



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	

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

Date Received in Office	2/19/26
Received by:	KA
Office Amount Received	\$125.
Approved	Denied

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

Business Name	Three Bridge LLC d/b/a A1 Diner
Business Location	3 Bridge St., Gardiner ME 04345
Business Mailing Address	3 Bridge St., Gardiner ME 04345
Owner Name	Aaron Harris
Mailing Address (if different)	2588 US Route 202, Winthrop ME 04364
Phone Number	207-215-6497
Business Number	207-582-4804
Email Address	amharris1980@gmail.com
Type of Business	Restaurant
Description of Business (attach paper if necessary)	Full-service restaurant
Business Hours	7am - 8pm Mon-Thur 7am - 8:30 Fri-Sat 8am - 1:30 PM Sunday

Staff contacts for Licensing

<p>Gardiner City Clerk Kathleen Cutler P: 207-582-2223 F: 207-582-6895 E: kcutter@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	X
*	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	X
	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 Harley Cwee Date 2/20/20
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



Application Copy

File Number: 131290

Job Type: Renewal Application

LICENSE # RES-18-102582	APPLICATION DATE RECEIVED 2026-02-18
LICENSE TYPE On-Premises: Beer & Wine	LICENSEE THREE BRIDGE LLC
AGENT NAME	EFFECTIVE DATE 2025-02-26
EXPIRES 2026-02-25	STATUS Active
PREMISES NAME A1 DINER	
NEW SECONDARY LICENSE(S) None selected	
PREMISES TYPE Restaurant (not Class A)	PREMISES NAME A1 DINER
OPERATOR THREE BRIDGE LLC	
PHYSICAL ADDRESS 3 BRIDGE ST GARDINER ME 04345-2101	
MAILING ADDRESS 3 BRIDGE ST GARDINER ME 04345-2101	
CONTACT NAME AARON HARRIS	PREFERRED CONTACT METHOD Email

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?

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?

Aaron Michael Harris, 4/24/1980

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

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

530,000

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

29,000

24 Do you have a food menu?

Yes

(document uploaded)

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

40 seats with optional extra seats available when needed. Max=46

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

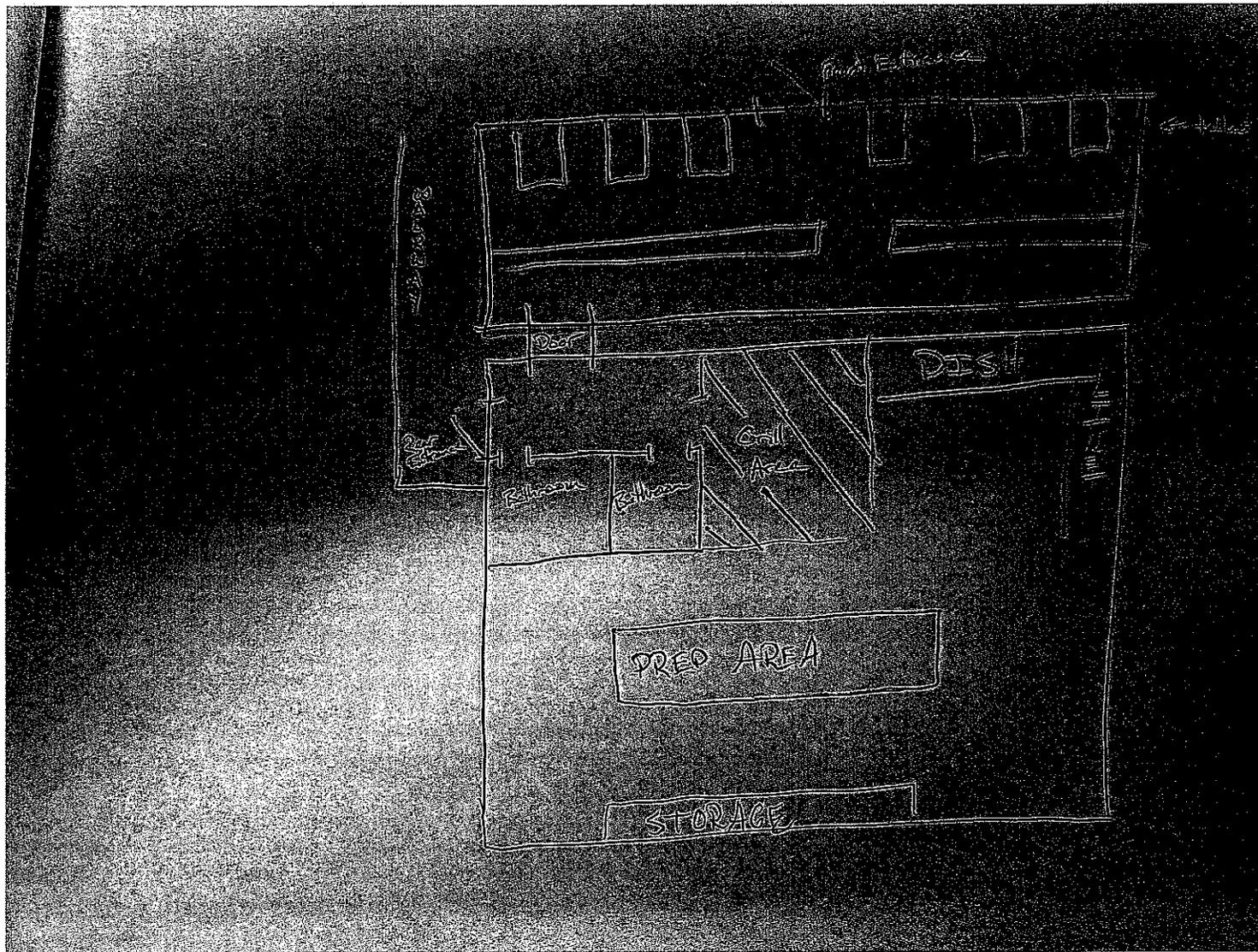
2

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)?

No

DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Food Menu	Breakfast 1.pdf	Breakfast Menu_back
Food Menu	Breakfast 2.pdf	Breakfast Menu
Food Menu	Lunch Menu 1.pdf	Lunch/Dinner Menu_back
Food Menu	Lunch Menu 2.pdf	Lunch/Dinner Menu
Premises Floor Plan	Floor Plan Diagram.jpg	
Supplemental Ownership Form	102 Supplemental Ownership Form and Affidavit-2.pdf	
Maine Health or Agriculture License	HealthPermit2026.pdf	



State of Maine

DEPARTMENT OF HEALTH AND HUMAN SERVICES

EST ID: 2015

EATING PLACE TIER 2 40 Seats (in)

A1 DINER
3 BRIDGE ST
GARDINER ME 04345-2101

EXPIRES 11/26/2020

FEE \$265.00

ATTN AARON HARRIS
THREE BRIDGE LLC
A1 DINER
3 BRIDGE ST
GARDINER ME 04345



Commissioner

NON-TRANSFERABLE

Kathleen Cutler

From: Dawn Thistle
Sent: Thursday, February 19, 2026 1:14 PM
To: Kathleen Cutler; departmentheads; Kristopher McNeill
Subject: RE: A1 Diner

Good with the library.

From: Kathleen Cutler <KCutler@gardinermaine.com>
Sent: Thursday, February 19, 2026 1:11 PM
To: departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>
Subject: A1 Diner

Attached is the application for a renewal for a victualer's and liquor license for Three Bridge LLC, d/b/a A1 Diner. Pending your approval I will advertise Monday February 23 and add to the agenda for the march 4 meeting.

Kathleen L. Cutler
City Clerk/Tax Collector/Deputy Treasurer
(207) 582-2223
Fax: (207) 582-6895

Kathleen Cutler

From: Stephen Aievoli
Sent: Thursday, February 19, 2026 1:15 PM
To: Dawn Thistle; Kathleen Cutler; departmentheads; Kristopher McNeill
Subject: Re: A1 Diner

No issue for WW

Stephen Aievoli
Wastewater Superintendent
City of Gardiner
540 River Ave.
Gardiner, ME 04345
207-582-1351

From: Dawn Thistle <DThistle@gardinermaine.com>
Sent: Thursday, February 19, 2026 1:14:24 PM
To: Kathleen Cutler <KCutler@gardinermaine.com>; departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>
Subject: RE: A1 Diner

Good with the library.

From: Kathleen Cutler <KCutler@gardinermaine.com>
Sent: Thursday, February 19, 2026 1:11 PM
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Fax: (207) 582-6895

Kathleen Cutler

From: Kristopher McNeill
Sent: Thursday, February 19, 2026 1:16 PM
To: Kathleen Cutler; departmentheads
Subject: RE: A1 Diner

No issues Kathy

From: Kathleen Cutler <KCutler@gardinermaine.com>
Sent: Thursday, February 19, 2026 1:11 PM
To: departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>
Subject: A1 Diner

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(207) 582-2223
Fax: (207) 582-6895

Kathleen Cutler

From: Denise Brown
Sent: Thursday, February 19, 2026 1:16 PM
To: Kathleen Cutler; departmentheads; Kristopher McNeill
Subject: RE: A1 Diner

OK with ICM and 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: Kathleen Cutler <KCutler@gardinermaine.com>
Sent: Thursday, February 19, 2026 1:11 PM
To: departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>
Subject: A1 Diner

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Kathleen L. Cutler
City Clerk/Tax Collector/Deputy Treasurer
(207) 582-2223
Fax: (207) 582-6895

Kathleen Cutler

From: John Cameron
Sent: Thursday, February 19, 2026 1:20 PM
To: Kathleen Cutler; departmentheads; Kristopher McNeill
Subject: Re: A1 Diner

good with pw

From: Kathleen Cutler <KCutler@gardinermaine.com>
Sent: Thursday, February 19, 2026 1:10 PM
To: departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>
Subject: A1 Diner

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Kathleen L Cutler
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(207) 582-2223
Fax: (207) 582-6895

Kathleen Cutler

From: Melissa Lindley
Sent: Thursday, February 19, 2026 3:08 PM
To: Kathleen Cutler; departmentheads; Kristopher McNeill
Subject: RE: A1 Diner

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: Kathleen Cutler <KCutler@gardinermaine.com>
Sent: Thursday, February 19, 2026 1:11 PM
To: departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>
Subject: A1 Diner

Attached is the application for a renewal for a victualer's and liquor license for Three Bridge LLC, d/b/a A1 Diner. Pending your approval I will advertise Monday February 23 and add to the agenda for the march 4 meeting.

Kathleen L. Cutler

City Clerk/Tax Collector/Deputy Treasurer
(207) 582-2223
Fax: (207) 582-6895

Kathleen Cutler

From: Rick Sieberg
Sent: Thursday, February 19, 2026 3:52 PM
To: Kathleen Cutler; departmentheads; Kristopher McNeill
Subject: RE: A1 Diner

Kathy,

No problem 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: Kathleen Cutler <KCutler@gardinermaine.com>
Sent: Thursday, February 19, 2026 1:11 PM
To: departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>
Subject: A1 Diner

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(207) 582-2223
Fax: (207) 582-6895

Kathleen Cutler

From: Todd Pilsbury
Sent: Thursday, February 19, 2026 4:11 PM
To: Kathleen Cutler
Subject: Re: A1 Diner

No issues with PD.
Sent from my iPhone
Todd Pilsbury

On Feb 19, 2026, at 1:10 PM, Kathleen Cutler <KCutler@gardinermaine.com> wrote:

Attached is the application for a renewal for a victualer's and liquor license for Three Bridge LLC, d/b/a A1 Diner. Pending your approval I will advertise Monday February 23 and add to the agenda for the march 4 meeting.

Kathleen L Cutler
City Clerk/Tax Collector/Deputy Treasurer
(207) 582-2223
Fax: (207) 582-6895

<ThreeBridge-A1Dinerliq and vit renewal.pdf>