



# GARDINER CITY COUNCIL AGENDA ITEM INFORMATION SHEET



|              |            |            |                  |
|--------------|------------|------------|------------------|
| Meeting Date | 01/15/2025 | Department | Code Enforcement |
|--------------|------------|------------|------------------|

|             |                                                                                                         |
|-------------|---------------------------------------------------------------------------------------------------------|
| Agenda Item | 4.i)Consideration of approval for a license for a Recreational Cannabis Retail for Mystique Retail, LLC |
|-------------|---------------------------------------------------------------------------------------------------------|

|           |     |
|-----------|-----|
| Est. Cost | N/A |
|-----------|-----|

|                        |                                        |
|------------------------|----------------------------------------|
| Background Information | Please see the attached documentation. |
|------------------------|----------------------------------------|

|                                    |                                                                                            |
|------------------------------------|--------------------------------------------------------------------------------------------|
| Requested Action                   | "I move to approve the license for Recreational Cannabis Retail for Mystique Retail, LLC." |
| City Manager and/or Finance Review |                                                                                            |
| Council Vote/ Action Taken         |                                                                                            |
| Departmental Follow-Up             |                                                                                            |

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

December 19, 2024

Gardiner City Hall  
Planning & Development Department  
ATTN: Angelia Christopher  
6 Church Street  
Gardiner, ME 04345

Re: Application for Mystique Retail LLC Adult Use Cannabis Store at 31 Maine Avenue (Replacing License Currently Held By NPG, LLC) – *Wellness Connection*

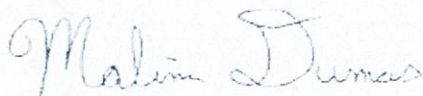
To Whom It May Concern:

Please find enclosed Mystique Retail LLC's application for a cannabis store at 31 Maine Avenue in Gardiner. As you know, this store has been licensed under NPG, LLC to date. Because the license is not transferrable, I am working with the Office of Cannabis Policy ("OCP") on the process of transitioning the facility from the NPG, LLC license (AMS335) to the new Mystique Retail LLC license (AMS1686). The objective is to make the transition as seamless as possible, and an important part of the process will be maintaining close coordination between the applicant, the municipality, and OCP.

OCP already issued the conditional license to Mystique Retail LLC, so the next step is to obtain local authorization from Gardiner. To that end, we are submitting a local license application for Mystique Retail LLC while the existing license is still active under NPG, LLC. The store will remain open throughout this transition process. On the same day the new Mystique Retail LLC license is activated, OCP will officially terminate the existing NPG, LLC license and the new lease to Mystique Retail LLC will go into effect. Mystique Retail LLC will not commence sales to the public until the NPG, LLC license is surrendered.

Thank you in advance for your assistance moving this process forward. Please do not hesitate to contact me by e-mail at [malina.dumas@dentons.com](mailto:malina.dumas@dentons.com) or by phone at 207-835-4355 if you have any questions.

Sincerely,



Malina E. Dumas  
Senior Managing Associate

|                         |                    |
|-------------------------|--------------------|
| Date Received in Office | <u>1/21/25</u>     |
| Received by:            | <u>AMC</u>         |
| Office Amount Received  | <u>\$ 1500</u>     |
| Approved                | _____ Denied _____ |

## Marijuana Business License Application

- ☒ New Application      *Will be replacing NPG, LLC  
license upon approval from  
Gardiner and OCP*
- ☐ Renewal Application

### Type of Business

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

Medical Marijuana or Recreational- Recreational

If cultivation, what Tier?

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

### Applicant Information

Name Mystique Retail LLC

Address 200 Riverside Industrial Parkway, Portland, ME, 04103

Phone 207-939-8299

Email sean@mystiqueofmaine.com

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

If yes, Please list and describe: Yes, see attached

Do you currently hold a State of Maine Caregiver card or State of Maine conditional marijuana license? Yes

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

Attached

## **Business Location**

Physical address of proposed marijuana business 31 Maine Avenue, Gardiner, Maine 04345

Map 3717 Lot 151 Zone Traditional Downtown District

Property owner's name and address Triple Deuce, LLC - 95 Purington Ave, Augusta, ME 04330

Property owner's phone 207-462-4832

Property owner's email showroom@tuttleantiques.com

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

Attached - Assignment of lease to go into effect upon approval of new license - NPG, LLC will remain licensee/tenant in the interim as store will remain open and existing licensee cannot assign the lease or sublease until their license is ready to be terminated by the Office of Cannabis Policy

## **Business Information**

Name of business Mystique Retail LLC (dba Mystique of Maine)

Number of employees 7 employees

Hours of operation Monday - Sunday, 9 am - 9 pm

Brief description of the business Adult use cannabis store

Square feet of retail space 1,000 square feet

Square feet of indoor/Outdoor plant canopy N/A

Square feet of manufacturing space N/A

Describe any security protocols See attached facility plan

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

Are there any hazardous processes or chemicals to be used at the business, if so please describe N/A - cleaning supplies only - no manufacturing

Describe any fire protection/suppression equipment See information in attached facility plan equipment list

Please describe odor control measures to be used at the site.

All cannabis and cannabis products will be pre-packaged prior to being delivered to the store. Employees will be trained on other odor control measures such as keeping doors and windows closed and maintaining a complaint/response log as needed.

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

Sean L. O'Brien  
Signature

12/19/2024  
Date

For Municipal Use Only

Approvals

Code Enforcement [Signature] Date 1/7/25

Economic Development Melissa Lily Date 1/7/25

Interim  
City Manager Chris Brown Date 1/7/25

Gardiner Fire Department [Signature] Date 1/7/25

Gardiner Police Department [Signature] Date 1/7/25

Public Works [Signature] Date 1-7-25

City Council Approval Date: \_\_\_\_\_

The owners/principals of Mystique Retail LLC have a financial interest in the following cannabis licenses:

**Mystique Operations LLC**

ACC115 – active license in Auburn, ME  
AMF121 – active license in Auburn, ME  
ACC1627 - active license in Auburn, ME

**Mystique Retail LLC**

|                                         |                               |
|-----------------------------------------|-------------------------------|
| AMS117 – active license in Portland, ME | AMS1684 - conditional license |
| AMS780 – active license in Auburn, ME   | AMS1685 - conditional license |
| AMS1545 - conditional license           | AMS1686 - conditional license |
|                                         | AMS1687 - conditional license |

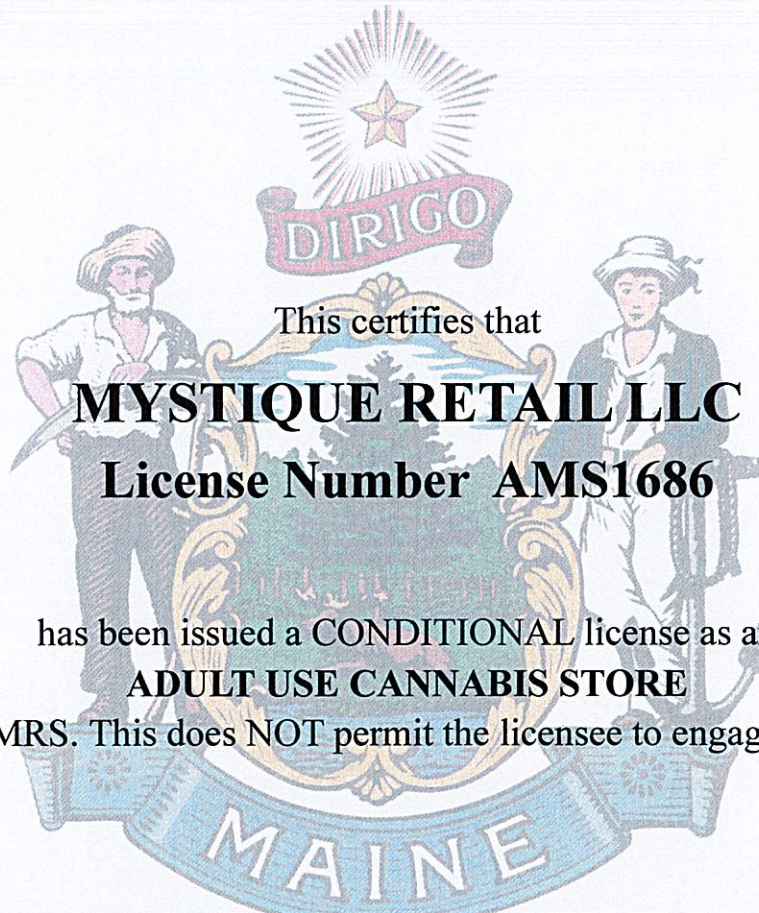
**CJLE LLC** (Chris LeFevre only)

CGR26706 – caregiver registration in Auburn, ME (Chris LeFevre only)

Chris, Carl, and Sean are Principals on NPG, LLC State Licenses - Pending Approval of New Licenses (no ownership in NPG, LLC)

AMS335 - active license in Gardiner, ME  
AMS1130 - active license in Brewer, ME  
AMS338 - active license in South Portland, ME  
AMS339 - active license in Portland, ME

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

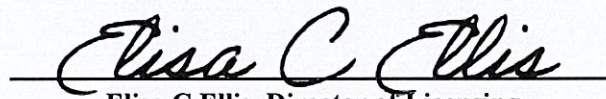


This certifies that  
**MYSTIQUE RETAIL LLC**  
**License Number AMS1686**  
has been issued a **CONDITIONAL** license as an  
**ADULT USE CANNABIS STORE**  
under 28-B MRS. This does NOT permit the licensee to engage in any activity.

**NOTE: THIS IS NOT AN ACTIVE LICENSE**

Issued on:  
November 08, 2024

Expires on:  
November 07, 2025

  
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](mailto:Licensing.OCP@maine.gov)

The Conditional License for AMS1686 has been issued based on the following organizational structure:

**Principals:**

CARL JOHN LEFEVRE, LLCMEMBERMANAGER  
CHRISTOPHER JAMES LEFEVRE, LLCMEMBERMANAGER  
SEAN BENJAMIN O'BRIEN, LLCMEMBERMANAGER

**Owners:**

33.33% - SEAN O'BRIEN  
26.67% - CARL JOHN LEFEVRE  
26.67% - CHRISTOPHER JAMES LEFEVRE  
13.33% - CINDY WILSON

**NOTICE:** This conditional license was issued based upon the information indicated above and submitted on application forms provided by the conditional licensee. The conditional licensee acknowledged and affirmed that the foregoing information was truthful and complete in the presence of a notary. Any changes to the information indicated above must be timely reported to the Office of Cannabis Policy and may affect the conditional licensee's licensure status. A conditional licensee will be required, at a minimum, to obtain a new local authorization based upon any changes to the entity ownership structure listed above.



# OFFICE OF CANNABIS POLICY

DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES

## OFFICIAL PLAN OF RECORD

### Maine Adult Use of Cannabis Program Cannabis Store Facility Plan

The Facility Plan is an official Plan of Record. This document and use of this template are required. The Office of Cannabis Policy (OCP) understands that an applicant or licensee may have prepared other facility documents. Although the applicant or licensee may submit additional facility documents for reference, this Facility Plan is designed to be a succinct, standalone document.

#### Section 1: Maine Adult Use Cannabis Establishment – Applicant/Licensee Information

|                                                      |                                |                  |                   |
|------------------------------------------------------|--------------------------------|------------------|-------------------|
| Legal Business Name: <b>Mystique Retail LLC</b>      | License Number: <b>AMS1686</b> |                  |                   |
| Physical Address of Facility: <b>31 Maine Avenue</b> | City: <b>Gardiner</b>          | State: <b>ME</b> | Zip: <b>04345</b> |

#### Notice

OCP shall keep on file a copy of all facility plans, as well as copies of certifications of testing facilities. The most recent plan, whether submitted with the application for a cannabis establishment license, or by the subsequent approval of an application to change, shall be the Plan of Record with which the licensee must comply. OCP's Compliance Division will have access to all plans and will review all plans prior to an inspection or investigation. Failure to comply with the Plan of Record may lead to enforcement action.

Any changes to the Facility Plan must be approved. The licensee shall submit an Application to Change an Official Plan of Record to OCP 30 days prior to any material change. OCP may deny an Application for Change to an Official Plan of Record if the changes requested are in violation of 28-B MRS, this Rule, conditions required for local approval or other applicable laws or rules.

#### Signature – This Plan of Record cannot be accepted without a signature

Any information contained within this Plan of Record or otherwise found, obtained, or maintained by OCP, shall be accessible to law enforcement agents of this or any other state, the government of the United States, or any foreign country.

|                                                                      |                                                |                                   |
|----------------------------------------------------------------------|------------------------------------------------|-----------------------------------|
| Authorizing Business Representative's Signature: <i>Malina Dumas</i> | Date: <b>12/14/2024</b>                        |                                   |
| Printed Name: <b>Malina E. Dumas, Esq.</b>                           | Email Address: <b>malina.dumas@dentons.com</b> | Phone Number: <b>207-835-4355</b> |

#### Section 2: Facility Site Specific Information

##### A. Ownership of the Premises

|                                                            |                                                          |                  |                   |
|------------------------------------------------------------|----------------------------------------------------------|------------------|-------------------|
| Legal Name of Property Owner: <b>Triple Deuce, LLC</b>     |                                                          |                  |                   |
| Mailing Address of Property Owner: <b>95 Purington Ave</b> | City: <b>Augusta</b>                                     | State: <b>ME</b> | Zip: <b>04330</b> |
| Property Owner Phone Number: <b>207-462-4832</b>           | Property Owner Email: <b>shorroom@tuttleantiaues.com</b> |                  |                   |

## B. Tax Map

Attach a copy of a tax map clearly indicating an area of 1000 feet in all directions from the premises, or in cases where a municipality or the Land Use Planning Commission has reduced the setback to no less than 500 feet, then showing the distance in all directions required by local authority, and indicating that the area around the premises does not include a pre-existing public or private school, as defined in 28-B MRS§§402(2)(A) and 403(2)(A).

## C. Facility Diagram

1. Attach a diagram of the layout of the licensed premises, including:
  - (a) All limited access areas. (limited access area means a building, room or other area within the licensed premises of a cannabis establishment where a licensee is authorized to cultivate, store, weight, manufacture, package or otherwise prepare for sale adult use cannabis and adult use cannabis products.)
  - (b) Display areas.
  - (c) Square footage of the establishment and of the separate areas listed above in a and b.
  - (d) Any areas where the licensee intends to conduct curbside pick-up, including any areas adjacent to, but not within, the licensed premises where curbside pick-up will be conducted.
  - (e) Waste disposal area.
  - (f) Signage.
  - (g) Points of entry.
  - (h) Windows and doors, designating which are lockable.
  - (i) Alarm control panels and alarm sensors.
  - (j) Video cameras and surveillance storage devices.
  - (k) Communication devices (internet/telephone).
  - (l) Fences.
  - (m) Any other additional security measures.
  - (n) Legal ingress and egress onto and off the property from the closest maintained public way.
2. If the property is also used as a residence, clearly indicate on the diagram above, the location of that residence within the property and plans for complete separation of the residence from the facility, including:
  - (a) Entirely separate entrances to the residence and any portion of the property that is part of the licensed premises; and
  - (b) That no solvent extraction using potentially hazardous extraction methods or inherently hazardous extraction methods are in the same building or structure as the residence.
3. If the licensee co-locates adult use and medical use operations, clearly indicate the following:
  - The areas of the premises that will contain adult use cannabis plants, cannabis, cannabis products or cannabis concentrate;
  - The areas of the premises that will contain medical use cannabis plants, cannabis, cannabis products or cannabis concentrate;
  - The areas of the premises, if any, that will contain equipment, chemicals or other items that may be used for both adult use and medical use cannabis plants, cannabis or cannabis products.
4. For clarity, the use of numbering, labeling, and/or a diagram legend or key should be used to incorporate the information requested.

## Section 3: Co-Location of Adult Use and Medical Use Operations

1. Is this Adult Use facility co-located with any other Adult Use facilities?

☐ Yes    ☒ No

If yes, with who?

AU Licensee Name:

AU License Number:

AU Licensee Name:

AU License Number:

AU Licensee Name:

AU License Number:

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2. | Is this Adult Use facility co-located with any medical use caregivers or dispensaries?<br><br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br><br>If yes, with who?<br><br><div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">           Medical Registrant Name:<br/><br/>           Medical Registrant Name:<br/><br/>           Medical Registrant Name:         </div> <div style="width: 45%;">           Registry Card/Certificate Number:<br/><br/>           Registry Card/Certificate Number:<br/><br/>           Registry Card/Certificate Number:         </div> </div> |
| 3. | If the licensee co-locates adult use and medical use operations, describe the plans to ensure that all cannabis, finished cannabis concentrate and other cannabis products are correctly packaged and labeled for medical use or adult use.<br><b>N/A</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| 4. | If the licensee co-locates adult use and medical use operations, describe how the licensee will separately track, including input to the tracking system, cannabis, cannabis concentrate and cannabis products for medical use separately from adult use cannabis, cannabis concentrate and cannabis products and will otherwise keep them from becoming intermixed.<br><b>N/A</b>                                                                                                                                                                                                                                                           |
| 5. | Describe how the licensee will ensure that each piece of equipment is not used simultaneously on medical cannabis and adult use cannabis, with the purpose of ensuring that medical cannabis, cannabis concentrate, and other cannabis products will remain separate from adult use cannabis, cannabis concentrate, and other cannabis products.<br><b>N/A</b>                                                                                                                                                                                                                                                                               |

|                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Section 4: Security Measures</b><br>All cannabis establishments must enact security measures to prevent the diversion of cannabis or cannabis products that are being cultivated, manufactured, tested, packaged, stored, displayed or transported. Provide sufficient detail so that OCP may determine whether the requirements are met. |                                                                                                                                                                                                                                                                                                 |
| <b>A. Lights</b>                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                 |
| 1.                                                                                                                                                                                                                                                                                                                                           | Do gates and/or perimeter entry points have lighting sufficient for observers to see, and cameras to record, any activity within 10 feet of the gate or entry?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                                           |
| 2.                                                                                                                                                                                                                                                                                                                                           | List and describe perimeter lighting at any point of entry or exit, whether it is a gate or access from a building, as depicted and labeled in the facility diagram.<br><b>2610 lumen LED conversion fixtures placed at 8-10 ft spacing along the entire perimeter of the building.</b>         |
| <b>B. Doors and Windows</b>                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                 |
| 1.                                                                                                                                                                                                                                                                                                                                           | Do all perimeter entry doors and all doors separating limited access areas from areas open to visitors and customers have commercial grade locks, appropriate for facilities requiring high levels of physical security?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 2.                                                                                                                                                                                                                                                                                                                                           | Are all external entrances to indoor facilities on the licensed premises lockable?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                       |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>3. List equipment and describe commercial grade locks on all perimeter and limited access doors as depicted and numbered/labeled in the facility diagram.<br/> <b>Adams-Rite MS1890 Dead latching storefront locks@ all glass doors (grade 1), Yale O-series deadbolt @ transfer door (Grade 1)</b></p>                                                                                                                                                                                                                                                                                                                                                                                    |
| <p>4. Are all perimeter windows in good condition and lockable?<br/> <input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p>5. List equipment and describe locks on each perimeter window as depicted and labeled in the facility diagram.<br/> <b>Cam and latch on all exterior windows, windows also equipped with window contacts</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p><b>C. Alarm System</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>1. Does the licensee have an alarm system(s) monitored by a licensed security company capable of contacting the licensee and, if necessary, law enforcement?<br/> <input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</p>                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p>2. Does the system include an audible alarm, which is capable of being disabled remotely by the security company?<br/> <input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p>3. List equipment and describe the alarm system.<br/> <b>Honeywell 250pt alarm system with remote capabilities with AES cell device to transmit any sensor alarms</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p>4. Concerning the licensee's licensed security company, provide the following:<br/> a. Name of the licensed security company: <b>Cunningham Security</b><br/> b. Specific point of contact: <b>Mike Major</b><br/> c. Point of contact's phone number: <b>207-329-6111</b></p>                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>5. Does the licensee have monitored sensors on all perimeter entry points and perimeter windows, or perimeter windows protected by appropriately located motion sensors?<br/> <input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</p>                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p>6. List equipment and describe monitored sensors on all perimeter entry points and perimeter windows, or perimeter windows protected by appropriately located motion sensors as depicted and numbered/labeled in the facility diagram.<br/> <b>Door Burglar contacts, motion detectors, panic alarms, alarm siren, window sensors</b></p>                                                                                                                                                                                                                                                                                                                                                  |
| <p><b>D. Video Surveillance</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p>1. Does the licensee have a video surveillance system that meets the following minimum requirements? Check all that apply.</p> <p><input checked="" type="checkbox"/> Minimum resolution of 720p</p> <p><input checked="" type="checkbox"/> Internet protocol capability</p> <p><input checked="" type="checkbox"/> One of the following recording requirements:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> Continuous recording 24 hours per day at a minimum of 15 frames per second, or</p> <p style="margin-left: 20px;"><input type="checkbox"/> Motion activated cameras at a minimum of 15 frames per second and capturing and storing footage of no</p> |

less than 120 seconds prior to motion activation and 120 seconds following the cessation of motion

- ☒ Clear and accurate display of the time and date on all recorded images
- ☒ Ability to copy and provide video surveillance recordings to OCP or law enforcement upon request

2. List equipment and describe, in detail, the video surveillance system, including the number and location of all permanently fixed cameras as depicted and numbered/labeled in the facility diagram.

**Exaqtvision system with Hikvision cameras. A sufficient number of cameras installed inside and outside to oversee the parking lot and all exterior doors, interior of all exterior doors, point of sale areas, storage, delivery areas and any area customers may be standing.**

3. Check each box below to confirm the following requirements are met and reflected in the facility diagram and corresponding description(s) above.

- ☒ Cameras must be permanently fixed inside each entry/exit point (perimeter and limited access area) to allow identification of persons entering the premises and limited access areas.
- ☒ Cameras must be permanently fixed outside each entry/exit point (perimeter and limited access area) to allow identification of persons exiting the premises and limited access areas.
- ☒ A sufficient number of cameras must be permanently fixed to allow the viewing, in its entirety, of any area where cannabis, cannabis plants, immature cannabis plants, seedlings, seeds, cannabis concentrate or cannabis products are cultivated, manufactured, stored or prepared for transfer or sale or where samples for mandatory testing are collected, and prepared and sealed for transport to a cannabis testing facility.
- ☒ A sufficient number of cameras must be permanently fixed to allow the viewing, in its entirety, of any area where cannabis waste is stored before being made unusable, or where cannabis waste is made unusable.
- ☒ Cameras must be permanently fixed at each point of sale to monitor the identity of the purchaser and ensure facial identity.

4. The video surveillance storage device must be secured. Indicate below which of the following approved methods will be used to meet this requirement.

- ☒ On premise      or      ☐ Off premise, third-party server
- ☒ Lockbox
- ☐ Cabinet
- ☒ Closet
- ☒ Secured in another manner to protect from employee tampering or theft:

5. If the video surveillance storage device is secured on premise, list equipment and describe the manner in which it is secured. \*Must be reflected in facility diagram. ☐ N/A

**The video recorder has a locking front face and is stored in a locking closet controlled by access control with limited employee access, also covered by a camera.**

6. If the video surveillance storage device is secured off premise with a third-party server, provide the following:
- a. Name of the third-party server: **N/A**
  - b. Specific point of contact:
  - c. Point of contact's phone number:

7. Describe the video surveillance records retention policy, including the minimum 45 days video surveillance records are maintained on the licensee's recording device.

**Video surveillance records will be maintained for 45 days.**

8. Describe how the applicant/licensee shall maintain a list of all persons with access to the video surveillance recordings and procedures for controlling access to the recordings.  
**The licensee will maintain a list of any persons with access to the video surveillance recordings. If an individual leaves the business their access will be revoked. Access will be restricted to owners and managers.**

## **Section 5: Controlling Access**

### **A. Public Access to the Cannabis Establishment**

1. Are all entry points designed so that no minor is allowed entry to the licensed premises, except for the cannabis store retail area when accompanied by the minor's parent, legal guardian or custodian?  
☒ Yes   ☐ No
2. Describe all entry points designated as the place where the licensee or licensee's employee will verify the age and identity of all persons entering the premises as depicted and numbered/labeled in the facility diagram, except for the cannabis store retail area.  
**The point-of-sale area will be staffed by employees that have been issued an IIC that are trained to verify valid government issued identification and restrict entry only to legally authorized individuals that are 21 or older or under 21 are accompanied by a parent, legal guardian or custodian.**
3. Describe all entry points designated as a place where the licensee or licensee's employees will receive mail or other deliveries as depicted and numbered/labeled in the facility diagram.  
**Front main entrance is the only door that will be utilized for deliveries, except that deliveries of cannabis and cannabis products will come through the back delivery door which is equipped with access control devices, cameras, and panic alarm.**
4. Describe how licensee will ensure that licensee and all of its employees and security guards maintain compliance with all laws and regulations related to firearms and other weapons in and around the cannabis establishment.  
**The company expressly prohibits employees from possessing a firearm or other dangerous weapon within the licensed premises. The policy applies to all employees including, but not limited to, employees who possess a valid concealed carry permit, and the policy will be enforced.**

### **B. Employee Access**

1. Describe all entry points designated as employee entrances, including the manner in which employees gain access to the cannabis establishment (e.g. badge scanner or key locked doors), as depicted and numbered/labeled in the facility diagram.  
**The facility has a comprehensive Electronic Access Control system, which has been installed throughout all of its facilities. These card-activated access points secure doors to buildings, limited access areas and restricted areas. Through this technology, Security is able to effectively control access throughout the facility.**
2. Describe how the licensee will ensure all owners, managers, and employees display valid individual identification cards at all times.  
**The company will have a policy that all owners, managers and employees must have their individual identification cards with them at all times while on the licensed premise, either on a lanyard or other mechanism for keeping the IIC on their person and visible**

3. Describe any additional security measures aimed to prevent employee theft.  
N/A

### C. Controlling Access to Limited Access Areas

1. Are the following security measures in place for all limited access areas? Check all that apply.

- ☒ Identification checks  
☒ Locked doors  
☒ Video surveillance  
☒ Required signage

2. Describe how the licensee will utilize the security measures listed above to control access to all limited access areas as depicted and numbered/labeled in the facility diagram.

**Limited access area signs will be posted on entrance and exit points going into or out of limited access areas. Doors leading into limited access areas will be kept locked. Visitors requiring access to a limited access area will sign in on the visitor log and wear a visitor badge. Video surveillance is positioned to capture faces going into or out of limited access areas and to cover any areas containing cannabis.**

3. Are security measures in place to control access to limited access areas by contractors and visitors, who are not minors and who will not handle cannabis plants, cannabis or cannabis products?

☒ Yes ☐ No

4. Are security measures in place to control access to limited access areas by sample collector and cannabis testing facility licensees or their employees displaying valid individual identification cards?

☒ Yes ☐ No

5. Describe all designated areas where contractors, visitors and other licensees will be required to provide proof of identification, sign a visitor entry log, and receive a visitor identification badge by establishment staff as depicted and numbered/labeled in the facility diagram.

**The licensee or licensee's employee will verify the age and identity through review of a valid, government-issued form of identification within the store's retail area (immediately upon entry or at a point of sale station) to verify they are 21 years of age or older before allowing an individual to purchase cannabis or cannabis products and/or before allowing a visitor to sign the visitor log, obtain a visitor badge, and enter the limited access area.**

### D. Additional Security Measures Cannabis Stores

1. At which point will the licensee or licensee's employee check for a valid government issued form of identification:

- ☒ Prior to allowing access to areas of the premises designated for retail sales; or  
☒ Prior to initiating a sale in the area of the premises designated for retail sales.

2. Are display cases lockable and secure to prevent the public from handling cannabis plants, cannabis or cannabis products without direct supervision of a licensee or employee?

☒ Yes ☐ No

3. Are counters of sufficient height to prevent the public from handling cannabis plants, cannabis or cannabis products without direct supervision of a licensee or employee?

☒ Yes ☐ No

4. Describe how product will be moved from storage in a limited access area to display cases to prevent the public from handling the cannabis plants, cannabis or cannabis products?

**Product will be moved from storage to a limited access area to display cases when the store is**

**closed to the public or there are otherwise no customers on the sales floor.**

5. Describe all security measures taken to ensure compliance with the above requirements.

**Cannabis will be kept in locked limited access areas (storage/display cases) and no member of the public will be able to access cannabis or cannabis products unless they are under direct supervision by an IIC holder (employee, manager, or owner).**

#### **Section 6: Cannabis Store Operation Specific Information**

##### **A. Curbside and Delivery**

1. Does the licensee intend to make sales via curbside pick-up? ☐ Yes ☒ No
2. Does the licensee intend to make sales via delivery? ☐ Yes ☒ No  
If yes, complete the Delivery Supplemental Facility Plan.

##### **B. Days and Hours of Operation**

Business Hours mean 9A.M. to 5P.M. Monday through Friday.

1. List any hours during Monday through Friday between 9A.M. and 5P.M. the facility will **NOT** be conducting authorized activities.  
N/A
2. Does the licensee intend to conduct retail sales, including sales via curbside pick-up and/or delivery, to consumers only between the hours of 7A.M. and 10P.M., local time, or only those days and hours during which permitted by local regulation?  
☒ Yes ☐ No
3. Does the licensee intend to operate seasonally?  
☐ Yes ☒ No
- If yes,
- a. What dates does the licensee plan to open and close each year?
- b. Will the licensee maintain product at the facility while seasonally closed? ☐ Yes ☐ No

##### **C. Equipment and Approval Listing**

1. List and describe all electrical equipment to be used on the premises.

| Item | UL, ETL or CSA Listing | Intended Use |
|------|------------------------|--------------|
|      |                        |              |
|      |                        |              |
|      |                        |              |
|      |                        |              |
|      |                        |              |
|      |                        |              |
|      |                        |              |
|      |                        |              |
|      |                        |              |

#### **D. Plans for Compliance with Cannabis Legalization Act and the Adult Use Program Rules**

1. Describe plans for shipping and receiving of cannabis and cannabis products.  
**The company will only allow its cannabis and cannabis products to be transported by motor vehicle. Any vehicle used to transport will be insured at or above the legal requirements in Maine and equipped with a functional manufacturer-installed alarm system. Upon request by the Department, any company vehicle may be inspected. Company employees will generate a Transport Manifest for each trip using the designated Inventory Tracking System. The Transport Manifest will include, as applicable, the recipient's name and contact information, address; product name and quantities (by weight or unit) of each cannabis or cannabis product contained in each transport; date of transport and approximate time of departure; arrival date and estimated time of arrival; delivery vehicle make and model and license plate number; name, IIC number, and signature of the employee accompanying the transport; name, IIC number, and signature of licensee/employee receiving the authorized transfer if applicable; the correct sales tax identification number and/or excise tax identification number for the licensee and transferee; and damaged or refused cannabis or cannabis products being returned to the original seller. Prior to departing originating premise, employee shall ensure that they have copies of all relevant Transport Manifests. At no time after the employee has departed from the premises, shall the employee make any changes to the Transport Manifest or void the Transport Manifest.**
2. Describe plans to dispose of or destroy used, unused and waste cannabis and cannabis products.  
**All waste will be stored, secured, and managed in accordance with applicable state and local statutes, ordinances, and regulations. All cannabis waste generated from normal operations, excess production, contamination, adulteration, or expiration will be securely stored, rendered unusable using more than 50% non-cannabis waste, and disposed of in a manner that ensures that it cannot be reconstituted for any kind of use or benefit, as related to its psychoactive content, by an unauthorized individual or organization. Prior to being rendered unusable cannabis waste will be securely stored within a limited access area within the licensed premises and shall be under video surveillance. The process of rendering cannabis waste unusable will occur within the limited access area of the licensed premises where surveillance cameras are permanently fixed and must occur entirely on camera. The contracted waste management company will transport all cannabis waste from the retail store to a solid waste facility or landfill in compliance with local and state regulations. Facility management will ensure proper training and implementation of destruction and disposal procedures and protocols. All cannabis waste disposed of by the company will be recorded in the Inventory Tracking System, including the date and time of disposal, the employee or manager responsible, the reason for disposal (i.e. the type of waste), the lot, batch, or plant identifier (if applicable), the manner of disposal, and the quantity disposed**

3. Describe how the facility plans to conduct a background screening process for employees and vendors.  
**The company shall not hire any individual as an employee unless the individual is 21 years of age or older. After a potential employee has been identified, the prospective employee must provide a government issued photo identification card showing a date of birth that makes the applicant 21 years of age or older. The prospective employee must either present an Individual Identification Card issued by the Office of Cannabis Policy or must obtain an Individual Identification Card prior to formally being hired. The company will confirm the status of a cannabis establishment's active registration with the state before engaging that establishment as a vendor.**
4. Describe plans for refrigerating any cannabis products requiring refrigeration.  
**Refrigeration of all cannabis products will occur in areas with limited access. Products will only be taken out of refrigeration when the customer has made an approved transaction. The company will follow USDA guidance for proper refrigeration of perishable goods, including maintaining refrigerated storage spaces at 32-40°F. The company shall ensure that refrigerators have enough open, slotted shelving to allow for air circulation around shelves and refrigerator walls to maintain proper food temperatures. Designated employees will be required to check refrigerators and freezers to ensure they are maintaining 40 degrees or less for refrigeration and 25 or under for freezers. Employees shall aim to keep refrigerator and freezer doors closed as much as possible and will check to ensure they are closing and sealing properly.**
5. Describe plans to train employees to prevent sales to, or on behalf of, minors.  
**Employees will be trained to check for a valid government-issued form of identification to verify any individual purchasing cannabis or cannabis products is 21 years of age or older prior to making a sale.**
6. Will purchaser identity and age verification take place at point of sale? ☒ Yes ☐ No  
  
 If no, where will verification take place? **Age verification may also take place immediately upon entry.**  
 \*Must be reflected in facility diagram.

### **Section 7: Reports of Non-Compliant Conduct**

Describe how the licensee will ensure any incident of non-compliance with the cannabis establishment licensee's authorized conduct will be reported in writing to the Department within 24 hours.  
**The licensee shall report any incident of non-compliance to the Department in writing within 24 hours.**

1. List and describe all electrical equipment to be used on the premises.

### FIRE ALARM SYSTEM AND EXTINGUISHERS

| MANUFACTURER           | DEVICE TYPE                           | LISTING |
|------------------------|---------------------------------------|---------|
| FIRE-LITE BY HONEYWELL | CONTROL PANEL                         | UL      |
| FIRE-LITE BY HONEYWELL | PULL STATION                          | UL      |
| FIRE-LITE BY HONEYWELL | SMOKE DETECTOR                        | UL      |
| FIRE-LITE BY HONEYWELL | MONITOR MODULE (FOR SPRINKLER TIE IN) | UL      |
| FIRE-LITE BY HONEYWELL | POWER SUPPLY                          | UL      |
| FIRE-LITE BY HONEYWELL | ANNUNCIATOR                           | UL      |
| FIRE-LITE BY HONEYWELL | CELLULAR COMMUNICATOR                 | UL      |
| SYSTEM SENSOR          | HORN STROBE                           | UL      |
| SYSTEM SENSOR          | STROBE                                | UL      |
| AMEREX                 | CO2 FIRE EXTINGUISHER                 | UL      |
| AMEREX                 | ABC FIRE EXTINGUISHER                 | UL      |

### SECURITY SYSTEM

| MANUFACTURER          | DEVICE TYPE           | LISTING |
|-----------------------|-----------------------|---------|
| HONEYWELL             | CONTROL PANEL         | UL      |
| HONEYWELL             | KEYPAD                | UL      |
| HONEYWELL             | ZONE EXPANDER         | UL      |
| HONEYWELL             | CELLULAR COMMUNICATOR | UL      |
| HONEYWELL             | DOOR CONTACT          | UL      |
| G.R.I. TELEMARCK CORP | DOOR CONTACT          | UL      |
| BOSCH                 | MOTION SENSOR         | UL      |

### CCTV

| MANUFACTURER | DEVICE TYPE  | LISTING |
|--------------|--------------|---------|
| TYCO EXACQ   | NVR          | UL      |
| HIKVISION    | CAMERAS      | UL      |
| HIKVISION    | POE SWITCHES | UL      |
| HIKVISION    | CAMERAS      | UL      |

### ACCESS CONTROL

| MANUFACTURER | DEVICE TYPE           | LISTING |
|--------------|-----------------------|---------|
| LINEAR       | ACCESS CONTROL SERVER | UL      |
| LINEAR       | 4 DOOR ACM MODULE     | UL      |
| LINEAR       | CARD READER           | UL      |
| ALTRONIX     | POWER SUPPLY          | UL      |
| LINEAR       | CARD READER/PIN PAD   | UL      |

### POINT OF SALE

| MANUFACTURER    | DEVICE TYPE     | LISTING |
|-----------------|-----------------|---------|
| NCR             | POS Terminal    | UL      |
| Epson           | Receipt Printer | UL      |
| Radiant Systems | Receipt Printer | UL      |
| Apple           | iPads           | UL      |

### OFFICE/CLERICAL EQUIPMENT

| MANUFACTURER    | DEVICE TYPE           | LISTING |
|-----------------|-----------------------|---------|
| Konica Minolta  | Printer/Copier        | UL      |
| Royal Sovereign | Cash Counter          | UL      |
| Polycom         | Phones                | UL      |
| Kronos          | Timeclock             | UL      |
| GE              | Employee Microwave    | UL      |
| Frigidaire      | Employee Refrigerator | UL      |
| Acer            | Computer Monitor      | UL      |
| ViewSonic       | Computer Monitor      | UL      |
| Dell            | Computer              | UL      |

## STORAGE EQUIPMENT

| MANUFACTURER | DEVICE TYPE             | LISTING |
|--------------|-------------------------|---------|
|              | Cash Safe               | N/A     |
| Beverage Air | Product Refrigerator(s) | UL      |

## CUSTOMER FACING

| MANUFACTURER | DEVICE TYPE  | LISTING |
|--------------|--------------|---------|
| Nestle       | Water Cooler | UL      |
| Hyosung      | ATM          | UL      |
| Hisense      | TV           | UL      |
| Seiki        | TV           | UL      |
| Sanyo        | TV           | UL      |
| Onn          | TV           | UL      |
| Insignia     | TV           | U       |

## COMPUTERS

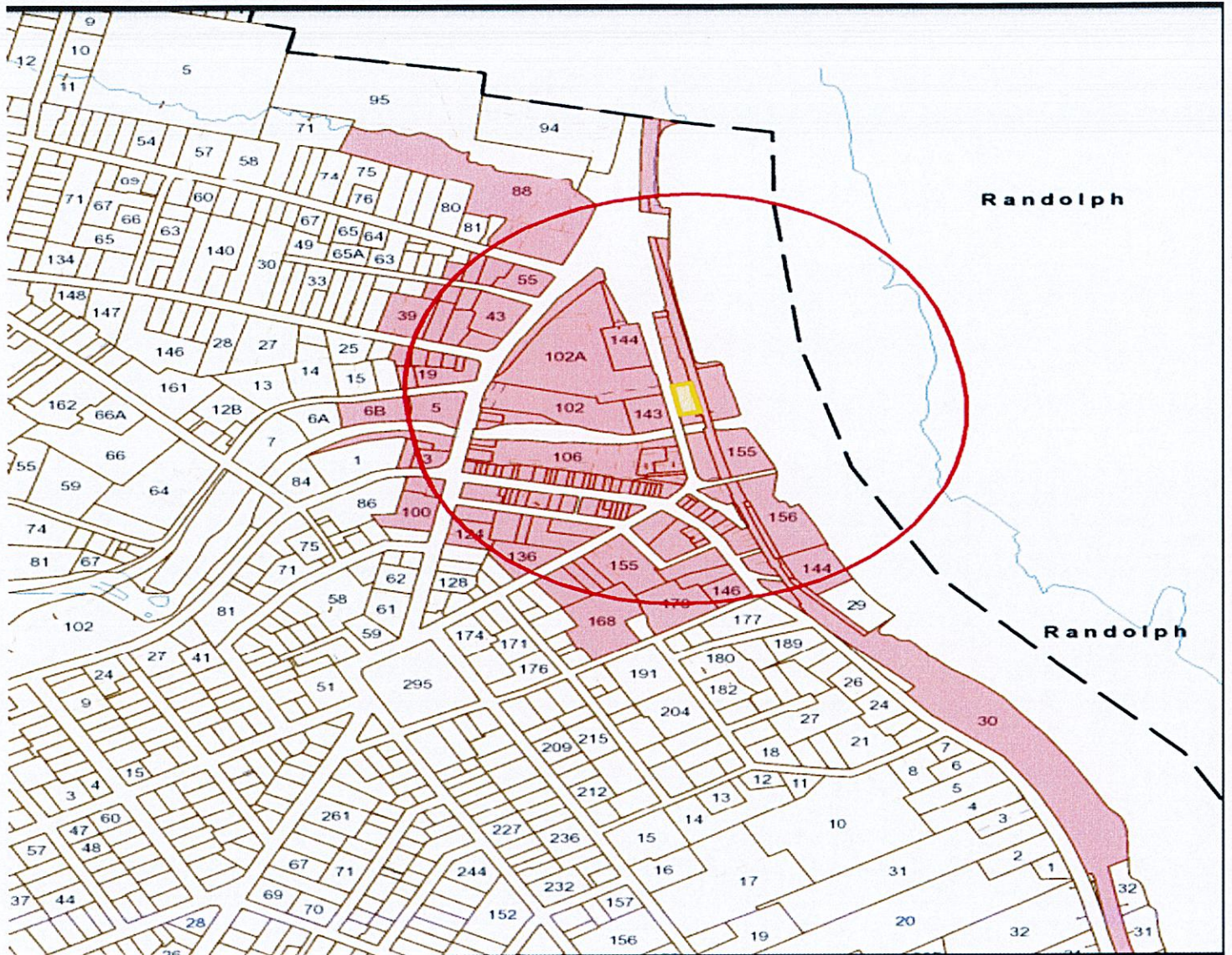
| MANUFACTURER | DEVICE        | LISTING |
|--------------|---------------|---------|
| Dell         | Latitude 3490 | UL      |
| Dell         | OptiPlex 3070 | UL      |
| Dell         | Latitude 3440 | UL      |
| Dell         | Latitude 5490 | UL      |
| Lenovo       | 33472GU       | UL      |

## NETWORK EQUIPMENT

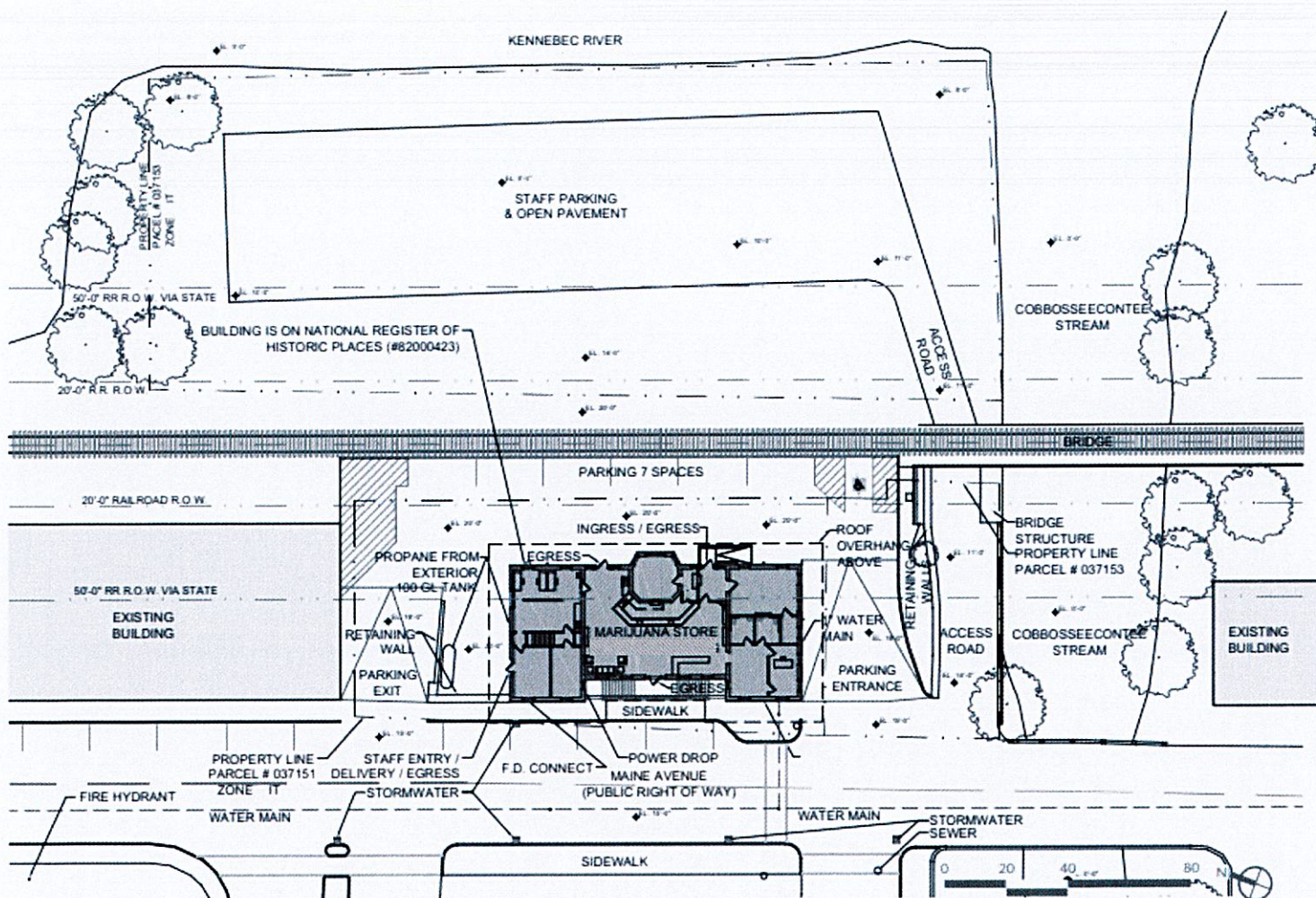
| DEVICE NAME       | DEVICE TYPE        | LISTING |
|-------------------|--------------------|---------|
| NPG-SOPOUNF8-2019 | Network Switch     | UL      |
| NPG-SOPOLTE-2019  | Wi-Fi Access Point | UL      |

## Tax Map- 31 Maine Ave Gardiner, ME

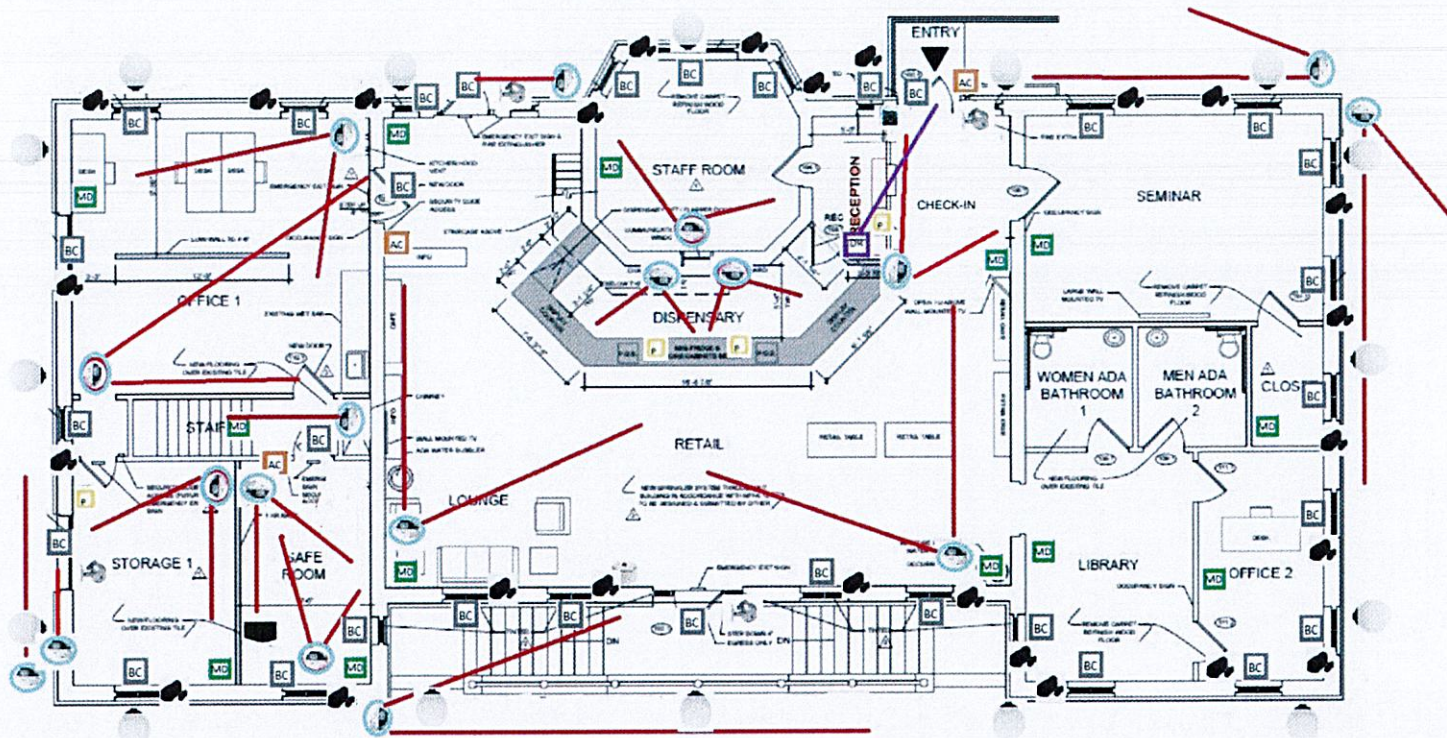
There are no preexisting public or private schools within 1000ft of this facility.



# Facility Diagrams

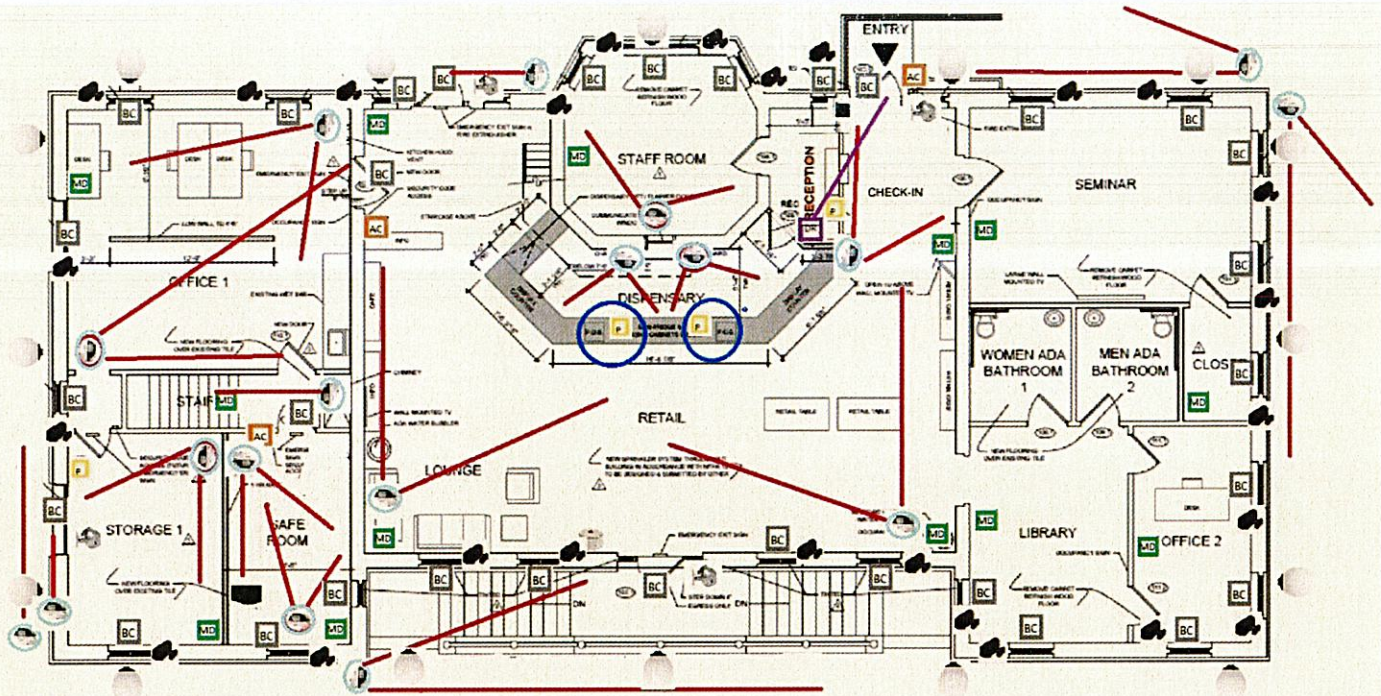






# **Legend**

- Existing Camera
- Building Alarm Keypad
- Window sensors
- Network Video Recorder
- DeadBolt
- Silent Panic Alarm
- Access Control
- Burglar Door Contacts
- Alarm Siren
- Door Release
- Motion Detector
- Exterior Lights



#### Legend

- |                       |                        |                       |                 |                               |
|-----------------------|------------------------|-----------------------|-----------------|-------------------------------|
| Existing Camera       | Network Video Recorder | Access Control        | Door Release    | Age and Identity Verification |
| Building Alarm Keypad | DeadBolt               | Burglar Door Contacts | Motion Detector |                               |
| Window sensors        | Silent Panic Alarm     | Alarm Siren           | Exterior lights |                               |



January 6, 2025

Gardiner Planning Board  
Office of Economic and Community Development  
Gardiner City Council

Malina E. Dumas  
Senior Managing Associate  
Mystique Retail LLC  
(Replacing current NPG, LLC  
Wellness Connection)  
31 Main Avenue  
Gardiner, Maine 04345

**Regarding the newly requested license for Mystique Retail LLC to replace the existing license for NPG, LLC (dba Wellness Connection of Maine) I would refer to the concerns noted in the original license request response dated November 27, 2024, to NPG, LLC dba Wellness Connection of Maine. I would consent to the license under the new name (Mystique Retail LLC) and am hoping that Mystique Retail LLC, since they are keeping in place all security, fire plans and equipment, will be able to rectify the alarm issues before the next license renewal. Below is my original license renewal response to the current license under NPG, LLC dba Wellness Connection of Maine.**

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

On November 27, 2024, I spoke with Ms. Vicki Denbow and explained my continued concerns with the number of alarms that the Gardiner Police Department has responded to over the past three years, and she seemed unaware of the number of alarms in 2024. She assured me

that she would be looking into this and thought that certain battery-operated window alarms may be the issue, but I advised her that the alarms that the department responded to were motion alarms. I was also told that there were some new employees and that there may have been some animal issues regarding the basement motion alarms. I was advised that the issues I brought to her attention would be taken care of.

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

Sincerely,



Chief Todd H. Pilsbury  
Gardiner Police Department  
City of Gardiner



**CITY OF GARDINER  
FIRE & RESCUE DEPARTMENT**



*Chief Richard Sieberg*

January 6, 2025

Dear Malina Dumas,

I have received your application for an Adult Use Retail Store license located at 31 Maine Ave in Gardiner under the name Mystique Retail LLC. Upon careful review of your proposal and discussion with the City's Code Enforcement officer I feel comfortable that your business would not create a significant impact on the Fire Department.

As always, we look forward to working with all of 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

City of Gardiner

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

01/02/25 12:09PM ID:TLP #6937

TYPE----- REF--- AMOUNT

Marijuana Establish

31 MAIN AVE

Adult Retail St 1,500.00

Total: 1,500.00\*

Paid By: MYSTIQUE RETAIL

Remaining Balance: 0.00

Check: 1,500.00

1322 1,500.00