



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 _____

Date Received in Office	10/28/25
Received by:	ALancles
Office Amount Received	\$
Approved	Denied

**APPLICATION FOR A
LICENSE/BUSINESS/EVENT**

Business Name	Canton Village
Business Location	Gardiner maine
Business Mailing Address	428 Water St Gardiner ME 04345
Owner Name	Xiao Jun Qiu
Mailing Address (if different)	
Phone Number	646-269-6414
Business Number	207-582-1421
Email Address	niping15@Hotmail.com
Type of Business	Chinese Raurant
Description of Business (attach paper if necessary)	chese Restaurant serving chimes food offers dining take out. and Bar
Business Hours	<div> Monday Wednesday Thursday Saturday Sunday </div> <div> 11:00 AM - 9:00 PM </div> <div> Friday Saturday Sunday - 11:00 - 9:00 </div>

Staff contacts for Licensing

<p>Gardiner City Clerk Kathleen Cutler P: 207-582-2223 F: 207-582-6895 E: kcutler@gardinermaine.com</p>	<p>Code Enforcement Officer Kristopher McNeil P: 207-582-6892 C: 207-620-4853 E: kmcneill@gardinermaine.com</p>
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City Hall Office Hours

Monday, Tuesday, Thursday: 8:00-4:00 Wednesday: 12:00 - 6:00 Friday: 8:00 - 12:00

Please send application and payment (payable to City of Gardiner) to: City Clerk's Office, 6 Church Street, Gardiner, ME

*	See Code Enforcement Officer after talking with the City Clerk
C	This License will need to go before council. Please ask the City Clerk for next meeting date.

Type of License Being Applied for:		(check all that apply)	
*	DBA - Doing Business As (One-time Registration) -required	\$10	
* C	Adult Business	\$250	
* C	Automobile Recycling Business (5 year)	\$250	
	Beano/Bingo/Games of Chance/Pinball Machines (Annual)	\$10	
* C	Food Truck / Mobile Food Vending Unit (Annual)	\$100	
* C	Food Truck / Mobile Food Vending Unit (3-Day)	\$20	
* C	Junkyard (<100 ft highway) (Annual)	\$200	
* C	Junkyard (>100 ft highway) (Annual)	\$50	
	LIQUOR		
* C	Liquor/Bottle Club (1-50 seats) (Annual)	\$75	<input checked="" type="checkbox"/>
* C	Liquor/Bottle Club (51-100 seats)(Annual)	\$100	
* C	Liquor/Bottle Club (101+ seats) (Annual)	\$150	
	Catering Off-Premises (liquor is served) (per event)	\$10	
* C	Outside Consumption Permit (Annual)	\$25	
	Tavern Keeper (Annual)	\$25	
	Pawn (Annual)	\$50	
	Sales – special / pop-up / etc. (per event/sale)	\$25	
	Shooting Galleries/Pool Hall/Bowling Alley (Annual)	\$50	
	Solid Waste Collection (plus \$5 per additional truck)	\$25	
	Special Event - Exhibitions & Shows (Minor)	\$50	
	C Special Event - Exhibitions & Shows (Major)	\$100	
	C Entertainment/Special Amusement (Annual)	\$75	
* C	Mass Gathering	\$550	
*	Street Seller (Per Event)	\$20	
*	Street Seller (Annual)	\$50	
*	Street Seller - Farmers Market (Annual)	\$10	
	C Taxi / Vehicles for Hire	\$50	
	C Victualers License to Sell Food (Annual)	\$50	
	C Victualers License to Sell Food – Festival / per event	\$25	
	C Victualers License to Sell Food - Non-profit (Annual)	\$10	

Please send application and payment (payable to City of Gardiner) to: City Clerk's Office, 6 Church Street, Gardiner, ME

Office use only:

Received in Clerk's Office by A Landes Date 10/28/25

Approved by:

CM [signature] Police [signature] Fire [signature] PW/B&G [signature] CEO [signature] ED [signature]

Please see attached email verification.

City Council Approval (If necessary)

City Council hereby finds that:

1. The proposed License is consistent with the goal of promoting the use of City owned property for recreational, entertainment or charitable events; and
2. That the proposed License can be conducted in the location proposed without endangering the public safety or disturbing the peace and order of the City of Gardiner; subject to the attached list of conditions:

Dated this _____ day of _____, 20____.

Municipal Officer of the City of Gardiner



State of Maine

Bureau of Alcoholic
Beverages & Lottery
Operations

Application Copy

File Number: 94486

Job Type: Renewal Application

LICENSE #

CAR-09-101402

APPLICATION DATE RECEIVED

2025-08-16

LICENSE TYPE

On-Premises: Beer, Wine & Spirits

LICENSEE

CHEUNG LEE GARDEN, INC.

AGENT NAME

EFFECTIVE DATE

2024-10-28

EXPIRES

2025-10-27

STATUS

Active

PREMISES NAME

CANTON VILLAGE

NEW SECONDARY LICENSE(S)

None selected

PREMISES TYPE

Class A Restaurant

PREMISES NAME

CANTON VILLAGE

OPERATOR

CHEUNG LEE GARDEN, INC.

PHYSICAL ADDRESS

428 WATER ST GARDINER ME 04345

MAILING ADDRESS

428 WATER ST GARDINER ME 04345

CONTACT NAME

XIAO JUN QIU

PREFERRED CONTACT METHOD

Email

CONTACT PHONE

(207) 582-1396

ALTERNATE PHONE

FAX

EMAIL

niping75@hotmail.com

QUESTIONS

On-Premises: Beer, Wine & Spirit

1. Is your business (including any DBA) registered and in good standing with the Maine Secretary of State?

Answer "No" if you are a Sole Proprietor.

Yes

19891420 D

2. Does the licensee or applicant(s) have any interest in any other Maine Liquor License?

No

3. Is the applicant/licensee an individual, partnership, or association?

No

4. Are all licensees/applicants residents of the State of Maine?

Yes

5. Is your license for a club with a membership?

No

6. Is your license application for Vessel Corporation?

No

7. Do you have a valid and current health license issued by Maine Department of Health and Human Services OR the Department of Agriculture?

Yes

(document uploaded)

8. Do you allow dancing or entertainment on the licensed premises?
If so, You need to have a a license from the Maine State Fire Marshal.
See <https://www.maine.gov/dps/fmo/plans-review/applications> for
more information.

No

9. Will any law enforcement officer directly benefit financially from this
license, if issued?

No

10 Is the licensee or applicant for a license receiving, directly or indirectly,
any money, credit, thing of value, endorsement of commercial paper,
guarantee of credit or financial assistance of any sort from any person
or entity within or without the State, if the person or entity is engaged,
directly or indirectly, in the manufacture, distribution, wholesale sale,
storage or transportation of liquor.

No

11 Is the licensee/applicant(s) directly or indirectly giving aid or assistance
in the form of money, property, credit, or financial assistance of any
sort, to any person or business entity holding a liquor license granted
by the State of Maine?

No

12 Do you have a manager employed?

No

13 Has any of the listed applicants, an immediate family member of an
applicant, or an employed manager been denied a liquor license or
had a liquor license revoked within the last 5 years?

No

14 Is any of the listed applicants the spouse, father, mother, child or other
immediate family member of a person whose liquor license has been
revoked or denied in the last 6 months?

No

15 Has any licensee/applicant or employed manager ever been convicted of any violation of the liquor laws in Maine or any State of the United States within the last 5 years?

No

16 Has the licensee/applicant(s) or manager ever been convicted of any violation of any law, other than minor traffic violations, in Maine or any State of the United States?

No

17 Does the licensee/applicant(s) own the premises?

No

(document uploaded)

18 At which address are your business records located?

428 Water St Gardiner Maine 04345

19 What will be your business hours? Please indicate each day's open and close times.

Sunday-Monday 11am-9pm

Tuesday 3-9pm

Wednesday-Thursday 11am-9pm

Friday-Saturday 11am-10pm

20 Please provide the name and distance from the premises to the nearest school, school dormitory and place of place of worship, measured from the main entrance of the premises to the main entrance of the school, school dormitory and place of worship by the ordinary course of travel.

Gardiner Area High School

27 minute walk

4 min drive

21 Is your application for a Hotel or Bed & Breakfast?

No

22 What is the gross food income for the licensure period that will end on the expiration date?

\$642,680.70

23 What is the gross income from beer, wine, and spirits for the licensing period ending on the expiration date?

\$50,818.72

24 Do you have a food menu?

Yes

(document uploaded)

DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Food Menu	att.WOWfR2NTsEYIYT4gXyt6ZImefwQ8RMYdJ7R9PgQ6Wc.jpeg	Menu (front)
Food Menu	att.54-HB6lcJzLhuRPaU2Ee3ZIXfMGcKJ3Y_nxl9ODgsCU.jpeg	Menu (front)
Maine Health or Agriculture License	att.Akzu8B1d0dMJ8otK4MqxggNomeh7FK2HzJapAcxeYlg.jpeg	
Lease/Rental Agreement	att.b69BNGBwUbGMZFu-N94kd0ckZBam30YqPU_di865sOE.jpeg	
Corporate Supplemental Form	2025 liquor license renewal 102 Supplemental Ownership Form and Affidavit-2.pdf	
Premises Floor Plan	2025 canton village floor plan liquor license renewal.pdf	

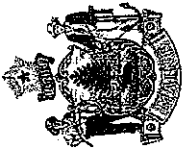
APPLICANT

CHEUNG LEE GARDEN, INC.

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.



STATE OF MAINE
DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES
BUREAU OF ALCOHOLIC BEVERAGES AND LOTTERY OPERATIONS
DIVISION OF LIQUOR LICENSING AND ENFORCEMENT

Supplemental Ownership Form

28-A M.R.S. §651

All Questions Must Be Answered Completely.

1. Company or sole proprietor legal name:	2. Date of incorporation/registration:	3. State of incorporation:
Cheung Lee Garden Inc (Canton Village)		Maine

List the following information for officers, directors, owners equal to or over 10%, and persons with indirect financial interest in the applicant.

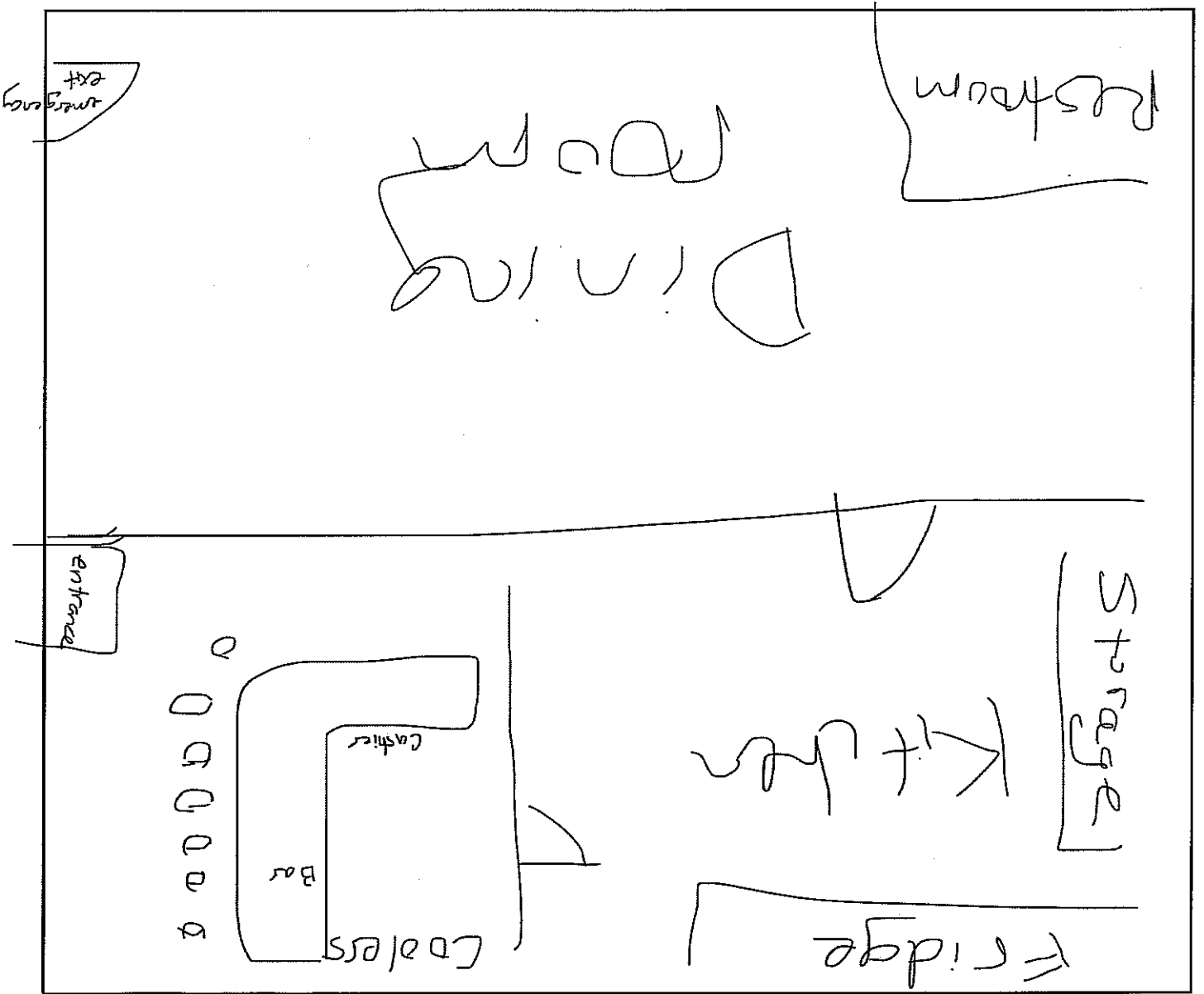
Name	Date of Birth	Phone or E-mail	Address	Title	Ownership Stake (%)
Xiao Jun Qiu	05/08/1971	Jimqiu1971@hotmail.com	21 Maple St Gardiner ME 04345	Owner	100
Xue Ping Ni	04/21/1975	Niping75@hotmail.com	21 Maple St Gardiner ME 04345	Manager	0



Premises Floor Plan

In an effort to clearly define your license premise and the areas that consumption and storage of liquor authorized by your license type is allowed, the Bureau requires all applications to include a diagram of the premise to be licensed.

Diagrams should be submitted on this form and should be as accurate as possible. Be sure to label the following areas: entrances, office area, coolers, storage areas, display cases, shelves, restroom, point of sale area, area for on-premise consumption, dining rooms, event/function rooms, lounges, outside area/decks or any other areas on the premise that you are requesting approval. Attached an additional page as needed to fully describe the premise.



Affidavit

ONLY COMPLETE THIS PAGE IF THERE ARE NO OWNERS OVER 10% LISTED ON PAGE 1

The undersigned authorized representative of the applicant swears or affirms that no person that holds an ownership interest in the applicant holds an ownership interest equal to or greater than 10%.

Affiant Signature

Date

Affiant Printed Name

State of _____, County of _____

I certify that on the date set forth below, the individual named above did appear personally before me and that I did identify this applicant by: (a) comparing his/her physical appearance with the photograph on the identifying document presented by the applicant and with the photograph affixed hereto, and (b) comparing the applicant's signature made in my presence on this form with the signature on his/her identifying document.

Signature of Notary Public

Date

Printed Name of Notary Public

WARNING: The statements on this application are made under oath or affirmation. False statements can be grounds for rejection of the application or suspension or revocation of a license. False swearing is a Class D crime punishable by up to 364 days incarceration and a \$2,000 fine.

Alyssa Landes

From: Stephen Aievoli
Sent: Wednesday, October 29, 2025 5:58 PM
To: Rick Sieberg; Alyssa Landes; departmentheads; Kristopher McNeill
Subject: Re: Liquor License Renewal

No issue for WW

Steve Aievoli
Wastewater Superintendent
City of Gardiner
540 River Avenue
Gardiner, Maine 04345

From: Rick Sieberg <rick.sieberg@gardinermaine.com>
Sent: Wednesday, October 29, 2025 5:47:45 PM
To: Alyssa Landes <ALandes@gardinermaine.com>; departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>
Subject: RE: Liquor License Renewal

Alyssa,

No problems for the FD.

Rick Sieberg
Fire Chief | City of Gardiner
6 Church Street
Gardiner, ME 04345
C: 207-620-0217
p: 207-582-4535
e: rick.sieberg@gardinermaine.com

From: Alyssa Landes <ALandes@gardinermaine.com>
Sent: Wednesday, October 29, 2025 3:58 PM
To: departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>
Subject: Liquor License Renewal

Attached you will find a Liquor License renewal for Canton Village. If all approve, they will be on the November 19th Council Meeting.

Thank you!



Alyssa Landes

From: Rick Sieberg
Sent: Wednesday, October 29, 2025 5:48 PM
To: Alyssa Landes; departmentheads; Kristopher McNeill
Subject: RE: Liquor License Renewal

Alyssa,

No problems for the FD.

Rick Sieberg
Fire Chief | City of Gardiner
6 Church Street
Gardiner, ME 04345
C: 207-620-0217
p: 207-582-4535
e: rick.sieberg@gardinermaine.com

From: Alyssa Landes <ALandes@gardinermaine.com>
Sent: Wednesday, October 29, 2025 3:58 PM
To: departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>
Subject: Liquor License Renewal

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Thank you!



Alyssa Landes
Deputy City Clerk ~Public Works Admin
6 Church Street
Gardiner, ME 04345
alandes@gardinermaine.com

Alyssa Landes

From: John Cameron
Sent: Thursday, October 30, 2025 6:14 AM
To: Alyssa Landes; departmentheads; Kristopher McNeill
Subject: Re: Liquor License Renewal

good with pw

From: Alyssa Landes <ALandes@gardinermaine.com>
Sent: Wednesday, October 29, 2025 3:57 PM
To: departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>
Subject: Liquor License Renewal

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Thank you!



Alyssa Landes
Deputy City Clerk ~Public Works Admin
6 Church Street
Gardiner, ME 04345
alandes@gardinermaine.com

Alyssa Landes

From: Todd Pilsbury
Sent: Thursday, October 30, 2025 9:53 AM
To: Alyssa Landes
Subject: RE: Liquor License Renewal

No issue with PD.

Chief Todd H. Pilsbury

City of Gardiner Police Department
(207)582-3211 (office)
(207)215-5430 (cell)

From: Alyssa Landes <ALandes@gardinermaine.com>
Sent: Wednesday, October 29, 2025 3:58 PM
To: departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>
Subject: Liquor License Renewal

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Thank you!



Alyssa Landes
Deputy City Clerk ~Public Works Admin
6 Church Street
Gardiner, ME 04345
alandes@gardinermaine.com

Alyssa Landes

From: Dawn Thistle
Sent: Thursday, October 30, 2025 10:07 AM
To: Alyssa Landes; departmentheads; Kristopher McNeill
Subject: RE: Liquor License Renewal

Good with the library.

From: Alyssa Landes <ALandes@gardinermaine.com>
Sent: Wednesday, October 29, 2025 3:58 PM
To: departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>
Subject: Liquor License Renewal

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Thank you!



Alyssa Landes
Deputy City Clerk ~Public Works Admin
6 Church Street
Gardiner, ME 04345
alandes@gardinermaine.com

Alyssa Landes

From: Kristopher McNeill
Sent: Wednesday, October 29, 2025 4:07 PM
To: Alyssa Landes; departmentheads
Subject: RE: Liquor License Renewal

Follow Up Flag: Follow up
Flag Status: Flagged

No issues Alyssa

From: Alyssa Landes <ALandes@gardinermaine.com>
Sent: Wednesday, October 29, 2025 3:58 PM
To: departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>
Subject: Liquor License Renewal

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Thank you!



Alyssa Landes
Deputy City Clerk ~Public Works Admin
6 Church Street
Gardiner, ME 04345
alandes@gardinermaine.com

Alyssa Landes

From: Melissa Lindley
Sent: Wednesday, October 29, 2025 5:06 PM
To: Alyssa Landes; departmentheads; Kristopher McNeill
Subject: RE: Liquor License Renewal

Follow Up Flag: Follow up
Flag Status: Completed

No issues for economic development

Melissa Lindley

Economic Development Director
City of Gardiner
6 Church Street, Gardiner, ME 04345
office/cell: 207-582-6888
mlindley@gardinermaine.com
www.gardinermaine.gov

From: Alyssa Landes <ALandes@gardinermaine.com>
Sent: Wednesday, October 29, 2025 3:58 PM
To: departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>
Subject: Liquor License Renewal

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Thank you!



Alyssa Landes

Deputy City Clerk ~Public Works Admin
6 Church Street
Gardiner, ME 04345
alandes@gardinermaine.com

Alyssa Landes

From: Denise Brown
Sent: Wednesday, October 29, 2025 4:26 PM
To: Alyssa Landes; departmentheads; Kristopher McNeill
Subject: RE: Liquor License Renewal

Follow Up Flag: Follow up
Flag Status: Completed

No issue with ICM or FD

Denise M. Brown
Interim City Manager
& Finance/HR Director | City of Gardiner
6 Church Street
Gardiner, ME 04345
207-582-4200
dbrown@gardinermaine.com
www.gardinermaine.gov

From: Alyssa Landes <ALandes@gardinermaine.com>
Sent: Wednesday, October 29, 2025 3:58 PM
To: departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>
Subject: Liquor License Renewal

Attached you will find a Liquor License renewal for Canton Village. If all approve, they will be on the November 19th Council Meeting.

Thank you!



Alyssa Landes
Deputy City Clerk ~Public Works Admin
6 Church Street
Gardiner, ME 04345
alandes@gardinermaine.com