



GARDINER CITY COUNCIL AGENDA ITEM INFORMATION SHEET



Meeting Date		Department	
Agenda Item			
Est. Cost			
Background Information			
Requested Action			
City Manager and/or Finance Review			
Council Vote/ Action Taken			
Departmental Follow-Up			

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



CITY OF Gardiner

Moving Forward

Date Received in Office	01/19/25
Received by:	A. Ashley
Office Amount Received	\$2000
Approved	_____
Denied	_____

Cannabis Business License Application

☐ New Application

☒ Renewal Application

Type of Business

☐ Retail Cannabis Store

☒ Cultivation Facility

☐ Manufacturing Facility

☐ Testing Facility

☐ Nursery/Grow Store

Medical Cannabis or Adult Use:

Medical currently, already
approved for recreational

If cultivation, what Tier?

☐ Tier 1 -30-60plants

☐ Tier 2- <2000sf of canopy

☒ Tier 3 --2k-7ksf of canopy \$2,000

☐ Tier 4--7ksf of canopy

Applicant Information

Name: Charles M Crapp S

Address: 280 Capen Rd Gardiner ME 04348

Phone: 207 440 3043, business (706) 615-7058; personal

Email: crpm1@aol.com

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

If yes, Please list and describe: yes Massachusetts 2 Recreation
stores and a Recreational
cultivation center. 1 store in

7,000 sq ft cultivation in Belvidere
Marble Head, 1 store in Northampton.

Do you currently hold a State of Maine Caregiver card or State of Maine conditional Cannabis license?: yes always have way before

This city fee process. My farm
is Grandfathered in. Been there 8 years
now with youll notafied on paper from
This.

Business Location

Physical address of proposed Cannabis business: 280 Capen Rd

Map: ON Lot: 023 Zone: Rural (you have on file)

Property owner's name and address: Charles N Crapps

Property owner's phone: (706) 615-7058

Property owner's email: CRPNI @ AOL. com

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

You have all on file with written approvals
from youll
Chris etc.

Business Information

Name of business: Cannabis Culture CO

Number of employees: 5 (2 caregivers Kara Morison + ^{will} Cunningham ^{rotate})

Hours of operation: No sales from location, hours vary

Brief description of the business: Cultivation Farm approved
to grow by youll (Barb skelton etc) years
ago. All bud and plants sold at Medical
Store at 135 Ocean St Southportland Maine
04106.

Square feet of retail space: 900 square ft

Square feet of indoor/Outdoor plant canopy: 3-4,000 square ft

Square feet of manufacturing space: None N/A

Describe any security protocols: Recreational
cameras and Monitoring service with
Motion Sensor Alarm, Locked gate
around property.

If extraction will be performed, please describe the process to be used and the machines/chemicals

Involved: N/A NO PROCESSING EVER

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

Describe any fire protection/suppression equipment: Fire Extinguishers, Built building under required sprinkler size, Per Back

Please describe odor control measures to be used at the site. Charcoal commercial SKEHON size Filters to kill smell if any.

If manufacturing, please describe the processes as well as the products that will be manufactured: N/A NONE EVER

[Signature]

Signature

8/29/25
Date

For Municipal Use Only

Approvals

Code Enforcement [Signature] Date 10-21-25

Economic Development Melissa Bulz Date 10/22/25

City Manager Denise Brown Date 10/23/25

Gardiner Fire Department [Signature] Date 10/23/25

Gardiner Police Department [Signature] Date 10/22/25

Public Works [Signature] Date 10-22-25

City Council Approval Date: _____

City of Gardiner

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

*** REPRINT ***

09/19/25 10:55AM ID:ARA #3944

TYPE----- REF--- AMOUNT

**Charles Crapps

Marijuana Tiers

Cult Fac Tier 3 2,000.00

Total: . 2,000.00*

Paid By: Charles Crapps - money on

Remaining Balance: 0.00

Check: 2,000.00

38039281626 - 1,000.00

38039281637 - 1,000.00



**CITY OF GARDINER
FIRE & RESCUE DEPARTMENT**



Chief Richard Sieberg

October 20, 2025

Dear Mr. Crapps,

I have received your request to renew your medical marijuana cultivation business license for 280 Capen Road under the name Cannabis Culture Farm. Due to the fact you have safely been in operation for years, I feel comfortable that your business will not create a significant impact on the Fire Department.

As always, we look forward to working with all the businesses in the City. Please feel free to reach out to the Fire Department if you have questions or concerns.

Sincerely,

Richard Sieberg
Gardiner Fire Department
Fire Chief



CEO Kris McNeill
Gardiner Planning board
Office of Economic and Community Development

October 20, 2025

Subject: Mr. Charles Crapps
DBA – Cannabis Culture
280 Capen Road
Gardiner, Maine 04345

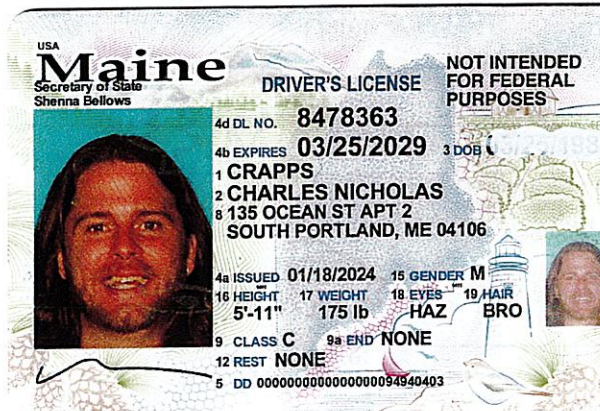
Since 2018, this business has required very few responses from the Gardiner Police Department. Per review criteria 6.5.1.13, it is my belief that the Gardiner Police Department has and will have the ability to respond safely to any emergency or criminal activity that may occur at this business. This business may result in some calls for police services, however, it is not anticipated that these calls will have an impact on the overall services that the Gardiner Police Department delivers.

Sincerely,

Chief Todd H. Pilsbury
Gardiner Police Department
City of Gardiner



ID #: CGR26612
CHARLES N. CRAPPS
DBA: THE POT STOP, LLC.
DOB: [REDACTED]
Date Issued: 03/05/2025
Expiration Date: 03/04/2026



CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				3510 GARDINER, ME						
CRAPPS CHARLES N KWASNIEWSKI TIMOTHY 280 CAPEN RD GARDINER ME 04345 GIS ID 017023				1 Level	5 Well	1 Paved	3 Rural			Description	Code	Appraised	Assessed	VISION								
					6 Septic			RESIDNTL	1060	162,000	162,000											
								RES LAND	1060	42,600	42,600											
				SUPPLEMENTAL DATA																		
				Air Prcl ID	SEND VALUE E				Total	204,600		204,600										
				TIF CODE	TAX ACQ PIP																	
				USE PROGRA	LISTING AGE																	
				TG ENROLL Y	LIST PRICE																	
				TG PLAN YR	SPEC DISTRIC Y																	
				LD #1 TYPE	Assoc Pid#																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
GRAPPS CHARLES N SAM SNOW CONSTRUCTION INC GASINK DONALD J ESQ PERSONAL REP ROY JOSEPH G PERSONAL REP				12667	0314	07-24-2017	Q	V	45,000		00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed		
				12574	0279	03-31-2017	U	I	25,000		1	2025	1060	162,000	2024	1060	162,000	2023	1060	162,000		
				0000	0000	08-17-2012	U	I	0		1		1060	42,600		1060	42,600		1060	42,600		
				9209	0030		U	V	0		1	Total	204,600		Total	204,600		Total	204,600			
EXEMPTIONS				OTHER ASSESSMENTS						APPRAISED VALUE SUMMARY												
Description				Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor												
				Total	0.00								Appraised Bldg. Value (Card) 0 0 162,000 42,600 0 204,600									
ASSESSING NEIGHBORHOOD																						
Nbhd Name				B		Tracing		Batch														
0001																						
NOTES																						
BUILDING PERMIT RECORD														VISIT / CHANGE HISTORY						0		
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result								
									05-12-2020	CL			26	Building Permit Visit								
									07-09-2019	CL			26	Building Permit Visit								
									05-21-2018	CL			26	Building Permit Visit								
									12-01-2017	CL			43	Assessor Review								
									09-22-2015	CL			43	Assessor Review								
									10-21-2010	CL	01		54	Abatement Inspection								
									10-19-2010	CL	05		09	Total Refusal								
LAND LINE VALUATION SECTION																						
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value							
1	1060	VAC LND IMP	11		43,560 SF	0.56	1.00000	5	1.00	30	1,000			0.56	24,400							
1	1060	VAC LND IMP			10,970 AC	2,250.00	1.00000	0	0.80	30	1,000			1,000	18,200							
Total Card Land Units 11.97 AC Parcel Total Land Area 11.97 AC Total Land Value 42,600																						

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style: 94		Outbuildings					
Model: 00							
Grade:							
Stories:							
Occupancy							
Exterior Wall 1							
Exterior Wall 2							
Roof Structure:							
Roof Cover							
Interior Wall 1							
Interior Wall 2							
Interior Flr 1							
Interior Flr 2							
Heat Fuel							
Heat Type:							
AC Type:							
Total Bedrooms							
Total Bthrms:							
Total Half Baths							
Total Xtra Fixtrs							
Total Rooms:							
Bath Style:							
Kitchen Style:							