



GARDINER CITY COUNCIL AGENDA ITEM INFORMATION SHEET



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

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



CITY OF

Gardiner

Moving Forward

| | |
|-------------------------|---------|
| Date Received in Office | 4/11/25 |
| Received by: | Ame |
| Office Amount Received | \$3500 |
| Approved | _____ |
| Denied | _____ |

Cannabis Business License Application

- ☐ New Application
- ☒ Renewal Application

Type of Business

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

Medical Cannabis or Adult Use: Medical Cultivation/Caregiver and
Adult use manufacturing/Commercial kitchen

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: Eric McMaster

Address: 13 Independence Dr. Brunswick, ME 04011

Phone: 207-215-7516

Email: McMaster628@gmail.com

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

If yes, Please list and describe: Yes. Vintage Cannabis - Retail downtown at 325 Water St

u currently hold a State of Maine Caregiver card or State of Maine conditional Cannabis

?: Yes. I have active Caregiver and Adult use
manufacturing licenses.

Business Location

Physical address of proposed Cannabis business: 15 Lions way Building A,B,C

Map: 29 Lot: 001A Zone: MUV

Property owner's name and address: Capital Area Properties.

Property owner's phone: Ben Spencer - 4185-4473

Property owner's email: Ben@Coreforms.com

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

Business Information

Name of business: Tru Blooms Wellness (Medical) The Charlifactory (Adult use)

Number of employees: Two

Hours of operation: Mon-Fri 8-5

Brief description of the business: Medical Cannabis Cultivation in large buildings.
Commercial Adult use kitchen in small wooden building.

Square feet of retail space: 0

Square feet of indoor/Outdoor plant canopy: < 2000 sf.

Square feet of manufacturing space: 560

Describe any security protocols: Monitored Security Cameras with 3rd party
Monitor for Alarm and dispatch.

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

1. oved: There will be no extractions performed.

Are there any hazardous processes or chemicals to be used at the business, if so please describe: _____

There are no hazardous processes or chemicals used.

Describe any fire protection/suppression equipment: _____

portable fire suppression. Monitored fire sensors & alarm.

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

Carbon filter system will be used to mitigate odor control.

If manufacturing, please describe the processes as well as the products that will be manufactured: _____

- Commercial kitchen making infused edible products, Adult use.
- Cultivation for medical cannabis

Signature [Signature]

Date 3/21/25

For Municipal Use Only

Approvals

Code Enforcement

[Signature]

Date 4/10/25

Economic Development

Date _____

City Manager

[Signature]

Date 04/10/25

Gardiner Fire Department

[Signature]

Date 4/10/25

Gardiner Police Department

[Signature]

Date 4/10/25

Public Works

[Signature]

Date 04-10-25

City Council Approval Date: _____

Angelia Christopher

From: Zach Lovely <zlovelygwd@yahoo.com>
Sent: Monday, March 31, 2025 8:17 PM
To: Eric McMaster; Angelia Christopher
Subject: Re: Tru Blooms and The Choclit Factory renewal

Eric & Angelia

Gardiner water has no issues with renewing 15 lions way.

Zach

> On Mar 31, 2025, at 1:47 PM, Eric McMaster <mcmaster628@gmail.com> wrote:

>

>

> Good Afternoon Everyone,

>

> It is the time of year again for license renewals. I am looking to renew our medical cannabis cultivation and our recreational cannabis kitchen located at 15 Lions Way.

>

> There have been no changes since last year's renewal. Feel free to reach out if you have any questions or would like a site visit.

>

> Best Regards,

>

> Eric McMaster



CITY OF GARDINER FIRE & RESCUE DEPARTMENT



Fire Chief Richard Sieberg

March 31, 2025

Dear Eric McMaster,

I have received your request for a letter from the Fire Department regarding your existing business at 15 Lions Way.

Due to the fact no change is being made to the already established business, I see no issues for 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,

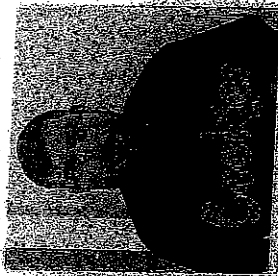
Richard Sieberg
Gardiner Fire Department
Fire Chief



OFFICE OF CANNABIS POLICY
Maine Medical Use of Cannabis Program

Individual Cannabis Registration

ID#: CCR3629
ERIC S. [REDACTED]
DOB: [REDACTED]
LIC: [REDACTED]
DOB: [REDACTED]
Date Issued: 07/07/2025
Expiration Date: 07/07/2026



Do not use this card for medical purposes.
This card is for medical purposes only.
Maine Department of Health and Human Services
Office of Cannabis Policy
100 State Street, 3rd Floor
Portland, ME 04101
www.maine.gov/cannabis

City of Gardiner
Receipt

04/07/25 12:39PM ID:AMJ #11319
TYPE----- REF--- AMOUNT
Marijuana Tiers
Cult Fac Tier 2 1,500.00
Marijuana Establish
Prod Manuf Fsci 2,000.00
Total: 3,500.00*
Paid By: Try Blooms
Remaining Balance: 0.00
Check: 3,500.00
479 3,500.00