



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	1-5-26
Received by:	
Office Amount Received	\$ 75.00
Approved	Denied

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

Business Name	West Street Neighbors LLC
Business Location	304 Water Street Gardiner ME 04345
Business Mailing Address	117 West Street
Owner Name	Erin + Joseph Simanski
Mailing Address (if different)	—
Phone Number	207 712 6083
Business Number	207 203 2013
Email Address	
Type of Business	Mexican Restaurant (serving beer)
Description of Business (attach paper if necessary)	
Business Hours	

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>
--	---

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	
	C Catering Off-Premises (liquor is served) (per event)	\$10	
*	C Outside Consumption Permit (Annual)	\$25	
	C Tavern Keeper (Annual)	\$25	
	C 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 1/5/2026

Approved by:

CM ✓ Police ✓ Fire ✓ PW/B&G ✓ CEO ✓ ED ✓

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

City of Gardiner

APPLICATION FOR A LICENSE

Business Name	West Street Neighbors, LLC
Business Location	304 Water Street, Gardiner ME 04345
Business Mailing Address	117 West Street
	Gardiner, ME 04345
Owner Name	Ehrin & Joseph Simanski
Mailing Address (if different)	117 West Street Gardiner, ME 04345
Phone Number	207-712-6083
Business Number	207-203-2013
Type of Business	Restaurant serving beer

Type of License Being Applied for: (check all that apply)

	Doing Business As Form	\$10
	Exhibitions & Shows (day)	\$50
	Hawkers & Peddlars "Street Sellers"	\$50
	Junkyards (<100 ft highway)	\$200
	Junkyards (>100 ft highway)	\$50
	Liquor (101+ seats)	\$150
X	Liquor (1-50 seats)	\$75
	Liquor (51-100 seats)	\$100
	Outside Consumption	\$25
	Pawn	\$50
	Roving/On Wheels	\$100
	Sales (special, close-outs, OOB, etc)	\$25
	Shooting Galleries	\$50
	Special Amusement	\$75



December 30, 2025

Lisa's Legit Burrito's
304 Water St.
Gardiner, ME 04345

Your current liquor license expired on December 16, 2025. All liquor licenses are subject to Council approval during a regular scheduled Council meeting.

The next City Council meeting is on January 21, 2026. Your application has been received and we have extended your expiration date to January 21, 2026, and your application is included on the agenda for the January 21, 2026 meeting.

Please contact me if you need further information.

Sincerely,

A handwritten signature in cursive script that reads "Denise Brown".

Denise Brown
Interim City Manager



State of Maine

Bureau of Alcoholic
Beverages & Lottery
Operations

Application Copy

File Number: 121606

Job Type: Renewal Application

LICENSE #

RES-20-104478

APPLICATION DATE RECEIVED

2025-12-28

LICENSE TYPE

On-Premises: Beer & Wine

LICENSEE

West Street Neighbors, LLC

AGENT NAME

EFFECTIVE DATE

2024-12-17

EXPIRES

2025-12-16

STATUS

Expired

PREMISES NAME

Lisa's Legit Burritos

NEW SECONDARY LICENSE(S)

None selected

PREMISES TYPE

Restaurant (not Class A)

PREMISES NAME

Lisa's Legit Burritos

OPERATOR

West Street Neighbors, LLC

PHYSICAL ADDRESS

304 WATER ST GARDINER ME 04345-2159

MAILING ADDRESS

304 WATER ST GARDINER ME 04345-2159

CONTACT NAME

Ehrin Simanski

PREFERRED CONTACT METHOD

Email

CONTACT PHONE

(207) 203-2013

ALTERNATE PHONE

(207) 712-6083

FAX

EMAIL

ehrin16@gmail.com

QUESTIONS

On-Premises: Beer & Wine

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

20160529DC

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?
(Not a corporation or LLC)

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 have a license from the Office of the State Fire Marshal?
Contact (207) 626-3870 to determine whether licensure is necessary.

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 What is the full name and date of birth of the person managing this premises?

Joseph Christopher Simanski 11.03.1970

Ehrin Christine Simanski 04.16.1971

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 have any arrangement such as a lease where rent is based on sales, an agreement where another party receives a portion of the revenue or profits from the business, or a right to acquire an ownership interest in the business?

No

18 At which address are your business records located?

117 West Street
Gardiner, ME 04345

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

Monday 11 - 7
Tuesday 11 - 7
Wednesday 11 - 7
Thursday 11 - 7
Friday 11 - 7
Saturday 11 - 7
Sunday closed

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.

0.2 miles First Baptist Church
1.0 miles Lauren E. Richards School

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?

208811.44

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

2007.75

24 Do you have a food menu?

Yes

(document uploaded)

25 How many seats do you have? Include indoor and outdoor seating.

25

26 How many bathrooms do you have available to the public?

1

27 Do you currently have any advertising or sponsorship agreements with a wholesale licensee or certificate of approval holder (including agreements for signage, naming rights, event sponsorships or branded areas)?

Yes

Coca-Cola is our non-alcoholic distributor who provided our tv menu screens and utensil/napkin caddies years ago. We have their brand on both.

DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Food Menu	MENU 2ND PG.jpg	
Food Menu	MENU PG 1.jpg	
Maine Health or Agriculture License	GARDINER HEALTH CERTIFICATE 2026.jpg	
Premises Floor Plan	FLOOR PLAN 2026.jpg	

Supplemental Ownership Form Supplemental Ownership
Form BABLO 2026.pdf

APPLICANT

West Street Neighbors, LLC

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.

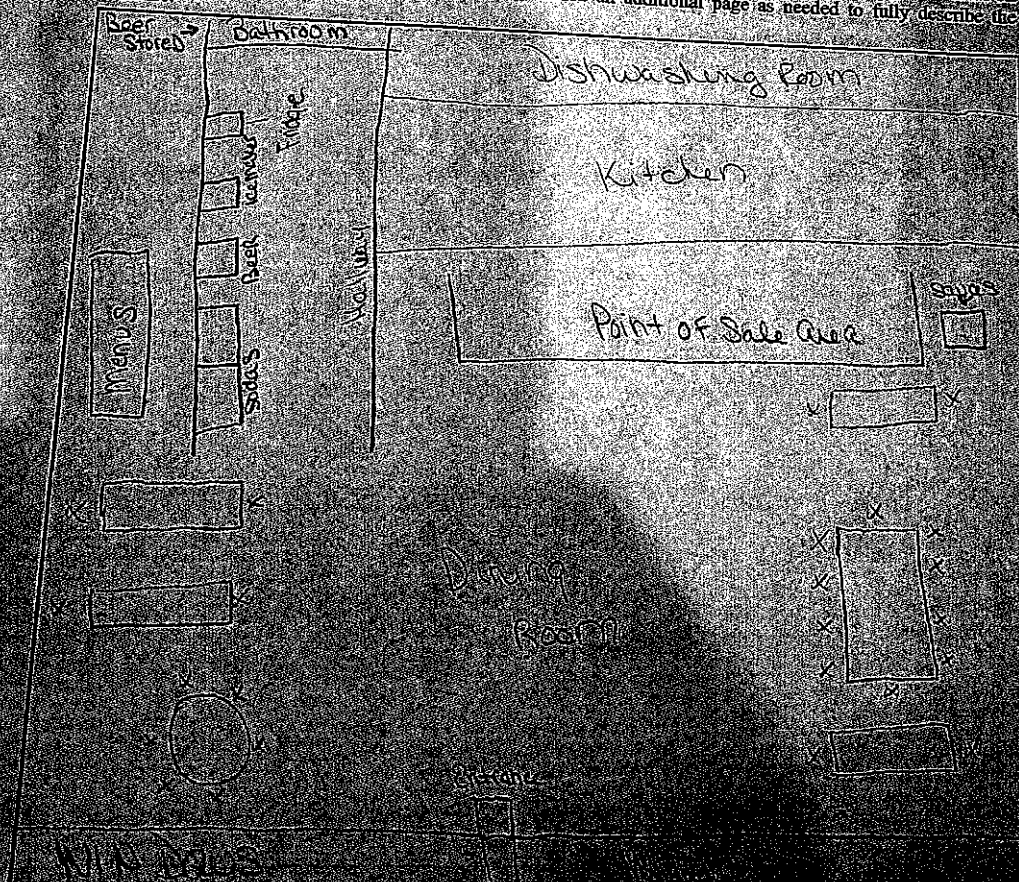


STATE OF MAINE
DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES
BUREAU OF ALCOHOLIC BEVERAGES AND LOTTERY OPERATIONS
DIVISION OF LIQUOR LICENSING AND ENFORCEMENT

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.



State of Maine

DEPARTMENT OF HEALTH AND HUMAN SERVICES

EST ID: 20921

EATING PLACE TIER 1 28 Seats (in)

LISA'S LEGIT BURRITOS

304 WATER ST

GARDINER ME 04345

EXPIRES 07/13/2026

FEE \$220.00

ATTN EHRIN SIMANSKI

WEST STREET NEIGHBORS LLC

LISA'S LEGIT BURRITOS

117 WEST ST

GARDINER ME 04345



Commissioner

NON TRANSFERABLE

Alyssa Landes

From: Stephen Aievoli
Sent: Tuesday, January 6, 2026 9:38 AM
To: Alyssa Landes; departmentheads; Kristopher McNeill
Subject: Re: Liquor License Application

No Issue for WW

Steve Aievoli
Wastewater Superintendent
City of Gardiner
540 River Avenue
Gardiner, Maine 04345
207-582-1351 ext. 1

From: Alyssa Landes <ALandes@gardinermaine.com>
Sent: Tuesday, January 6, 2026 9:35 AM
To: departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>
Subject: Liquor License Application

Attached you will find a liquor license renewal for West Street Neighbors LLC (Lisa's Legit).

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: Tuesday, January 6, 2026 10:00 AM
To: Alyssa Landes; departmentheads; Kristopher McNeill
Subject: Re: Liquor License Application

good with pw

From: Alyssa Landes <ALandes@gardinermaine.com>
Sent: Tuesday, January 6, 2026 9:35 AM
To: departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>
Subject: Liquor License Application

Attached you will find a liquor license renewal for West Street Neighbors LLC (Lisa's Legit).

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: Tuesday, January 6, 2026 9:56 AM
To: Stephen Aievoli; Alyssa Landes; departmentheads; Kristopher McNeill
Subject: RE: Liquor License Application

No issues

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: Stephen Aievoli <SAievoli@gardinermaine.com>
Sent: Tuesday, January 6, 2026 9:38 AM
To: Alyssa Landes <ALandes@gardinermaine.com>; departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>
Subject: Re: Liquor License Application

No Issue for WW

Steve Aievoli
Wastewater Superintendent
City of Gardiner
540 River Avenue
Gardiner, Maine 04345
207-582-1351 ext. 1

From: Alyssa Landes <ALandes@gardinermaine.com>
Sent: Tuesday, January 6, 2026 9:35 AM
To: departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>
Subject: Liquor License Application

Attached you will find a liquor license renewal for West Street Neighbors LLC (Lisa's Legit).

Thank you!



Alyssa Landes
Deputy City Clerk ~Public Works Admin

Alyssa Landes

From: Denise Brown
Sent: Tuesday, January 6, 2026 12:27 PM
To: Alyssa Landes; departmentheads; Kristopher McNeill
Subject: RE: Liquor License Application

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: Tuesday, January 6, 2026 9:35 AM
To: departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>
Subject: Liquor License Application

Attached you will find a liquor license renewal for West Street Neighbors LLC (Lisa's Legit).

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: Tuesday, January 6, 2026 12:31 PM
To: Alyssa Landes; departmentheads
Subject: RE: Liquor License Application

No issues Alyssa

From: Alyssa Landes <ALandes@gardinermaine.com>
Sent: Tuesday, January 6, 2026 9:35 AM
To: departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>
Subject: Liquor License Application

Attached you will find a liquor license renewal for West Street Neighbors LLC (Lisa's Legit).

Thank you!



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

Alyssa Landes

From: Rick Sieberg
Sent: Tuesday, January 6, 2026 11:48 AM
To: Alyssa Landes; departmentheads; Kristopher McNeill
Subject: RE: Liquor License Application

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: Tuesday, January 6, 2026 9:35 AM
To: departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>
Subject: Liquor License Application

Attached you will find a liquor license renewal for West Street Neighbors LLC (Lisa's Legit).

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: Tuesday, January 6, 2026 11:38 AM
To: Alyssa Landes
Subject: RE: Liquor License Application

No issues 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: Tuesday, January 6, 2026 9:35 AM
To: departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>
Subject: Liquor License Application

Attached you will find a liquor license renewal for West Street Neighbors LLC (Lisa's Legit).

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: Tuesday, January 6, 2026 11:12 AM
To: Alyssa Landes; departmentheads; Kristopher McNeill
Subject: RE: Liquor License Application

Good with the library.

From: Alyssa Landes <ALandes@gardinermaine.com>
Sent: Tuesday, January 6, 2026 9:35 AM
To: departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>
Subject: Liquor License Application

Attached you will find a liquor license renewal for West Street Neighbors LLC (Lisa's Legit).

Thank you!



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