Do not sign until witnessed by notary):	Date
----------------------------------------------------------------------	------

Notarization

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, at _____, Maine, by _____ to be his/her free act and deed.

Name of Notary Public (Printed)	Signature of Notary Public
Notary Public, State of Maine	STAMP/SEAL
My commission expires:	

Town of Damariscotta
Application for License for Adult Use and Medical Marijuana Stores,
Manufacturing Facilities and Testing Facilities
and Adult Use Cultivation Facilities

APPLICANTS SHOULD READ THE DAMARISCOTTA ADULT USE AND MEDICAL MARIJUANA LICENSING ORDINANCES BEFORE COMPLETING THIS APPLICATION.

ALL DOCUMENTS REQUIRED BY ORDINANCE UNDER 902.5 OF THE MEDICAL MARIJUANA LICENSING ORDINANCES AND 903.5 OF THE ADULT USE MARIJUANA MUST BE ATTACHED

Each applicant for a license shall provide a copy of a criminal background check (to include all present and former names) dated not more than three days prior to submission of application. This can be done on-line here: <http://www5.informe.org/online/per>

NAME OF BUSINESS (Please print): Green Alien Cannabis Company, LLC. (DBA: Cannabis Cured Retail)

BUSINESS ADDRESS: 53a Chapman Street, Damariscotta, ME 04543

BUSINESS MAILING ADDRESS: 1308 Clinton Avenue, Benton, ME 04901

OWNER'S NAME: Mark P. Crockett

NEW APPLICATION Fee: \$500

EXISTING FACILITY AS OF 12/13/18 Fee: \$500

RENEWAL APPLICATION Expires: 08/12/2025 - No Fee (Renewal Applicants need only complete those sections where information has changed since the new application or most recent renewal application was submitted but must provide a copy of their current State license for adult use and caregiver registration for medical marijuana.) No changes were made to this business.

TYPE OF BUSINESS:

ADULT USE MARIJUANA BUSINESS:

- Retail Store
- Manufacturing Facility
- Cultivation Facility:
 - Nursery
 - Tier I Cultivation (up to 500 SF of mature plant canopy)
 - Tier II Cultivation (500-2,000 SF of mature plant canopy)
 - Tier III Cultivation (2,001-7,000 SF of mature plant canopy)

MEDICAL MARIJUANA BUSINESS:

- Caregiver Retail Store
- Manufacturing Facility
- Testing Facility

DAYS OF THE WEEK AND HOURS OF OPERATION:

Sun. - Sat. (8am - 9pm)

Attach a copy of all current State Marijuana License(s) as follows:

- Medical Marijuana Business: State of Maine caregiver registration application and registration certificate
- Adult Use Marijuana Business: State License application and Conditional license or current license in the case of a renewal

MAP & LOT OF SUBJECT PROPERTY:

Map: 007 Lot: 001 Zone: Commerical

Physical Address of Subject Property:

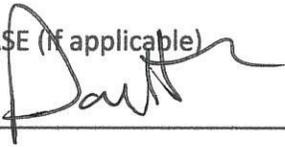
53a Chapman Street, Damariscotta, ME 04543

OWNER OF BULDING/UNIT (if different from applicant):

PRINTED NAME: David Page

OWNER'S ADDRESS: 53 Chapman St, Damariscotta ME 04543 Phone No.: 350-0588

PLEASE ATTACH A COPY OF LEASE (if applicable)

Property owner Signature:  Date: 06/13/2025

Has applicant been denied an application for an adult use or medical marijuana license by another jurisdiction?

No Yes (If yes, explain on a separate sheet)

Has applicant had an adult use or medical marijuana license suspended or revoked by another jurisdiction?

No Yes (If yes, explain on a separate sheet)

Has applicant(s) or any officer, partner, director, stockholder, or member ever been convicted of any violation of the law, other than minor traffic violations in a federal, State or other court? No Yes (If yes, complete the following)

Name: N/A Date of conviction: _____

Offense: _____

Location: _____

Disposition: _____

For Marijuana Store, a Marijuana Cultivation Facility, or a Marijuana Products Manufacturing Facility license applicant:

I certify that I do not have an ownership in, or a direct or indirect financial interest in a Marijuana Testing Facility License.

Applicant Signature 

Applicant Printed Name Mark P. Crockett Date 06/13/2025

For Marijuana Testing Facility license applicants:

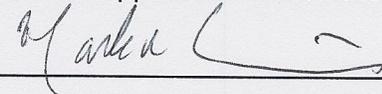
I certify that I do not have an ownership in, or a direct or indirect financial interest in a Marijuana Store, a Marijuana Cultivation Facility, or a Marijuana Manufacturing Facility.

Applicant Signature N/A

Applicant Printed Name _____ Date _____

CERTIFICATE OF APPLICANT AND WAIVER OF CONFIDENTIALITY

I, Mark P. Crockett Owner/Operator/Agent of the business, hereby authorize the release of any criminal history record information to the Town Clerk. I understand that this information shall become public record, and I hereby waive any rights of privacy with respect hereto. I further stipulate that I am aware that deliberate falsification of the information herein shall be sufficient cause for denial of a license to operate the business. The application is accurate and true to the best of my knowledge.

Applicant Signature:  Date: 06/13/2025

THE OMISSION OF FACTS OR ANY MISREPRESENTATION OF ANY OF THE INFORMATION ON THIS APPLICATION SHALL BE SUFFICIENT GROUNDS FOR THE REFUSAL OF SUCH LICENSE.

Town Office to complete the following:

Application date & time: _____ License issued on: _____

Application fee: \$ _____ Annual License fee (payable when Town License is issued): \$ _____

Initial fee and annual fees for both adult use medical commercial facilities:

<i>Adult Use Retail or Registered Caregiver Store</i>	<i>\$5,000</i>
<i>Manufacturing</i>	<i>\$2,500</i>
<i>Testing</i>	<i>\$2,500</i>
<i>Cultivation (Adult-Use only)</i>	
<i>Nursery</i>	<i>\$1,000</i>
<i>Tier I</i>	<i>\$1,000</i>
<i>Tier II</i>	<i>\$1,500</i>
<i>Tier III</i>	<i>\$2,500</i>

CERTIFICATE OF APPLICANT AND WAIVER OF CONFIDENTIALITY

I, Mark LaRoche Owner/Operator/Agent of the business, hereby authorize the release of any criminal history record information to the Town Clerk. I understand that this information shall become public record, and I hereby waive any rights of privacy with respect hereto. I further stipulate that I am aware that deliberate falsification of the information herein shall be sufficient cause for denial of a license to operate the business. The application is accurate and true to the best of my knowledge.

Applicant Signature:  Date: 06/13/2025

THE OMISSION OF FACTS OR ANY MISREPRESENTATION OF ANY OF THE INFORMATION ON THIS APPLICATION SHALL BE SUFFICIENT GROUNDS FOR THE REFUSAL OF SUCH LICENSE.

Town Office to complete the following:

Application date & time: _____ License issued on: _____

Application fee: \$ _____ Annual License fee (payable when Town License is issued): \$ _____

Initial fee and annual fees for both adult use medical commercial facilities:

<i>Adult Use Retail or Registered Caregiver Store</i>	<i>\$5,000</i>
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<i>Cultivation (Adult-Use only)</i>	
<i>Nursery</i>	<i>\$1,000</i>
<i>Tier I</i>	<i>\$1,000</i>
<i>Tier II</i>	<i>\$1,500</i>
<i>Tier III</i>	<i>\$2,500</i>

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

This certifies that

GREEN ALIEN CANNABIS COMPANY, LLC

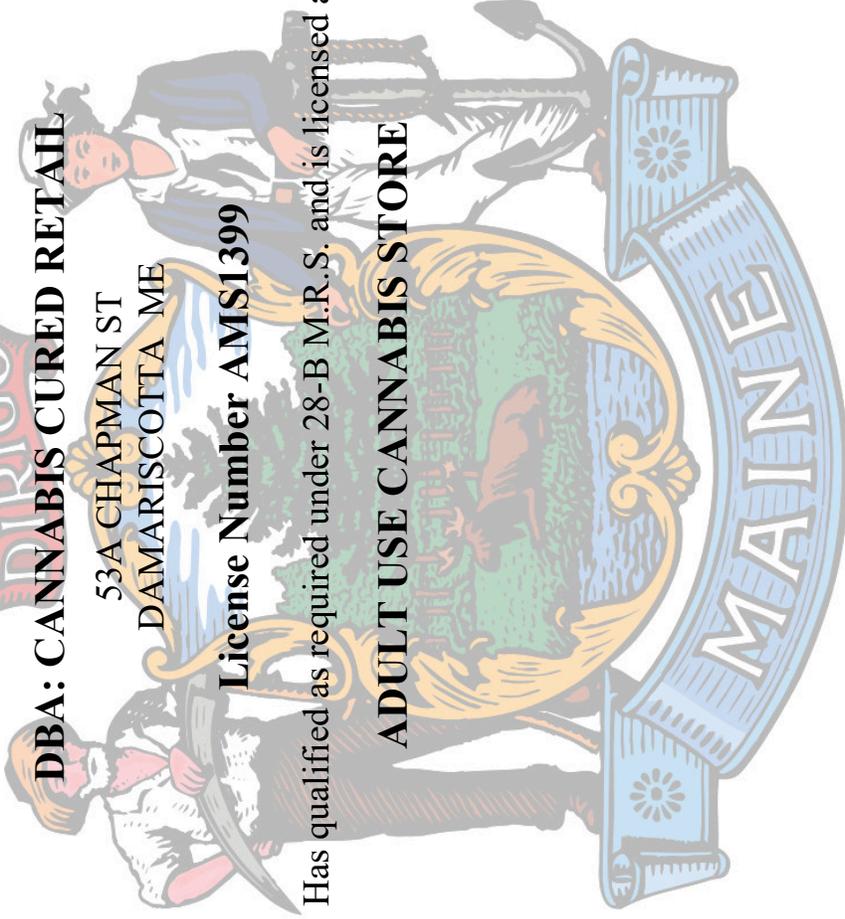
DBA: CANNABIS CURED RETAIL

53A CHAPMAN ST
DAMARISCOTTA ME

License Number AMS1399

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

ADULT USE CANNABIS STORE



Issued on:
August 30, 2024

Expires on:
August 29, 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



OFFICE OF CANNABIS POLICY

DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES

Maine Adult Use Local Authorization Renewal Form

This Local Authorization Renewal 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 return it to the Office of Cannabis Policy at 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 the Director of Licensing, at Licensing.OCP@maine.gov or (207) 624-7530, prior to filling it out.

Section 1: License Information. Information to be completed by the licensee.				
Section 1(a): Required information for all licensees.				
Business Legal Name GREEN ALIEN CANNABIS COMPANY, LLC.		Business DBA CANNABIS CURED RETAIL		License Number AMS1399
License Type ADULT USE CANNABIS RETAIL STORE				
Mailing Address BRIAN HARNISH 228 NORRIDGEWOCK RD. FAIRFIELD, ME 04937		Facility Phone 207-682-0130		
		Primary Contact Person BRIAN HARNISH		
		Primary Contact Email bharnish@cannabiscured.com		
Has the licensee made any changes to ownership or plans of record filed with OCP since the time of the licensee's last received local authorization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
If "yes", has the licensee provided the all applicable information regarding those changes to the municipality, town, plantation, county commission and/or Maine Land Use Planning Commission? N/A <input type="checkbox"/> Yes <input type="checkbox"/> No				
Section 1(b): Additional required information for cultivation facility licensees. All cultivation facility licensees must indicate below whether or not the licensee is requesting an increase in cultivation tier (for existing Tier 1, 2, 3 licensees) or an increase in plant canopy area (Tier 4 licensees, once every 2 years up to an additional 7,000 square feet).				
1. Is the cultivation facility licensee requesting an increase in Tier upon renewal? N/A <input type="checkbox"/> Yes <input type="checkbox"/> No		If "yes", which Tier is the licensee requesting upon renewal? N/A <input type="checkbox"/> Tier 2 (up to 2,000 sq. ft. of mature plant canopy) <input type="checkbox"/> Tier 3 (up to 7,000 sq. ft. of mature plant canopy) <input type="checkbox"/> Tier 4 (up to 20,000 sq. ft. of mature plant canopy)		
2. Is the cultivation facility licensee a Tier 4 licensee that is requesting an increase in the square footage of canopy the licensee is permitted to cultivate? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A				
3. What is the total square footage of the plant canopy the cultivation facility licensee intends to cultivate upon renewal of the licensee's cultivation facility license? Total square footage: N/A				
Section 2: Cannabis Establishment and Local Authorization Information. 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) 53A Chapman St		Municipality/Town/Plantation/Township Damariscotta		County Lincoln
		State ME		ZIP 04543
Tax Map # 007		Tax Lot # 001		
Owner of Record of the Physical Location Listed Above David Page				
Date Local Authorization Form Presented to the Municipality, County Commissioners, or Maine Land Use Planning Commission August 7, 2024		Date Local Authorization Form Approved by Municipality, County Commissioners, or Maine Land Use Planning Commission June 5, 2024		

Initials of Signing Jurisdiction Official: 
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If this is a Local Authorization from a *municipality*, complete Section 3.

If this is a 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.

Section 3: Local Authorization of Cannabis Establishments within Municipalities. This section to be completed by the Municipality in receipt of request for renewal of Local Authorization.

Section 3(a): Request for renewal of local authorization to operate Cannabis establishment in municipality prohibited unless authorized by municipal ordinance or warrant article. A person operating a Cannabis establishment within a municipality may not request renewal of local authorization to operate the Cannabis establishment, and a municipality may not accept as complete the person's request for renewal of local authorization, unless the municipality continues to permit, by ordinance or warrant article, the operation of the type of Cannabis establishment listed in the "License Type" box in Section 1 of this form.

Is an ordinance or warrant article in effect that allows some or all types of Cannabis establishments within the municipality, including the type of Cannabis establishment the person is currently operating within the municipality as indicated in the "License Type" box of Section 1 of this form?
 Yes No

Has the ordinance or warrant article authorizing the operation of some or all types of Cannabis establishments been amended or otherwise revised since the Cannabis establishment listed in Section 1 last requested local authorization from the municipality? *If "yes", please attach a copy of the updated ordinance or warrant article to this form.*
 Yes No

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

Is the existing Cannabis establishment 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

If applicable, municipality has ordinance or other regulation requiring distance of: 1,000 ft

Does the person requesting renewal of local authorization to operate the Cannabis establishment continue to demonstrate possession or entitlement to possession of the licensed premises of the Cannabis establishment?
 Yes No

Section 3(c): Local authorization required for continued operation of Cannabis establishment within municipality. A person may not continue to operate a Cannabis establishment within a municipality unless the following question is answered in the affirmative.

Has the person obtained all applicable municipal approvals, permits, or licenses that are required by the municipality for the continued operation of this type of adult use Cannabis establishment? By selecting "yes" below, the municipality is affirming that no further action by the municipality is required prior to the Office of Cannabis Policy's renewal of the active license. The Office of Cannabis Policy encourages the municipality to coordinate the issuance date of a local license with the Office when appropriate. *Please attach a copy of all applicable approvals, permits or licenses, including dates of issuance and expiration to this form.*
 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 renewal of Local Authorization.

Section 4(a): Request for renewal of 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 operating a Cannabis establishment within a town, plantation or township located within the unorganized and deorganized areas may not request renewal of local authorization to operate the Cannabis establishment, and the Maine Land Use Planning Commission, county commissioners, or legislative body may not accept as complete the person's request for renewal of local authorization unless the Maine Land Use Planning Commission, county commissioners or legislative body have authorized the operation of the type of Cannabis establishment listed in the "License Type" box in Section 1 of this form.

Is a regulation in effect that allows some or all types of Cannabis establishments within the town, plantation or township, including the type of Cannabis establishment the person is current operating within the town, plantation or township as indicated in the "License Type" box of Section of this form?
 Yes No Not applicable

Has the regulation authorizing the operation of some or all types of Cannabis establishments been amended or otherwise revised since the Cannabis establishment listed in Section 1 last requested local authorization? *If "yes", please attach a copy of the updated regulation to this form.*
 Yes No

Section 4(b): Minimum authorization criteria. The County Commissioners and Maine Land Use Planning Commission may not certify to the Department renewal of 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.

Is the existing Cannabis establishment 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

If less than 1,000 feet, County Commissioners or Maine Land Use Planning Commission requires distance of: _____

Does the person requesting renewal of local authorization to operate the Cannabis establishment continue to demonstrate possession or entitlement to possession of the 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 continued operation of Cannabis establishment in town, plantation, or township in unorganized and deorganized areas. A person may not continue to 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.

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? *Please attach a copy of all applicable approvals, permits or licenses, including dates of issuance and expiration to this form.*
 Yes No Not applicable

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 renewal 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. *Please attach a copy of all applicable approvals, permits or licenses, including dates of issuance and expiration to this form.*
 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 Renewal Form can be emailed to the Office of Cannabis Policy at Licensing.OCP@maine.gov or sent to Office of Cannabis Policy, 162 State House Station, Augusta, ME 04333-0162.

Municipal/County Commission/LUPC Representative

Legal Name and Title of Representative REBECCA J. BARTOLOTTA, CLERK	City DAMARISCOTTA	County LINCOLN
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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 Representative (Do not sign until witnessed by notary): R. Bartolotta	Date 08.12.2024
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Notarization

The foregoing instrument was acknowledged before me this **12th** day of **Aug**, 20 **24**, at **Damariscotta**, Maine, by **Rebecca Bartolotta** to be his/her free act and deed.

Name of Notary Public (Printed) Tara Oliver	Signature of Notary Public
Notary Public, State of Maine Tara Oliver	STAMP/SEAL
My commission expires: 02/08/2030	

COMMERCIAL SUBLEASE

THIS Commercial Sublease made this 1st day of July, 2023 (the "Sublease") by and among: **MIDCOAST DEVELOPMENT, LLC**, a Maine limited liability company with a principal place of business in Fairfield, Maine ("Sublandlord") and **GREEN ALIEN CANNABIS COMPANY, LLC d/b/a CANNABIS CURED RETAIL**, a Maine limited liability company with a place of business in Fairfield, Maine ("Subtenant"), each a "Party" and hereinafter collectively referred to as the "Parties".

RECITALS:

WHEREAS, David Page ("Landlord"), and Sublandlord entered into a Commercial Lease dated July 1st, 2023, with respect to the Premises described in Section 1, below, (the "Lease") which Lease Landlord and Sublandlord acknowledge remains in full force and effect and is attached hereto as **Exhibit A**.

WHEREAS, Sublandlord acknowledges and agrees that, notwithstanding anything to the contrary contained herein, Sublandlord is and shall remain bound by the terms and conditions of the Lease.

WHEREAS, Sublandlord wishes to enter into this Sublease with Subtenant, to which Landlord hereby grants its consent.

WHEREAS, Except where specifically stipulated otherwise herein, Subtenant acknowledges and agrees that pursuant to this Sublease, its relationship is with Sublandlord with respect to all rights, duties and obligations associated with and/or imposed by this Sublease. Capitalized terms not defined herein shall have the same meaning as in the Lease.

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants and agreements contained herein, Landlord and Sublandlord hereby agree as follows:

SECTION 1. Premises

Sublandlord hereby subleases, demises and lets to Subtenant, and Subtenant hereby takes and hires from Sublandlord, for the Term of and upon and subject to the terms and conditions set forth in this Sublease and the Lease, the Premises as defined in Section 2 of the Lease (the "Premises").

SECTION 2. Term of the Lease

A. Sublandlord and Subtenant hereby agree that the Initial Term of this Sublease shall be as the same is defined in Sections 3 and 5 of the Lease.

B. In the event that the Lease is terminated for any reason, including expiration, this Sublease shall automatically terminate at the same time. Sublandlord covenants to give Subtenant immediate notice upon notification by Landlord to Sublandlord or by Sublandlord to Landlord that the Lease will be terminating.

C. The Term of this Sublease may be extended with the written consent of both Sublandlord and Subtenant upon extension or renewal of the Lease, for the same period for which the Lease is extended or renewed (the "Extended Term", and collectively with the Initial Term, the "Term"). The terms and provisions of this Sublease shall govern the period of any such Extended Term of this Sublease.

SECTION 3. Rent & Security Deposit

A. Beginning on the Commencement Date, Subtenant agrees to pay to Sublandlord rent ("Rent") in the amount of One Hundred Dollars (\$2000.00), in advance in equal monthly installments on the first day of every calendar month during the Term.

B. Subtenant shall post no Security Deposit with Sublandlord.

SECTION 4. Use of Premises

Subject to the Lease Rider Relating to Marijuana, which is attached hereto as **Exhibit B** (the "Rider"), Subtenant intends to use the Premises for the Intended Use as defined in the Lease and in compliance with the laws of the State of Maine and the Town of Damariscotta and for no other use without the written consent of Sublandlord.

SECTION 5. Incorporation of Terms of Lease

Except as provided in Sections 6(B) and 8 of this Sublease, and as otherwise expressly modified herein, all the terms, covenants and conditions of the Lease are by this reference incorporated in this Sublease and made a part of this Sublease with the same force and effect as if fully set forth in this Sublease; provided, however, that for purposes of such incorporation, (i) the terms "lease" or "Lease" as used in the Lease shall refer to this Sublease, (ii) the term "Landlord" as used in the Lease shall refer to Sublandlord (except as otherwise set forth in this Sublease), (iii) the term "Tenant" as used in the Lease shall refer to Subtenant, (iv) for the avoidance of doubt, the provisions of Section 3 of this Sublease shall govern the payment of Rent from Subtenant to Sublandlord, and the provisions of Section 2 of this Sublease shall govern the Term of this Sublease.

SECTION 6. Subject to the Lease

A. This Sublease is and shall be subject and subordinate in all respects to the Lease and to all of its terms, covenants and conditions. Subtenant shall not do, or permit or suffer to be done, any act or omission by Subtenant, its agents, employees, or contractors which are prohibited by the Lease, or which would constitute a violation or default under the Lease, and Subtenant shall indemnify Sublandlord and hold it harmless from and against any such act, omission, violation or default or that of Subtenant's agents, employees or contractors. Likewise, Sublandlord shall indemnify Subtenant and hold it harmless from and against any such act, omissions, violation or default by Sublandlord, its agents, employees or contractors.

B. In all provisions of the Lease requiring the approval or consent of the "Landlord," Subtenant shall be required to obtain the approval or consent of both Landlord and Sublandlord, and Sublandlord agrees not to unreasonably withhold, condition, or delay its consent, and to pursue, with all commercially reasonable efforts, any reasonable requests to obtain Landlord's consent.

C. Sublandlord shall not terminate or consent to the termination of the Lease during the Term, unless (i) such termination is in the exercise of a contractual right of termination in the instance of damage by fire or other casualty or partial or total taking, or (ii), or Subtenant provides its express, written consent to such termination.

D. Sublandlord shall comply with all of the terms and provisions of the Lease in full force and effect during the Term; however, Sublandlord shall have no liability to Subtenant with respect to any failure on Sublandlord's part to comply with or to preserve the Lease to the extent that any such failure shall be attributable to or shall result from any breach by Subtenant of this Sublease.

E. If Sublandlord receives an abatement of rent as a result of a failure of performance by Landlord under the Lease, Subtenant shall be entitled to a similar abatement based upon the period covered by the abatement.

F. This Section 6 shall survive the expiration of the Term or earlier termination of this Sublease.

SECTION 7. Sublandlord's Obligations

Notwithstanding anything else provided herein, Sublandlord: (a) shall have no obligation to perform any of the terms, covenants and conditions contained in the Lease to be performed by the Landlord (but Sublandlord shall have the obligation to provide to Subtenant all of the customary services and utilities that Tenant provides for itself under the Lease, nor shall Sublandlord have any obligation to provide any or all of the services, utilities, insurance, work, alterations, repairs or maintenance to be provided by Landlord under Lease, though it shall use all commercially reasonable efforts to enforce such obligations for Subtenant's benefit; and (b) shall in no way be liable to Subtenant for any failure of Landlord to provide such services, utilities, insurance, work, alterations, repairs or maintenance, except to the extent related to Sublandlord's breach. However, if Landlord fails to provide any services, utilities, insurance, work, alterations, repairs or maintenance required under the Lease, Sublandlord shall upon the request of Subtenant, give Landlord notice of such failure. Thereafter, Sublandlord shall reasonably cooperate with Subtenant (at equitable expense) in attempting to cause Landlord to provide or perform such service or obligation. Any condition resulting from such default or delay by Landlord shall not constitute an eviction, actual or constructive, of Subtenant, except to the extent such constitutes the same under the Lease, by law or in equity.

SECTION 8. Insurance

A. Subtenant shall provide and maintain during the Term, all insurance required by Section 17 of the Lease. Such insurance shall name Sublandlord and Landlord as additional insureds and shall provide that it may not be canceled or materially amended as to the Premises except upon thirty (30) days' notice to Sublandlord and Landlord. Upon request, Subtenant shall furnish Sublandlord and Landlord with certificates of insurance evidencing compliance with the foregoing insurance requirements. Landlord shall also name subtenant as a named insured in addition to the sublandlord as required by Section 8 of the lease.

B. Each party hereby waives any and all rights of recovery against the other party directly or by way of subrogation or otherwise, and against the officers, partners, directors, employees, agents and representatives of the other party, due to the negligence of the other party or any such person for loss or damage to the property of the waiving party or any other loss or damage where such loss or damage was to be covered by the policies of insurance required under this Sublease if such insurance were maintained at the time of the loss or damage (whether or not such insurance is in effect) or to the extent such loss or damage is actually covered by any other insurance carried by the waiving party. Each party shall inform its respective insurance carrier of this waiver in the manner required with respect to policies issued by such carriers or otherwise arranged, to the extent necessary, so that the coverage afforded thereby is not adversely affected.

C. This Section 8 shall survive the expiration of the Term or earlier termination of this Sublease.

SECTION 9. Notice

A. All notices, requests, demands, consents, approvals and other communications under this Sublease (each, a "Notice" and, collectively, "Notices") shall be in writing and shall be effective only if given in the manner set forth in Section 21 of the Lease. The address to which Notices are to be sent under Section 21 of the Lease are as follows:

To Landlord:	David Page 53 Chapman St. Damariscotta, Maine 04544
To Sublandlord:	Midcoast Development, LLC 228 Norridgewock Road Fairfield, Maine 04937 Email: Accounting@cannabiscured.com
To Subtenant:	Green Alien Cannabis Company, LLC 228 Norridgewock Road Fairfield, Maine 04937 Email: Accounting@gmail.com

Either Party may inform the other in writing of any change in address.

B. Whenever in the Lease a time is specified within which the Tenant thereunder must give Notice following an event, or within which the Tenant thereunder must respond to any Notice, previously given or made by the Landlord thereunder, or to comply with any obligation on the Tenant's part thereunder, such time is hereby changed (for the purpose of this Sublease only) by subtracting three (3) business days therefrom. Whenever in the Lease a time is specified within which the Landlord thereunder must give Notice following an event, or within which the Landlord thereunder must respond to any Notice, request or demand previously given or made by the Tenant thereunder, such time is hereby changed (for the purpose of this Sublease only) by adding three (3) business days thereto. It is the purpose and intent of the foregoing provisions of this Section 9 to provide Sublandlord with time within which to transmit to the Landlord any notices or demands received from Subtenant and to transmit to Subtenant any notices or demands received from Landlord. However, any Notices required to be delivered by either Sublandlord or Subtenant under the terms of this Sublease which are not Notices to or from Landlord under the Lease shall be given in a manner, and the times provided in this Sublease (or in the Lease) without reference to the addition or subtraction of the days as provided in this Section 9.

SECTION 10. Damage to Premises and Personal Property

A. In the event that during the Term the Premises are so damaged by fire, the elements, casualty, war, insurrection, riot, public disorder, acts, authorized or unauthorized, on the part of any governmental authority or any cause or happening as to be substantially destroyed, then the Sublandlord may terminate this Sublease and any unearned rent paid in advance by Subtenant shall be refunded. In the event of only partial damage or destruction of the Premises, then the Premises or other portions of said Building shall be promptly restored by Landlord to their previous condition pursuant to the terms of the Lease.

B. If Landlord for any reason fails to restore the Premises or other portions of said Building within a reasonable time or fails to commence repairs as soon as practicable, Subtenant may cancel and terminate this Sublease upon giving sixty (60) days written notice to Sublandlord and be thereby relieved of any liability hereunder arising after the aforesaid damage to the Premises or said Building, and a just proportion of any rent paid in advance by Subtenant shall be refunded, with no further liability on the part of either party.

C. All merchandise, trade fixtures, effects and property of every kind, nature and description belonging to Subtenant or any other person on or about the Premises shall be at the sole risk and hazard of Subtenant, and if the whole or any part thereof shall be stolen, damaged or destroyed by fire, air, water or steam or by breakage or bursting of water pipes, steam pipes, or other pipes, or by leaking roofs, or by any other cause whatsoever, no part of any loss resulting is to be charged to or borne by Landlord or Sublandlord. It is agreed that neither Landlord nor Sublandlord shall be liable to Subtenant, or to any persons claiming under Subtenant by rights of subrogation or otherwise, for any damage to property from fire or any casualty usually included in the so-called standard "extended coverage" endorsements as contained in fire insurance policies

written in the State of Maine, whether or not such damage was caused by the negligence of Landlord or Sublandlord, or either's respective servants, agents, employees, or others.

SECTION 11. Miscellaneous

A. If Subtenant is more than one person or party, Subtenant's obligations shall be joint and several. Unless repugnant to the context, "Landlord", Sublandlord, and "Subtenant" mean the person or persons, natural or corporate, named above as Landlord, Sublandlord Subtenant respectively, and their respective heirs, executors, administrators, successors and assigns.

B. Subtenant, Landlord and Sublandlord agree that this Lease shall not be recordable.

C. If any provision of this Sublease or the Lease or its application to any person or circumstances shall to any extent be invalid or unenforceable, the remainder of this Sublease or the Lease or the application of such provision to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby and each provision of this Sublease or the Lease shall be valid and enforceable to the fullest extent permitted by law.

D. No acceptance by Sublandlord of a lesser sum than the Rent then due shall be deemed to be other than on account of the earliest installment of such Rent due, nor shall any endorsement or statement on any check or any letter accompanying any check or payment as Rent be deemed an accord and satisfaction, and Sublandlord may accept such check or payment without prejudice to Sublandlord's right to recover the balance of such installment or pursue any other remedy in this Sublease provided.

E. No oral statement or prior written matter shall have any force or effect. Subtenant agrees that it is not relying on any representations or agreements other than those contained in this Sublease and the Lease. This Sublease shall not be modified or canceled except by writing subscribed by all Parties.

F. This Sublease and the performance thereof shall be governed, interpreted, construed and regulated by the laws of the State of Maine.

G. The Headings herein contained are for convenience only, and shall not be considered a part of this Sublease.

H. This Amendment may be executed in a number of identical counterparts, each of which for all purposes shall be deemed to be an original, and all of which shall collectively constitute but one agreement, fully binding upon, and enforceable against the parties hereto. Signatures appearing hereon that have been reproduced, applied, provided, delivered or transmitted by facsimile, email, DocuSign or other electronic means shall be equally binding and effective as original signatures hereon, and shall be deemed duly and effectively delivered if so transmitted or provided.

I. Notwithstanding any provisions of this Sublease to the contrary, if at any time or times during the term of this Sublease or the Lease, Landlord, Sublandlord and Subtenant shall be

the same person, party or entity, Landlord's, Sublandlord's and Subtenant's interest shall remain separate and distinct, and shall not be merged into one estate so as to cancel, terminate or extinguish this Sublease or the Lease by law or otherwise.

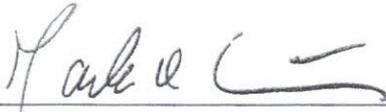
J. Time is of the essence with respect to the performance of each and every obligation of the Parties under this Sublease.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Parties hereto have caused this Sublease Agreement to be executed and delivered as of the day and year first above written.

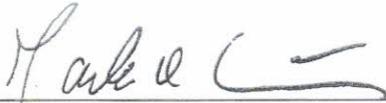
SUBLANDLORD:

MIDCOAST DEVELOPMENT, LLC

By: 
Mark Crockett
Its Manager

SUBTENANT:

GREEN ALIEN CANNABIS COMPANY, LLC
d/b/a/ CANNABIS CURED RETAIL

By: 
Mark Crockett
Its Manager

Consented to by:

LANDLORD:

David Page


EXHIBIT A

LEASE

EXHIBIT B

Sublease Rider Relating to Marijuana

The following provisions related to Subtenant's Intended Use of the Premises as an adult use marijuana retail store as the same may be allowed under the laws of the State of Maine and the Town of Damariscotta, as the same may be amended or adopted during the Term, and are incorporated into the Sublease and made an integral part thereof:

A. Subtenant represents and warrants that it has thoroughly reviewed and is aware of the rules, limitations and restrictions set forth in the Maine Marijuana Legalization Act, 28-B M.R.S. § 101 *et seq.*, (the "MML Act") and any regulations relating to marijuana (the "MML Regulations") issued by the Department of Administrative and Financial Services or such other administrative agency of the State as shall become responsible for the administration of the MML Act and Regulations. Subtenant agrees to stay apprised of any changes to the MML Act and Regulations including retaining legal counsel.

B. Subtenant represents and warrants that it or any has or will dutifully obtain all necessary permits and approvals from the State of Maine and the Town of Damariscotta to operate its adult use marijuana retail store including with limitation licenses from the Office of Marijuana Policy, the Department of Agriculture, Conservation, and Forestry, and the Department of Health and Human Services. As applicable, Subtenant shall maintain in good standing at all times all necessary licenses and permits from the State of Maine and the Town of Damariscotta to operate an adult use marijuana store. Subtenant shall immediately deliver to the Sublandlord any notice it receives regarding suspension, revocation, or lapse in any state or local license or permit related in any way to the operation of the adult use marijuana retail store at the Premises.

C. Subtenant represents and warrants that it shall ensure that all employees, consultants and affiliates at all times operate in strict compliance with all provisions of the MML Act, and the MML Regulations.

D. Subtenant represents and warrants that it shall ensure that each employee shall maintain appropriate status with the State of Maine and shall timely make all filings with the State of Maine necessary to maintain status as an employee of an adult use marijuana retail store.

E. Subtenant shall immediately deliver to Sublandlord any notice it receives from any governmental entity or law enforcement official relating to operations at the Premises or the status of Subtenant as an adult use marijuana retail store.

F. Neither Subtenant nor any employees of the Subtenant shall consume, ingest or otherwise use marijuana for adult use in any way at the Premises. Subtenant represents and warrants that it shall not permit any invitee to consume, ingest or otherwise use marijuana at the Premises.

G. Subtenant represents and warrants that it shall not engage in any marijuana business at the Premises other than an adult use marijuana retail store.

H. Subtenant shall permit Sublandlord and Sublandlord's representatives to enter and inspect any portion of the Premises upon demand. Upon request by Sublandlord, Subtenant shall deliver a written certificate certifying that its use and occupancy of the Premises are in compliance with all provisions of this Sublease and of the MML Act, and the MML Regulations.

I. Subtenant shall comply with any request to inspect the Premise and/or records by the Department of Administrative and Financial Services and/or any other State agency with enforcement authority over adult use marijuana activities within the State of Maine that comports with applicable state law.

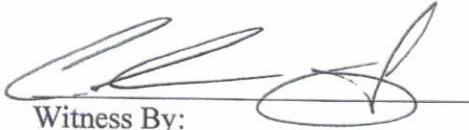
J. Notwithstanding any other termination or other provision in this Sublease, Sublandlord may terminate this Sublease immediately upon written notice to Subtenant in the event that (i) Subtenant breaches any covenant or agreement in this Sublease, including without limitation, this Rider or (ii) any representation or warranty made by Subtenant in this Sublease is untrue or becomes untrue at any time or (iii) any governmental unit or law enforcement agency takes any enforcement action against Sublandlord, Subtenant, which in any relates to marijuana or laws related to drugs or narcotics or (iv) there is a change in any state, local or federal law, regulation or policy which in the sole discretion of Sublandlord leads Sublandlord to deem itself insecure. Upon any such termination described in this paragraph, Subtenant shall immediately vacate and surrender the Premises and shall remove any and all materials, including without limitation marijuana and marijuana products, and any other personal property from the Premises. In the event that Subtenant does not promptly remove such materials from the Premises, Sublandlord shall inform law enforcement officials of Subtenant's trespass and request that law enforcement officials collect and dispose of such materials.

K. To the extent of any conflict between the terms of the body of the Sublease and this Rider, the terms of this Rider shall control.

L. If the state laws or regulations governing Maine's medical or adult use marijuana program are amended or revised in any way which leads Sublandlord to conclude, in its sole and unlimited discretion, that the provisions of this Rider should be altered to reflect such changes, Subtenant agrees to promptly execute any such replacement rider as Sublandlord may demand, and failure to execute such Rider shall be a default entitling Sublandlord to immediately terminate this Sublease pursuant to the provisions of Section J of this Rider.

[Signature Appears on the Following Page.]

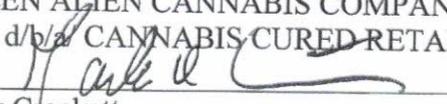
Seen and agreed to:



Witness By:

Casey Raymond
CFO

GREEN ALIEN CANNABIS COMPANY,
LLC d/b/a CANNABIS CURED RETAIL



Mark Crockett
Its Manager

DAMARISCOTTA ADULT USE MARIJUANA LICENSING ORDINANCE

Approved at the June 15, 2022 ATM

§903.1 - Authority.

This ordinance is enacted pursuant to authority granted under 30-A M.R.S. § 3001, and 28-B M.R.S. § 401.

§903.2 - Purpose.

The purpose of this ordinance is to provide procedures and standards relating to the operation of adult use marijuana establishments and to require their annual licensing.

§903.3 - Definitions.

As used in this ordinance, unless the context otherwise indicates, the following terms have the following meanings.

Adult Use Marijuana: marijuana cultivated, manufactured, distributed or sold by a marijuana establishment for other than medical use.

Adult Use Marijuana Cultivation: the planting, propagation, growing, harvesting, drying, curing, grading, trimming or other processing of marijuana for use or sale. "Cultivation" or "cultivate" does not include manufacturing, testing or marijuana extraction.

Adult Use Marijuana Cultivation Facility: a facility licensed under state and local laws to purchase marijuana plants and seeds from other cultivation facilities; to cultivate, prepare and package adult use marijuana; to sell adult use marijuana to products manufacturing facilities, to marijuana stores and to other cultivation facilities; and to sell marijuana plants and seeds to other cultivation facilities and immature marijuana plants and seedlings to marijuana stores. Cultivation facilities are categorized into tiers based on the number of adult plants and usable square footage for cultivation.

Adult Use Marijuana Product: a marijuana product that is manufactured, distributed or sold by a marijuana establishment for other than medical use.

Adult Use Marijuana Store: a facility licensed under state and local laws to purchase adult use marijuana, immature marijuana plants and seedlings from a cultivation facility, to purchase adult use marijuana and adult use marijuana products from a products manufacturing facility and to sell adult use marijuana, adult use marijuana products, immature marijuana plants and seedlings to consumers.

Adult Use Marijuana Establishment: a cultivation facility, a products manufacturing facility, a testing facility or a marijuana store licensed under state and local laws.

Adult Use Marijuana Manufacturing or Manufacture: the production, blending, infusing, compounding or other preparation of marijuana and marijuana products, including, but not limited to, marijuana extraction or preparation by means of chemical synthesis. "Manufacturing" or "manufacture" does not include cultivation or testing.

Adult Use Marijuana Products Manufacturing Facility: a facility licensed under state and local laws to purchase adult use marijuana from a cultivation facility or another products manufacturing facility; to manufacture, label and package adult use marijuana and adult use

marijuana products; and to sell adult use marijuana and adult use marijuana products to marijuana stores and to other products manufacturing facilities.

Adult Use Marijuana Testing Facility: a facility licensed under state and local laws to develop, research and test marijuana, marijuana products and other substances.

Disqualifying Drug Offense: a conviction for a violation of a state or federal controlled substance law that is a crime punishable by imprisonment for one year or more, but does not include (1) An offense for which the sentence, including any term of probation, incarceration or supervised release, was completed 10 or more years earlier; or (2) An offense that consisted of conduct that would have been permitted under the Maine Adult Use Marijuana Act.

Edible Marijuana Product: a marijuana product intended to be consumed orally, including, but not limited to any type of food, drink or pill containing marijuana or marijuana concentrate.

Marijuana Product: a product composed of marijuana or marijuana concentrate and other ingredients that is intended for use or consumption. "Marijuana product" includes, but is not limited to, an edible marijuana product, a marijuana ointment and a marijuana tincture. "Marijuana product" does not include marijuana concentrate. Unless otherwise defined in this Ordinance, the terms referred to in this Ordinance shall mean the same as they are defined in the definitions section in 28-B M.R.S. § 102 and when not defined in Statutes as they are referenced in Title 28-B.

Person: any individual, corporation, partnership or association.

§903.4 - Adult Use Establishments allowed; License required.

- (1) Pursuant to 28-B M.R.S. §403, the operation of adult use marijuana establishments is allowed, subject to the restrictions of this ordinance and applicable state and local law.
- (2) No person shall operate an adult use marijuana establishment, nor shall any property owner permit the use of his or her premises to be operated as an adult use marijuana establishment, without a valid license issued by the Town. A separate type of license must be obtained for each establishment located on the same premises. Each premises is limited to no more than one (1) of the same type of license. Each license shall be for a period of one year from the date of its issuance. A license must be obtained prior to the opening of an adult use marijuana establishment. Applications for renewal licenses shall be submitted at least ninety (90) days prior to expiration of the existing term. Any licensee that fails to submit a renewal application by the applicable deadline shall not have authority to operate until a license is granted.
- (3) No person who holds a license for any given establishment allowed herein shall be permitted to apply for the same type of license at the same establishment or any other location in Damariscotta if that person, as owner, officer, member, manager or partner, holds the same type of license.
- (4) The following adult-use establishments shall be allowed in the Town subject to the limitations in this and other Town Ordinances: testing, manufacturing, cultivation and retail sale of marijuana products including any edible marijuana products.

§903.5 - New Applications.

Each applicant for an adult use marijuana establishment license shall complete and file an application on the form provided by the Town Clerk, together with the applicable nonrefundable application fee, as well as the following supporting materials:

- (1) A copy of the applicant's state registration application and supporting documentation, as submitted to the state registration authority.
- (2) Evidence of all state approvals or conditional approvals required to operate an adult use marijuana establishment, including, but not limited to, a state registry identification card or registration certificate.
- (3) If not included in the applicant's state registration application, a description of the form of ownership of the business enterprise together with attested copies of any articles of incorporation, bylaws, operating agreement, partnership agreement or articles of association that govern the entity that will own and/or operate the adult use marijuana establishment.
- (4) If not included in the applicant's state registration application, an affidavit that identifies all owners, officers, members, managers or partners of the applicant, their ownership interests, and their places of residence at the time of the application and for the immediately preceding three (3) years. Supporting documents, including but not limited to motor vehicle operator's license, motor vehicle registration, voter registration or utility bills shall be provided.
- (5) A release for each applicant and for each officer, owner, member, manager or partner of the applicant seeking a license allowing the Town of Damariscotta to obtain criminal records and other background information related to the individual.
- (6) A statement as to the type of establishment, the precise nature of the business, and a description of the nature of all products and services offered to its customers.
- (7) A description of the premises for which the license is sought, including a plan of the premises and a list of all equipment, parts and inventory used in the operation of the adult use marijuana establishment.
- (8) Evidence of an interest in the premises in which the adult use marijuana establishment will be located, together with the form of interest, along with the written consent of the owner of the premises for such use if the applicant is not the owner.
- (9) Evidence of all land use approvals or conditional land use approvals required to operate the adult use marijuana establishment, or applications that have been filed and are pending for the required approvals, including but not limited to building permit, Planning Board conditional or site plan approval, change of use permit and/or certificate of occupancy.
- (10) Evidence of all other approvals or conditional approvals required to operate the adult use marijuana establishment, including any applicable food or victualer's license.
- (11) Evidence of compliance with the requirements of this ordinance approval.

If the Town Clerk determines that a submitted application is not complete, the clerk shall notify the applicant within ten (10) business days of the additional information required to process the application. If such additional information is not submitted within thirty (30) days of the clerk's request, the application may be denied.

§903.6 - Investigation of applicant, officers, etc.

Upon receipt of an application or of a notice of a change of any of the individuals listed in Section 5 above, the Town shall provide copies of the completed application to the following staff members for purposes of conducting the investigations and issuing reports as listed below:

- (1) The Code Enforcement Officer shall inspect the location or the proposed location to determine whether the applicable ordinances relating to land use issues and building and safety codes issues have been satisfied and shall report findings in writing to the Town Clerk.
- (2) The Fire Chief or his/her agent shall inspect the location or proposed location to determine if all Town ordinances and any other applicable regulations concerning fire, health, and safety have been satisfied and shall report findings in writing to the Town Clerk; and
- (3) The Police Chief or his/her agent shall investigate the application, including the criminal history record information and shall report findings in writing to the Town Clerk.

§903.7 - Action on application.

- (1) *Public hearing.* The Town Clerk upon receipt of a completed application and upon receipt of the reports required under Section 6 above, shall schedule a public hearing at a regular or special meeting of the Board of Selectmen and shall arrange for public notice of the public hearing to appear in the newspaper of general circulation within the Town of Damariscotta at least six days prior to the date of the scheduled public hearing. The scheduling of the hearing may be delayed if there are more applications than the total number of licenses allocated per Section 903.13. Costs of the hearing notice shall be paid out of the application fee. This public hearing before the Board of Selectmen is in addition to any public hearing that may be required before the Planning Board in accordance with the Town's Land Use and Site Plan Review Ordinances.
- (2) *Board of Selectmen action.* The Board, after notice and public hearing, shall determine whether the applicant complies with the requirements of this ordinance.

In issuing or renewing licenses, the Board shall give consideration to:

- A. The character of the applicant
- B. the location of the place of business
- C. The manner in which the business has been operated; and
- D. Whether the operation has endangered the safety of persons in or on areas surrounding the place of business."

Upon determination by the Board that the applicant has met the requirements of this ordinance, the Board shall approve the application and authorize the Town Clerk to issue the license upon payment of the license fee. Failure to pay the license fee within 30 days

of Board action on the application shall constitute disapproval of the application and any fees paid to date shall be forfeited.

§903.8 - Status of license—Display.

No license issued under this ordinance may be assigned or transferred to another entity. Any change in ownership or change in the officers of an owner shall require a new license. Licenses are limited to the premises for which they are issued and are not transferable to another location. The license shall be displayed in a conspicuous place in the marijuana establishment for which the license is issued.

§903.9 - Duty to update information.

Any licensee issued a license under this ordinance shall have the duty to maintain updated and accurate information regarding all of the information provided pursuant to the application process within ten days of any change of status. Failure to provide and maintain current and accurate information may result in revocation of the applicant's license.

§903.10 - Standards for approval, denial, revocation, penalties.

A license application for an adult use marijuana establishment shall be denied by the Board of Selectmen, and an existing license may be suspended or revoked by the Board of Selectmen after notice and hearing, if the applicant, or any owner of the applicant or licensee:

- (1) Fails to meet the requirements of this ordinance.
- (2) Is not at least twenty-one (21) years of age.
- (3) Is not a resident of the state of Maine.
- (4) Has had a license for a marijuana establishment revoked by a municipality or by the state.
- (5) Has not acquired all necessary state and local approvals prior to issuance of the license including any approvals required by the Planning Board or Code Enforcement Officer.
- (6) Has been convicted of a disqualifying drug offense.
- (7) Has provided false or misleading information in connection with the license application.
- (8) Fails to begin operation and become fully operational within the following time frames:
 - (a) Adult use marijuana store shall begin operation within sixty (60) days of issuance of the town license and shall be fully operational within one hundred twenty (120) days of issuance of said license.
 - (b) All other adult use marijuana establishments shall begin operation within one hundred twenty (120) days of issuance of the town license and shall be fully operational within one (1) year of issuance of said license.
- (9) Penalties
 - (a) If the Board of Selectmen revokes a license pursuant to §903.10, the licensee is prohibited from applying for or holding a license for any adult use marijuana establishment for a period of three (3) years from the date of revocation.

- (b) If the Board of Selectmen revokes a license pursuant to §903.10, the licensee will forfeit the licensing fee and any other fees paid to the town associated with applying for the license.

§903.11 - Operating Requirements.

In order to obtain a license pursuant to this ordinance, the applicant shall demonstrate to the Board of Selectmen that the following requirements will be met. A licensee shall comply with all of these requirements during the term of the license.

(1) Fixed location.

All licensed premises shall be fixed, permanent locations. Licensees shall not be permitted to operate adult use marijuana establishments in other than the licensed premises, such as at farmer's markets, farm stands or kiosks.

(2) Security.

(a) The licensed premises shall have lockable doors and windows and shall be served by an alarm system that includes automatic notification to private alarm service. Upon notification of an alarm, the licensee or an authorized representative must respond to the premises.

(b) The licensed premises shall have video surveillance capable of covering the exterior and interior of the facility. The video surveillance system shall be operated with continuous recording twenty-four hours per day, seven days per week and video shall be retained for a minimum duration fourteen (14) calendar days. Such records shall be made available to law enforcement agencies when investigating a criminal complaint.

(c) The licensed premises shall have exterior lights with motion sensors covering the full perimeter of the building(s) in accordance with applicable zoning requirements.

(3) Ventilation.

(a) The licensed premises shall comply with all odor and air pollution standards established by ordinance.

(b) All adult use marijuana establishments shall have an odor mitigation system installed that has been approved by a Maine licensed engineer, indicating that the system will provide odor control sufficient to ensure that no odors are perceptible off the premises.

(4) Compliance with requirements of state and local law.

An adult use marijuana establishment shall meet all operating and other requirements of state and local law. To the extent the state has adopted or adopts in the future any law or regulation governing marijuana establishments that conflicts in any way with the provisions of this ordinance, the more restrictive shall control.

§903.12 - Violations; penalties.

- (1) In addition to revocation or suspension of an adult use marijuana establishment license as provided in this ordinance, the violation of any provision of this ordinance shall be punished by a fine of not less than \$500.00 nor more than \$2,500.00 for each offense. Each act of violation and every day upon which any such violation shall occur shall constitute a separate offense. In addition to such penalty, the Town may enjoin or abate

any violation of this ordinance. All fines and penalties, together with costs of prosecution of violations, which shall include the Town's cost and attorney's fees, shall inure to the benefit of the Town.

- (2) This ordinance shall be enforced by the Damariscotta Police Department (DPD), the Damariscotta Code Enforcement Officer, and/or their designees. Notice of violations by marijuana establishment licensees of other provisions of this Code shall be provided to the Police Chief, Town officers, and Town Attorney.
- (3) The DPD and the Code Enforcement Officer may at any reasonable time conduct on-site inspections to ensure compliance with all applicable laws and conditions attached to license approvals and shall investigate all complaints of alleged violations of the ordinance.
- (4) If the DPD or the Code Enforcement Officer finds that any provision of this Ordinance is being violated, they shall notify in writing the person responsible for such violation, indicating the nature of the violation and ordering the action necessary to correct it, including but not limited to, discontinuance of illegal use of land, buildings, or structures, or work being done, removal of illegal buildings or structures, and abatement or mitigation of violations. A copy of such notices shall be submitted to the Town Clerk and be maintained as a permanent record.

§903.13 - Limitations in licenses. Lottery.

No more than the specified quantities of licenses shall be issued.

Adult use Marijuana store:	2
Adult use Cultivation Facilities:	
Tier 1 (≤ 30 adult plants, ≤ 500 sq. ft. plant canopy)	4
Tier 2 (≤ 2000 sq. ft. plant canopy)	3
Tier 3 (≤ 7000 sq. ft. plant canopy)	2
Tier 4 (≤ 20,000 sq. ft. plant canopy)	0
Nursery (≤ 1000 sq. ft. plant canopy)	3
Adult use Marijuana manufacturing facility:	3
Adult use Marijuana testing facility:	no limit

Existing licenses shall be renewed annually, unless revoked under the provisions of this ordinance, upon timely submittal of a renewal application and any required annual fees.

In the event that a greater number of valid license applications (including the applicable fees) are submitted than can be issued within these limitations within a 30 calendar day timeframe after the first conditionally approved license application is submitted, a lottery shall be conducted to randomly determine which qualified applicants shall have the first opportunity to receive the public hearings required to complete the licensing process pursuant to this Ordinance.

§903.14 - License fees; licensing process.

The annual license fees shall be set by the Board of Selectmen as part of the Town's licensing and permit fee schedule. The forms to be used and the administrative procedures required for the implementation of this Ordinance that are not specifically provided for in this Ordinance shall be developed by the Town Manager and approved by the Board of Selectmen.

§903.15 - Severability.

If any section, phrase, sentence or portion of this ordinance is for any reason held invalid by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

§903.16 - Appeals.

An appeal from any final decision of the Board of Selectmen under this ordinance may be taken by any party to Board of Appeals within 30 days of the decision, pursuant to Board of Appeals Ordinance Section 5(A)(3).

Legislative History

Enacted: November 5, 2019; effective date: January 6, 2020

Revised: June 15, 2022; Define "person", limit number of licenses per person and per establishment; limit reapplication if license revoked, require operation in a timely manner, permit both the CEO and Police Department to enforce.

SELECT BOARD:

Daryl Fraser, Chairman

Louis Abbotoni, Vice-Chairman

Joshua Pinkham

Tom Anderson

Andrea Keushgeurian

Select Board
Town of Damariscotta

Attest: A true copy of an ordinance entitled "Adult Use Marijuana Licensing Ordinance Damariscotta, Maine", as certified to me by the municipal officers of Damariscotta,
Maine on 07-06-2022

Rebecca J. Bartolotta, Town Clerk,
Damariscotta, Maine

ANNUAL APPOINTMENTS BY CHARTER				
Road Commissioner	Term of 1 year	FY26	Andrew Dorr	
Municipal Town Clerk	Term of 1 year	FY26	Rebecca J. Bartolotta	
Municipal Town Treasurer	Term of 1 year	FY26	Cheryl M. Pinkham	
General Assistance Administrator	Term of 1 year	FY26	Cheryl M. Pinkham	
Municipal Tax Collector	Term of 1 year	FY26	Tara S. Oliver	
Code Enforcement Officer	Term of 1 year	FY26	Michael Tatro	
Plumbing Inspector				
E-911 Addressing Officer				
Building Inspector				
Shoreland Zoning Officer				
Civil Emergency Preparedness Director	Term of 1 year	FY26	Stephen O'Bryan	
Health Officer	Term of 1 year	FY26	Daniel Gibbons	
Harbor Master	Term of 1 year	FY26	Eric Peters	?
Fence Viewer	Term of 1 year	FY26	Charles Ault	
Sealer of Weights & Measures	Term of 1 year	FY26	vacant	
Animal Control Officer	contracted	FY26	Lincoln County Sheriff's Office	
OTHER POSITIONS TO BE APPOINTED				
Planning Board	3 year term		Eaton, Jonathan	
	3 year term		vacant	michael working on
	2 year term	alternate	vacant	
Historic Preservation Review Commission	3 year term		vacant	Tim Cheney wants to be appointed
Board of Appeals	3 year term		vacant	
	3 year term		vacant	
	1 year term	alternate	Keizer, Julie	
	1 year term	alternate	Pinkham, Ann	

2025 - 2026 MUNICIPAL TAX RATE CALCULATION FORM

6/27/2025

BE SURE TO COMPLETE THIS FORM BEFORE FILLING IN THE TAX ASSESSOR WARRANT

1 Local Taxable Real Estate Valuation	\$ 400,957,700.00	
2 Local Taxable Personal Property Valuation	\$ 10,988,300.00	
3 Total Taxable Valuation (Line 1 plus line 2)		\$ 411,946,000.00
4 Total of Homestead Exemption Valuation	\$ 13,284,400.00	
Homestead Exemption reimbursement value 76%	\$ 10,096,144.00	
5 Total of BETE Exemption Valuation	\$ 3,635,200.00	
Statutory reimbursement is 50%	\$ 1,817,600.00	
6 Total Valuation Base (Sum Line 3, 4, 5)		\$ 423,859,744.00

Municipal Fiscal Year = 07/01/25 to 06/30/26
mo/day/yr mo/day/yr

APPROPRIATIONS

7. County Tax	\$ 666,755.00	
8. Municipal Appropriation	\$ 4,559,057.05	
9. TIF Financing Plan Account	\$ 19,037.93	
10. School/Educational Appropriations	\$ 4,847,558.05	
(Adjusted to Municipal Fiscal Year)		
11. Total Appropriations (Add lines 7 through 10)		\$ 10,092,408.03

ALLOWABLE DEDUCTIONS

12. State Municipal Revenue Sharing	\$ 333,535.72	
13. Other Revenues: (Revenues not accounted for in Municipal Appropriation which may be used to reduce the commitment such as Tree Growth and Veterans reimbursement, trust fund income, etc.)	\$ 921,630.00	
14. Total Deductions (Line 12 plus line 13)		\$ 1,255,165.72
15. Net to be raised by local property tax rate (Line 11 minus line 14)		\$ 8,837,242.31

16. $\frac{\$ 8,837,242.31}{\text{(Amount from line 15)}} \times 1.05 = \underline{\$ 9,279,104.42}$ Maximum Allowable Tax	
17. $\frac{\$ 8,837,242.31}{\text{(Amount from line 15)}} \div \frac{\$ 423,859,744.00}{\text{(Amount from line 6)}} = \underline{0.020849}$ Minimum Tax Rate	
18. $\frac{\$ 9,279,104.42}{\text{(Amount from line 16)}} \div \frac{\$ 423,859,744.00}{\text{(Amount from line 6)}} = \underline{0.021892}$ Maximum Tax Rate	
19. $\frac{\$ 411,946,000.00}{\text{(Amount from line 3)}} \times \underline{0.02093} = \underline{\$ 8,622,029.78}$ Tax for Commitment	
20. $\frac{\$ 8,837,242.31}{\text{(Amount from line 15)}} \times 0.05 = \underline{\$ 441,862.12}$ Maximum Overlay	
21. $\frac{\$ 10,096,144.00}{\text{(Amount from line 4b)}} \times \frac{0.02093}{\text{(Selected Rate)}} = \underline{\$ 211,312.29}$ Homestead Reimbursement (Enter on line 8, Assessment Warrant)	
22. $\frac{\$ 1,817,600.00}{\text{(Amount from line 5b)}} \times \frac{0.02093}{\text{(Selected Rate)}} = \underline{\$ 38,042.37}$ BETE Reimbursement (Enter on line 9, Assessment Warrant)	
23. $\frac{\$ 8,871,384.44}{\text{(Line 19 plus line 21 and 22)}} - \frac{\$ 8,837,242.31}{\text{(Amount from line 15)}} = \underline{\$ 34,142.13}$ Overlay (Enter on line 5, Assessment Warrant)	

Results from this completed form should be used to prepare the Municipal Tax Assessment Warrant, Certificate of Assessment to

Home Value	\$200,000.00	\$250,000.00	\$1,000,000.00
Proposed FY 26 Mil Rate	\$4,186.00	\$5,232.50	\$20,930.00
FY 25 Mil Rate	\$3,700.00	\$4,625.00	\$18,500.00
Tax Bill Inc/(Dec)	\$486.00	\$607.50	\$2,430.00

**Town of Damariscotta
Tax Rate Comparison**

6/27/2025

	FY 2025	FY 2026
County Tax	\$630,896.00	\$666,755.00
Municipal Appropriation Expenses	\$4,053,318.91	\$4,559,057.05
Less: Municipal Revenue Sharing	\$314,209.21	\$333,535.72
Other Non-Property Tax Revenue	\$899,975.00	\$921,630.00
Net Municipal Appropriation	\$2,839,134.70	\$3,303,891.33
TIF	\$16,827.60	\$19,037.93
Local Education Assessment Overlay	\$4,285,229.25	\$4,847,558.05
	\$69,317.71	\$34,142.13
Total Appropriation	\$7,841,405.26	\$8,871,384.44
Less: Other	\$0.00	\$0.00
Total Appropriation	\$7,841,405.26	\$8,871,384.44
Less: Homestead	\$186,778.66	\$211,312.29
BETE	\$33,625.60	\$38,042.37
(these included in the tax commitment)		
Tax Commitment	\$7,621,001.00	\$8,622,029.78
Total Taxable Value	\$411,946,000.00	\$411,946,000.00
Tax Rate	\$18.50	\$20.93

	Changes (FY 25 vs FY 26)	
	in \$	in %
County Tax	\$35,859.00	5.68%
Municipal Appropriation Expenses	\$505,738.14	12.48%
Less: Municipal Revenue Sharing	\$19,326.51	6.15%
Other Non-Property Tax Revenue	\$21,655.00	2.41%
Net Municipal Appropriation	\$464,756.63	16.37%
TIF	\$2,210.33	13.14%
Local Education Assessment Overlay	\$562,328.80	13.12%
	-\$35,175.58	-50.75%
Total Appropriation	\$1,029,979.18	13.14%
Less: Other	\$0.00	0.00%
Total Appropriation	\$1,029,979.18	13.14%
Less: Homestead	\$24,533.63	13.14%
BETE	\$4,416.77	13.14%
(these included in the tax commitment)		
Tax Commitment	\$1,001,028.78	13.14%
Total Taxable Value	\$0.00	0.00%
Tax Rate	\$2.43	13.14%