

TOWN OF DAMARISCOTTA

PLANNING BOARD MEETING AGENDA

When: Monday, May 4, 2020 - 6:00 PM

Where: Virtually via ZOOM Cloud meetings

To receive an email invite to join the meeting send an email to [townmanager@damariscottame.com](mailto:townmanager@damariscottame.com)

Pledge of Allegiance

REGULAR MONTHLY MEETING for May 4, 2020

MINUTES March 9, 2020 Meeting

A. OLD BUSINESS - None

B. NEW BUSINESS

1. 280 Main Street – Medical Marijuana Business – Public Hearing
2. 53A Chapman Street – Adult Marijuana Business

C. OTHER

1. Questions from the public.
2. Housekeeping.
3. Planner's Reports (none).

D. ADJOURN

## Memorandum

**To:** Damariscotta Planning Board  
**Fm:** Bob Faunce  
**Date:** April 13, 2020  
**Re:** Site Plan Review and Conditional Use – 280 Main Street

---

Mark Ferrero has submitted an application to relocate his medical marijuana business from 202 Main Street in the C1 District to 280 Main Street in the C2 District. The C1 District does not permit marijuana businesses so his existing operation is grandfathered. If the Board approves his proposed relocation to the C2 District, no future marijuana business can be located in the downtown. The project requires site plan approval and a conditional use permit.

Because the April 6 meeting was cancelled due to the Corona virus, he could not present his pre-application to the Board. Given that the applicant's business has been in operation for a period of time and he is simply proposing to relocate it to a district in which it is allowed, staff recommends that the Board conduct both preliminary and final review and hold a public hearing on the project at the May 4 meeting. A site visit is scheduled for April 20.

Attached are the pre-app form, the site plan review application, the lease letter of intent, floor layout, parking area, return receipts for abutter notifications and a Google street view of the building. The applicant is proposing no exterior changes to the building and has no plans for a sign at this time. There is sufficient parking and access from Main Street is good. Very few of the informational requirements for site plan review are applicable and staff recommends the Board find items E.3.c through E.19 not applicable and consider the application complete.

State law requires that if adult use and medical marijuana businesses are operated in the same building, they must be physically separated. I believe his intent is to eventually establish an adult use marijuana retail store in the same building but he has not yet submitted an application for that use.

Staff suggests that project satisfies the criteria for site plan approval and a conditional use permit based on the following:

*Effect not adverse: That the use requested will not have an adverse effect on the health, safety, or general welfare of the residents of the area or the general public. In making this determination, the Planning Board shall take into consideration the potential effect of the use on the environment from air, water, or soil pollution, noise, traffic, congestion, soil erosion, the burden on the sewage disposal, or water supply systems or other municipal facilities, services, or public ways, and any other relevant factors as set forth in Articles 1 through 8.*



For Office Use Only:  
PB Pre-App Meeting Date: \_\_\_\_\_  
PB Site Visit Date: \_\_\_\_\_

**Town of Damariscotta**  
**Site Plan Review Pre-Application Form**  
(Submit 10 Copies to Code Enforcement Officer)

**General Information**

1. Applicant MARK FERRERO	2. Applicant's Address 50 Old County Rd Nobleboro, ME 04555	3. Applicant's Tel # and Email 207-350-5906 44ferrero@gmail.com
4. Property Owner ADAM NELSON Parsons-Nelson LLC	5. Owner's Address PO Box 762 Damariscotta, ME	6. Owner's Tel # and Email 207-350-7444 adamnelson@gmail.com
7. Engineer/Consultant N/A	8. Engineer/Consultant Address N/A	9. Engineer/Consultant Tel # and Email N/A
10. Location/Address of Property 280 Main St. Damariscotta, ME	11. Tax Map/Lot MAP 6/LOT 15	12. Zoning District C2
13. Description of Proposed Project and Any Requested Waivers (Note - There is a Presumption of No Waivers. The Applicant Must Document the Negative Effects of Denied Waiver(s))  Relocation of Greenport Cannabis Damariscotta from 202 Main St. to 280 Main St. Damariscotta. This move also relocates the business from the C1 district to C2 where cannabis businesses are allowed.		

Submission Date \_\_\_\_\_  
 Fee Amount: \_\_\_\_\_

## Town of Damariscotta Site Plan Review Application Form

**Project Name:** *Greenport Cannabis - Relocation*

1. Applicant  
*Mark Ferrero*

2. Applicant's Address  
*50 Old County Rd  
 Nobleboro, ME 04555*

3. Applicant's Tel # and Email  
*350-5906  
 44ferrero@gmail.com*

4. Property Owner  
*Adam Nelson*

5. Owner's Address  
*PO Box 762  
 Damariscotta, ME*

6. Owner's Tel # and Email  
*350-7444  
 adamnelson@gmail.com*

7. Engineer/Consultant  
*N/A*

8. Engineer/Consultant's Address  
*N/A*

9. Engineer/Consultant Tel/Email  
*N/A*

10. Location/Address of Property  
*280 Main St.  
 Damariscotta*

11. Tax Map/Lot & Date Lot Created  
*MAP 6 / LOT 115*

12. Zoning District  
*C2*

if submitted

13 Description of property including a description of all proposed construction, (e.g. land clearing, road building, buildings, parking, signage, utilities, parking areas, etc.)

<input checked="" type="checkbox"/>	E.1	Signed SPR Application
<input checked="" type="checkbox"/>	E.2	Evidence of Right, Title or Interest
<input checked="" type="checkbox"/>	E.3	Site Plan at a scale of not more than 50'=1" with two 24"x36" for presentation purposes showing all of the following information:
	E.3 a	Names & addresses of all abutters on plan and on a separate listing
<input checked="" type="checkbox"/>	E.3.b	Sketch map showing General location of site within the town
	E.3.c	Boundaries of all contiguous property under the control of the owner or applicant regardless of whether all or part is being developed at this time.
	E.3.d	The bearings and distances of all property lines and the source of this information. The Board may waive the requirement of a formal boundary survey when sufficient information is available to clearly establish, on the ground, all property boundaries
	E.3.e	Classification(s) of the property and the location of zoning district boundaries as applicable.
	E.3.f	Soil types and location of soil boundaries suitable for waste water disposal as certified by a registered engineer or soil scientist.

E.3 g	The location of all building setbacks and buffers required by this or other ordinances of the Town of Damariscotta.
E.3 h	The location, size, and character of all signs and exterior lighting.
E.3.i	The location of all existing and proposed buildings (including size and height), driveways, sidewalks, parking spaces and associated structures, snow storage areas, loading areas, open spaces, large trees, open drainage courses, signs, exterior lighting, service areas, easements, and landscaping.
E.3.j	The location of all buildings within 50 feet of the parcel to be developed and the location of intersecting roads or driveways within 200 feet of the parcel.
E.3.k	The location of all buildings within 50 feet of the parcel to be developed and the location of intersecting roads or driveways within 200 feet of the parcel.
E.4	A Stormwater Management Plan including Low Impact Development (LID) measures in conformance with the provisions of §102.6.L. See definition of LID in §102.4
E.5	An erosion and sediment control plan in conformance with the provisions of §102.6.M
E.6	Building plans showing, at a minimum, floor plans and all elevations clearly indicating the type, color, and texture of all exterior surfacing materials of all proposed principal buildings and structures and all accessory buildings and structures.
E.7	Copies of any proposed or existing easements, covenants, deed restrictions, etc.
E.8	A list of all applicable State & Federal permits
E.9	Identification of districts, sites, buildings, structures or objects, significant in American history, architecture, archaeology, engineering or culture, that are listed, or eligible for listing, in the National Register of Historic Places (see 16 U.S.C. 470w(5); 36 CFR 60 and 800).
E.10	Demonstration of financial and technical capacity to complete the project, as proposed, in accordance with this ordinance and the approved plan.
E.11	Location of any floodplains on the project parcel as well as any wetlands and streams as identified by a wetlands scientist or other certified wetlands professional.
E.12	Soils test pit log demonstrating suitable soils for subsurface sewage disposal unless connection to a public sanitary sewer is proposed, in which case a letter from the Great Salt Bay Sanitary District attesting to its ability to accept sanitary wastes from the proposed development.
E.13	A phosphorus impact report if the project is within the watershed of a great pond.
E.14	An estimate of the amount of domestic water required for the project; if connection to the public water system is proposed, a letter from the Great Salt Bay Water District attesting to its ability to provide sufficient water to the project; if water is to be supplied by wells, the results of a hydrological study if required by the Planning Board.
E.15	Plan for supplying water for fire protection.
E.16	Letters from appropriate state authorities attesting to the project's impact, if any on historic, archaeological and rare or endangered plant or animal species on or in the vicinity of the project parcel.
E.17	Demonstration that access to the site will be safe and will meet or exceed minimum required sight distance.
E.18	Demonstration that the project will comply with applicable noise and air quality standards.
E.19	A scenic assessment and landscaping plan for the site consistent with the recommendations of the Damariscotta Comprehensive Plan that includes drawings and/or photo simulations including elevations of proposed buildings, topography and landscaping as well as sidewalks (if applicable), illustrating the view from each public roadway adjacent to the proposed development.

Note: The applicant shall submit a plan that fully satisfies the §102.6 Performance Standards and, if applicable, the §102.7 Large Scale Development Performance Standards. The applicant may also submit an accompanying separate plan that sets out any proposed waivers from §102.6 and §102.7 Performance Standards accompanied by a written statement(s) explaining why the applicant believes the waivers would still accomplish the purpose of the performance standard so proposed to be altered.

Check if Required


- Planning Board Review/Approval (e.g. Subdivision)
- Board of Appeals Review/Approval
- Flood Hazard Development Permit
- Exterior Plumbing Permit (Approved HHE-200 Application Form)
- Interior Plumbing Permit
- DEP Permit (Site Location, NRPA)
- Army Corps of Engineers (Sec. 404 of Clean Water Act)
- MaineDOT Entrance or Traffic Permit

Others:

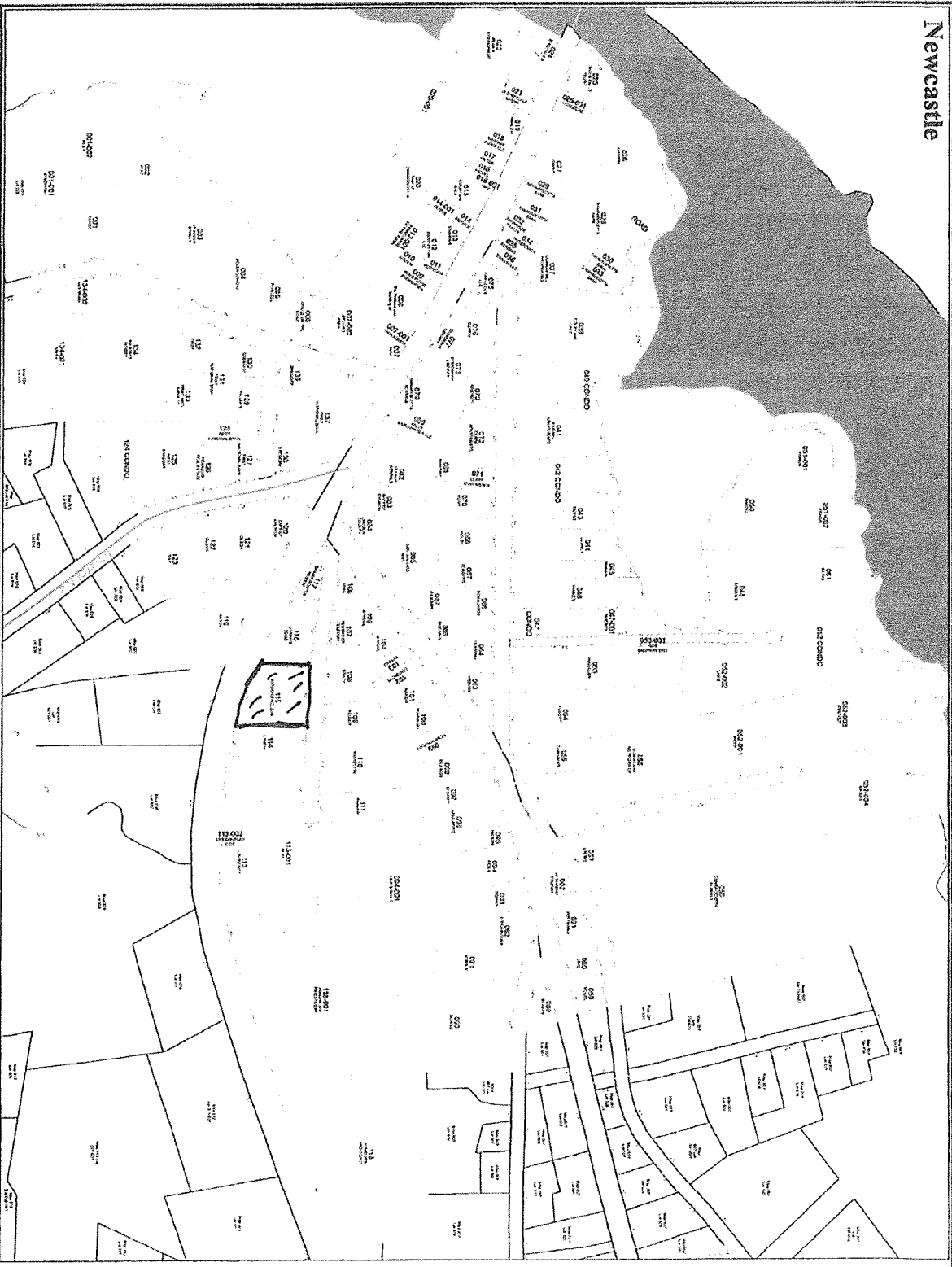
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Note: Applicant is Advised to Consult with the Code Enforcement Officer and Appropriate State and Federal Agencies to Determine Whether Additional Permits, Approvals and/or Reviews are Required

I Certify That All Information Given in this Application is Accurate. All Proposed Uses Shall be in Conformance with this Application and the Applicable Town of Damariscotta Zoning Ordinances. I Agree to Future Inspections by the Code Enforcement Officer at Reasonable Hours.

	3/8/20
Applicant's Signature	Date
_____	_____
Agent's Signature (if applicable)	Date

Newcastle



Property Map  
Damariscotta  
Maine



1 inch = 100 feet



Legend

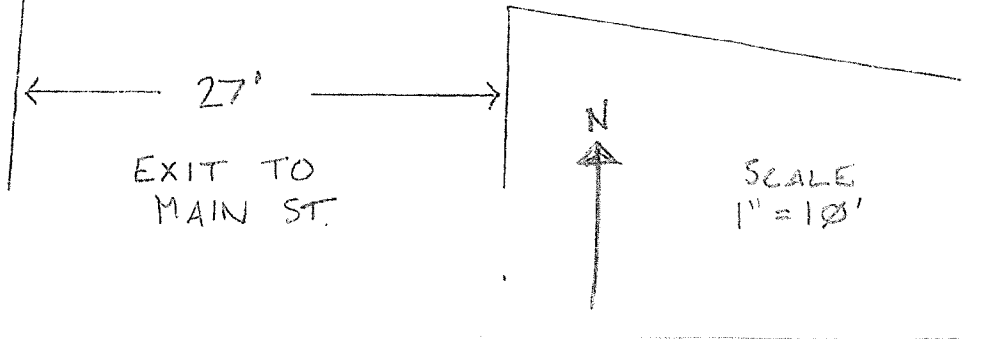
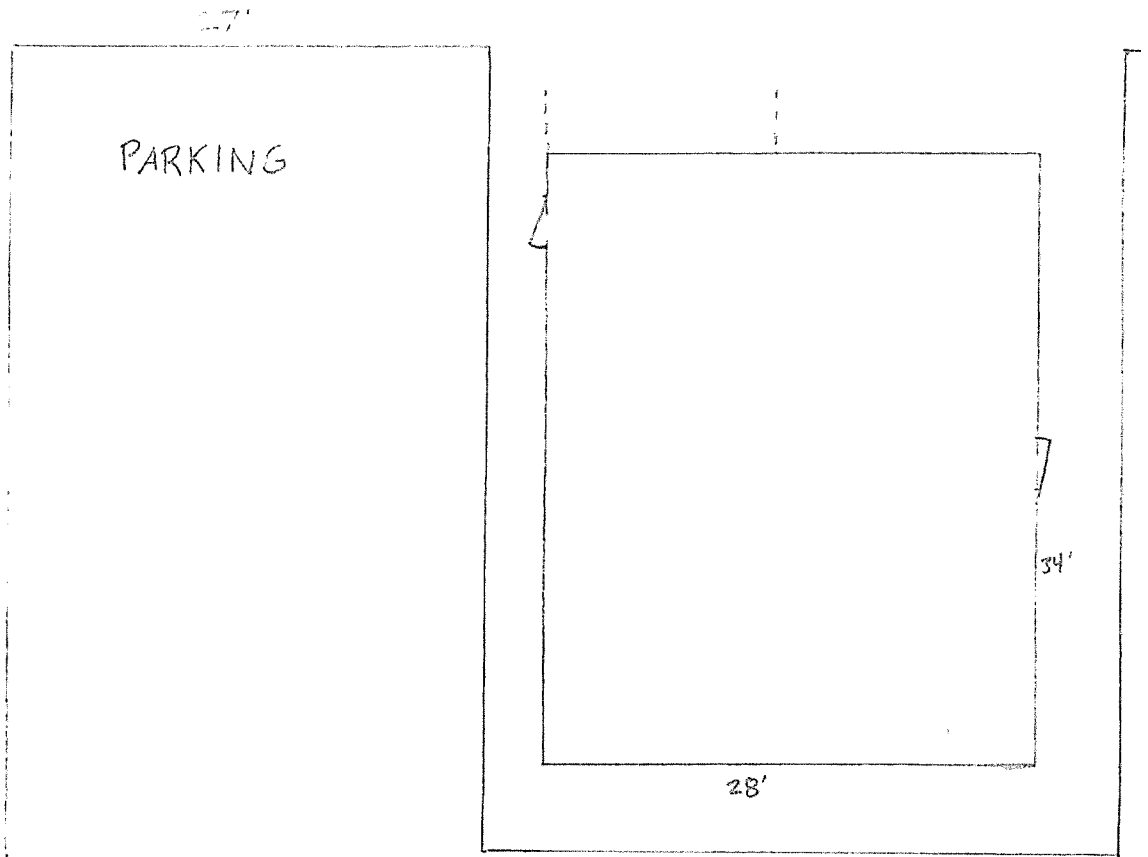
- 1" Lot Lines
- 4" Lot Lines
- 8" Lot Lines
- 12" Lot Lines
- 16" Lot Lines
- 20" Lot Lines
- 24" Lot Lines
- 28" Lot Lines
- 32" Lot Lines
- 36" Lot Lines
- 40" Lot Lines
- 44" Lot Lines
- 48" Lot Lines
- 52" Lot Lines
- 56" Lot Lines
- 60" Lot Lines
- 64" Lot Lines
- 68" Lot Lines
- 72" Lot Lines
- 76" Lot Lines
- 80" Lot Lines
- 84" Lot Lines
- 88" Lot Lines
- 92" Lot Lines
- 96" Lot Lines
- 100" Lot Lines
- 104" Lot Lines
- 108" Lot Lines
- 112" Lot Lines
- 116" Lot Lines
- 120" Lot Lines
- 124" Lot Lines
- 128" Lot Lines
- 132" Lot Lines
- 136" Lot Lines
- 140" Lot Lines
- 144" Lot Lines
- 148" Lot Lines
- 152" Lot Lines
- 156" Lot Lines
- 160" Lot Lines
- 164" Lot Lines
- 168" Lot Lines
- 172" Lot Lines
- 176" Lot Lines
- 180" Lot Lines
- 184" Lot Lines
- 188" Lot Lines
- 192" Lot Lines
- 196" Lot Lines
- 200" Lot Lines
- 204" Lot Lines
- 208" Lot Lines
- 212" Lot Lines
- 216" Lot Lines
- 220" Lot Lines
- 224" Lot Lines
- 228" Lot Lines
- 232" Lot Lines
- 236" Lot Lines
- 240" Lot Lines
- 244" Lot Lines
- 248" Lot Lines
- 252" Lot Lines
- 256" Lot Lines
- 260" Lot Lines
- 264" Lot Lines
- 268" Lot Lines
- 272" Lot Lines
- 276" Lot Lines
- 280" Lot Lines
- 284" Lot Lines
- 288" Lot Lines
- 292" Lot Lines
- 296" Lot Lines
- 300" Lot Lines
- 304" Lot Lines
- 308" Lot Lines
- 312" Lot Lines
- 316" Lot Lines
- 320" Lot Lines
- 324" Lot Lines
- 328" Lot Lines
- 332" Lot Lines
- 336" Lot Lines
- 340" Lot Lines
- 344" Lot Lines
- 348" Lot Lines
- 352" Lot Lines
- 356" Lot Lines
- 360" Lot Lines
- 364" Lot Lines
- 368" Lot Lines
- 372" Lot Lines
- 376" Lot Lines
- 380" Lot Lines
- 384" Lot Lines
- 388" Lot Lines
- 392" Lot Lines
- 396" Lot Lines
- 400" Lot Lines
- 404" Lot Lines
- 408" Lot Lines
- 412" Lot Lines
- 416" Lot Lines
- 420" Lot Lines
- 424" Lot Lines
- 428" Lot Lines
- 432" Lot Lines
- 436" Lot Lines
- 440" Lot Lines
- 444" Lot Lines
- 448" Lot Lines
- 452" Lot Lines
- 456" Lot Lines
- 460" Lot Lines
- 464" Lot Lines
- 468" Lot Lines
- 472" Lot Lines
- 476" Lot Lines
- 480" Lot Lines
- 484" Lot Lines
- 488" Lot Lines
- 492" Lot Lines
- 496" Lot Lines
- 500" Lot Lines
- 504" Lot Lines
- 508" Lot Lines
- 512" Lot Lines
- 516" Lot Lines
- 520" Lot Lines
- 524" Lot Lines
- 528" Lot Lines
- 532" Lot Lines
- 536" Lot Lines
- 540" Lot Lines
- 544" Lot Lines
- 548" Lot Lines
- 552" Lot Lines
- 556" Lot Lines
- 560" Lot Lines
- 564" Lot Lines
- 568" Lot Lines
- 572" Lot Lines
- 576" Lot Lines
- 580" Lot Lines
- 584" Lot Lines
- 588" Lot Lines
- 592" Lot Lines
- 596" Lot Lines
- 600" Lot Lines
- 604" Lot Lines
- 608" Lot Lines
- 612" Lot Lines
- 616" Lot Lines
- 620" Lot Lines
- 624" Lot Lines
- 628" Lot Lines
- 632" Lot Lines
- 636" Lot Lines
- 640" Lot Lines
- 644" Lot Lines
- 648" Lot Lines
- 652" Lot Lines
- 656" Lot Lines
- 660" Lot Lines
- 664" Lot Lines
- 668" Lot Lines
- 672" Lot Lines
- 676" Lot Lines
- 680" Lot Lines
- 684" Lot Lines
- 688" Lot Lines
- 692" Lot Lines
- 696" Lot Lines
- 700" Lot Lines
- 704" Lot Lines
- 708" Lot Lines
- 712" Lot Lines
- 716" Lot Lines
- 720" Lot Lines
- 724" Lot Lines
- 728" Lot Lines
- 732" Lot Lines
- 736" Lot Lines
- 740" Lot Lines
- 744" Lot Lines
- 748" Lot Lines
- 752" Lot Lines
- 756" Lot Lines
- 760" Lot Lines
- 764" Lot Lines
- 768" Lot Lines
- 772" Lot Lines
- 776" Lot Lines
- 780" Lot Lines
- 784" Lot Lines
- 788" Lot Lines
- 792" Lot Lines
- 796" Lot Lines
- 800" Lot Lines
- 804" Lot Lines
- 808" Lot Lines
- 812" Lot Lines
- 816" Lot Lines
- 820" Lot Lines
- 824" Lot Lines
- 828" Lot Lines
- 832" Lot Lines
- 836" Lot Lines
- 840" Lot Lines
- 844" Lot Lines
- 848" Lot Lines
- 852" Lot Lines
- 856" Lot Lines
- 860" Lot Lines
- 864" Lot Lines
- 868" Lot Lines
- 872" Lot Lines
- 876" Lot Lines
- 880" Lot Lines
- 884" Lot Lines
- 888" Lot Lines
- 892" Lot Lines
- 896" Lot Lines
- 900" Lot Lines
- 904" Lot Lines
- 908" Lot Lines
- 912" Lot Lines
- 916" Lot Lines
- 920" Lot Lines
- 924" Lot Lines
- 928" Lot Lines
- 932" Lot Lines
- 936" Lot Lines
- 940" Lot Lines
- 944" Lot Lines
- 948" Lot Lines
- 952" Lot Lines
- 956" Lot Lines
- 960" Lot Lines
- 964" Lot Lines
- 968" Lot Lines
- 972" Lot Lines
- 976" Lot Lines
- 980" Lot Lines
- 984" Lot Lines
- 988" Lot Lines
- 992" Lot Lines
- 996" Lot Lines
- 1000" Lot Lines

This is a Boundary Survey For Assessment Purposes Not to be used for Conveyance

Prepared by  
BRANDEN H. CORN  
BRANDEN H. CORN &  
ASSOCIATES, P.A.  
380 Main Street  
Newcastle, Maine 04240

Map 006





75'

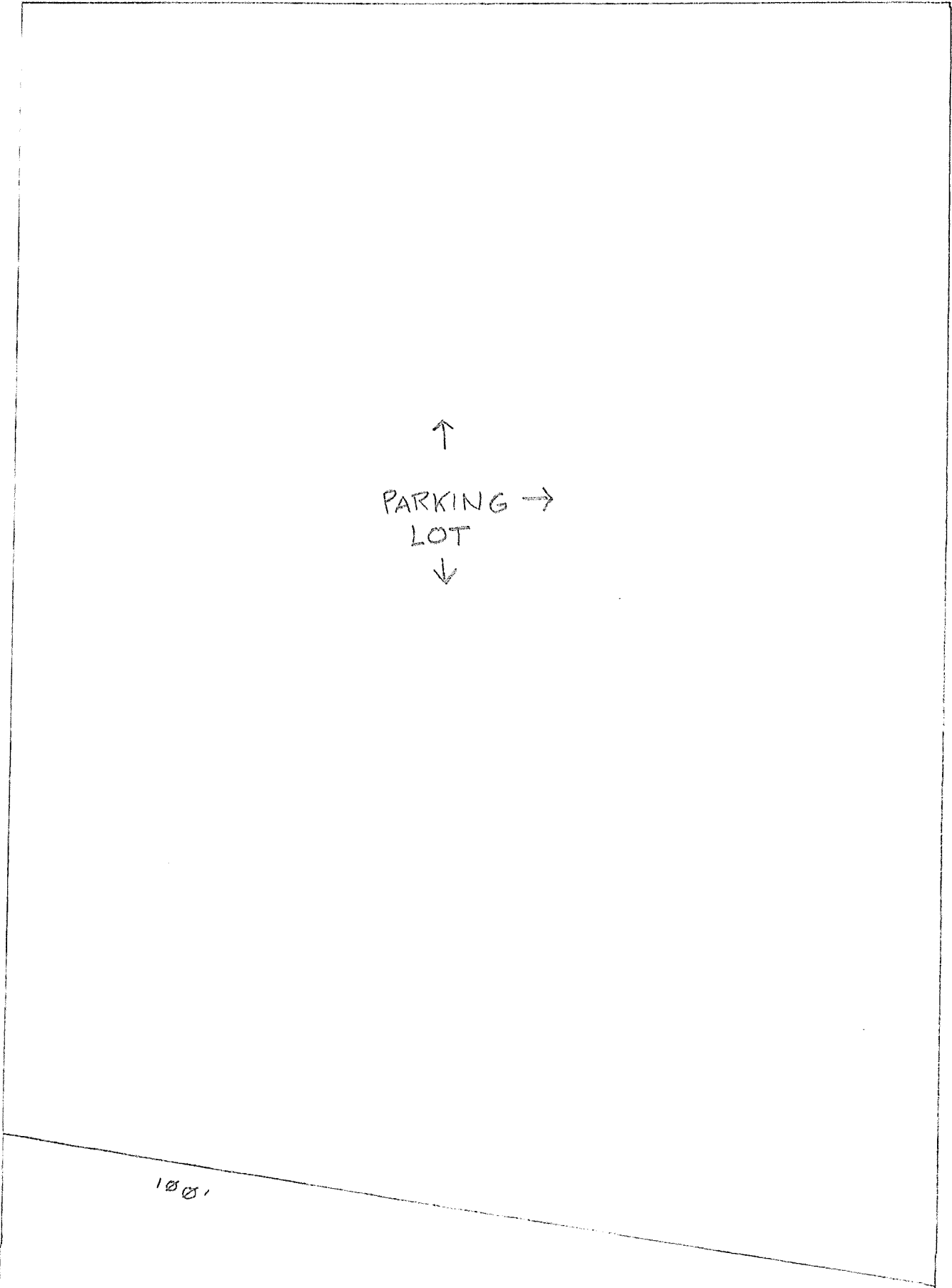


PARKING →  
LOT



96'

100'



**U.S. Postal Service**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**DAMARISCOTTA, ME 04543**

Certified Mail Fee	\$3.55	0543 03
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	04/09/2020
Total Postage and Fees	\$6.95	

Sent To: **Dennis Hilton - Trustee - CCFG Trust**  
 Street and Apt. No., or PO Box No.: **277 Main St - Suite 7**  
 City, State, ZIP+4®: **Damariscotta, ME 04543**

PS Form 3800, April 2015 PSN 7532-02-000-9047 See Reverse for Instructions

7019 1640 0001 8752 4814

**U.S. Postal Service**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**EDGECOMB, ME 04556**

Certified Mail Fee	\$3.55	0543 03
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	04/09/2020
Total Postage and Fees	\$6.95	

Sent To: **Granite Edge LLC**  
 Street and Apt. No., or PO Box No.: **769 Grass Point Rd**  
 City, State, ZIP+4®: **Edgecomb, ME 04556**

PS Form 3800, April 2015 PSN 7532-02-000-9047 See Reverse for Instructions

**U.S. Postal Service**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**TENANTS HARBOR, ME 04860**

Certified Mail Fee	\$3.55	0543 03
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	04/09/2020
Total Postage and Fees	\$6.95	

Sent To: **Martha and Lloyd Bracy**  
 Street and Apt. No., or PO Box No.: **107 Boulder Hill Rd**  
 City, State, ZIP+4®: **St. George, ME 04860**

PS Form 3800, April 2015 PSN 7532-02-000-9047 See Reverse for Instructions

7019 1640 0001 8752 4836

**U.S. Postal Service**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**WALDOBORO, ME 04572**

Certified Mail Fee	\$3.55	0543 03
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	04/09/2020
Total Postage and Fees	\$6.95	

Sent To: **John and Aubree Heller**  
 Street and Apt. No., or PO Box No.: **2474 Washington Road**  
 City, State, ZIP+4®: **Waldoboro, ME 04572**

PS Form 3800, April 2015 PSN 7532-02-000-9047 See Reverse for Instructions

**U.S. Postal Service**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**DAMARISCOTTA, ME 04543**

Certified Mail Fee	\$3.55	0543 03
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	04/09/2020
Total Postage and Fees	\$6.95	

Sent To: **Kater Michael Kastlein**  
 Street and Apt. No., or PO Box No.: **22 Vue St**  
 City, State, ZIP+4®: **Damariscotta, ME 04543**

PS Form 3800, April 2015 PSN 7532-02-000-9047 See Reverse for Instructions

7019 1640 0001 8752 4807

**U.S. Postal Service**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**DAMARISCOTTA, ME 04543**

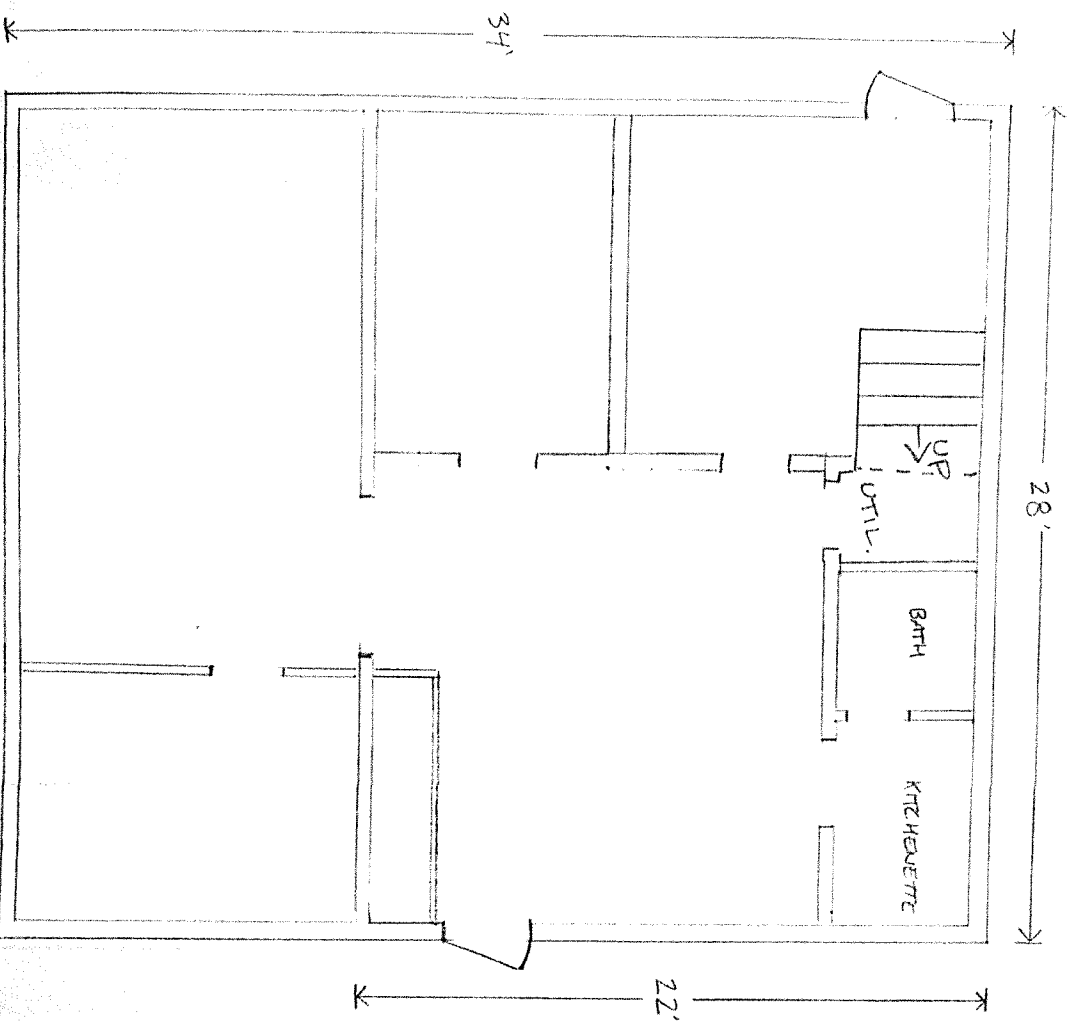
Certified Mail Fee	\$3.55	0543 03
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	04/09/2020
Total Postage and Fees	\$6.95	

Sent To: **John and Suzanna Lynch**  
 Street and Apt. No., or PO Box No.: **PO Box 6**  
 City, State, ZIP+4®: **Damariscotta, ME 04543**

PS Form 3800, April 2015 PSN 7532-02-000-9047 See Reverse for Instructions

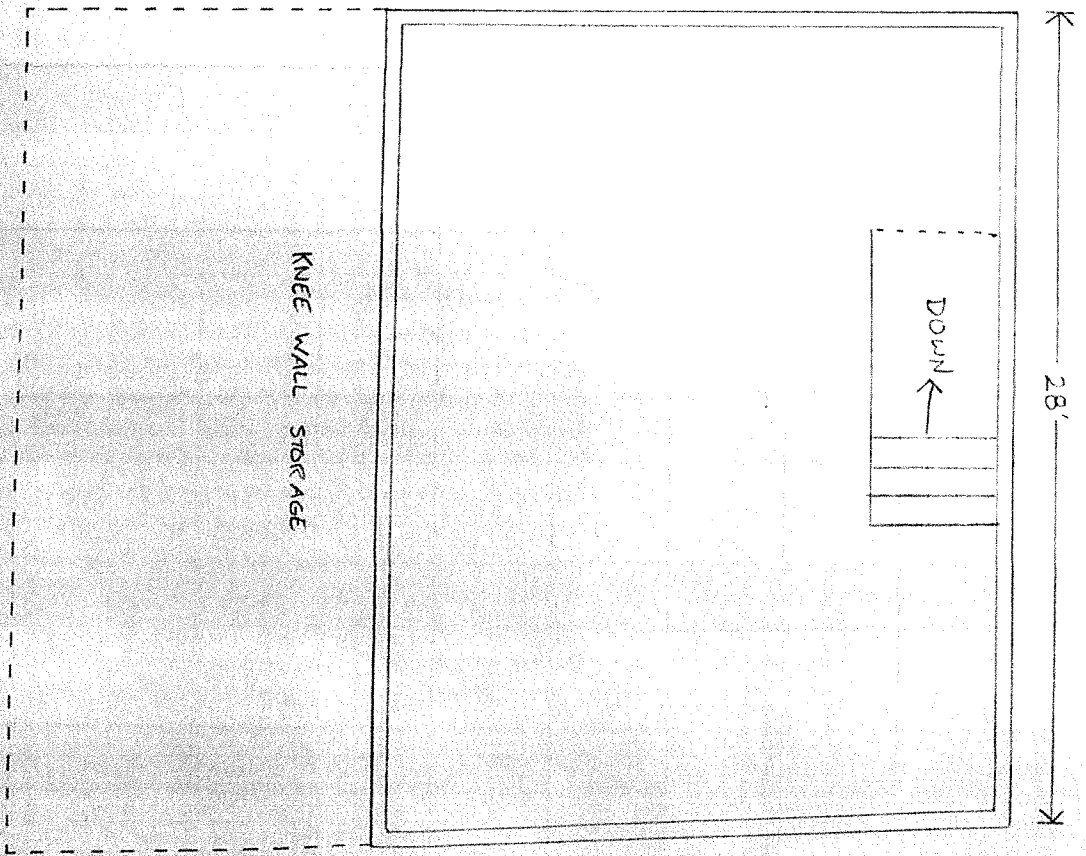
1ST FLOOR

28'



2ND FLOOR

28'



SCALE  
1" = 4'



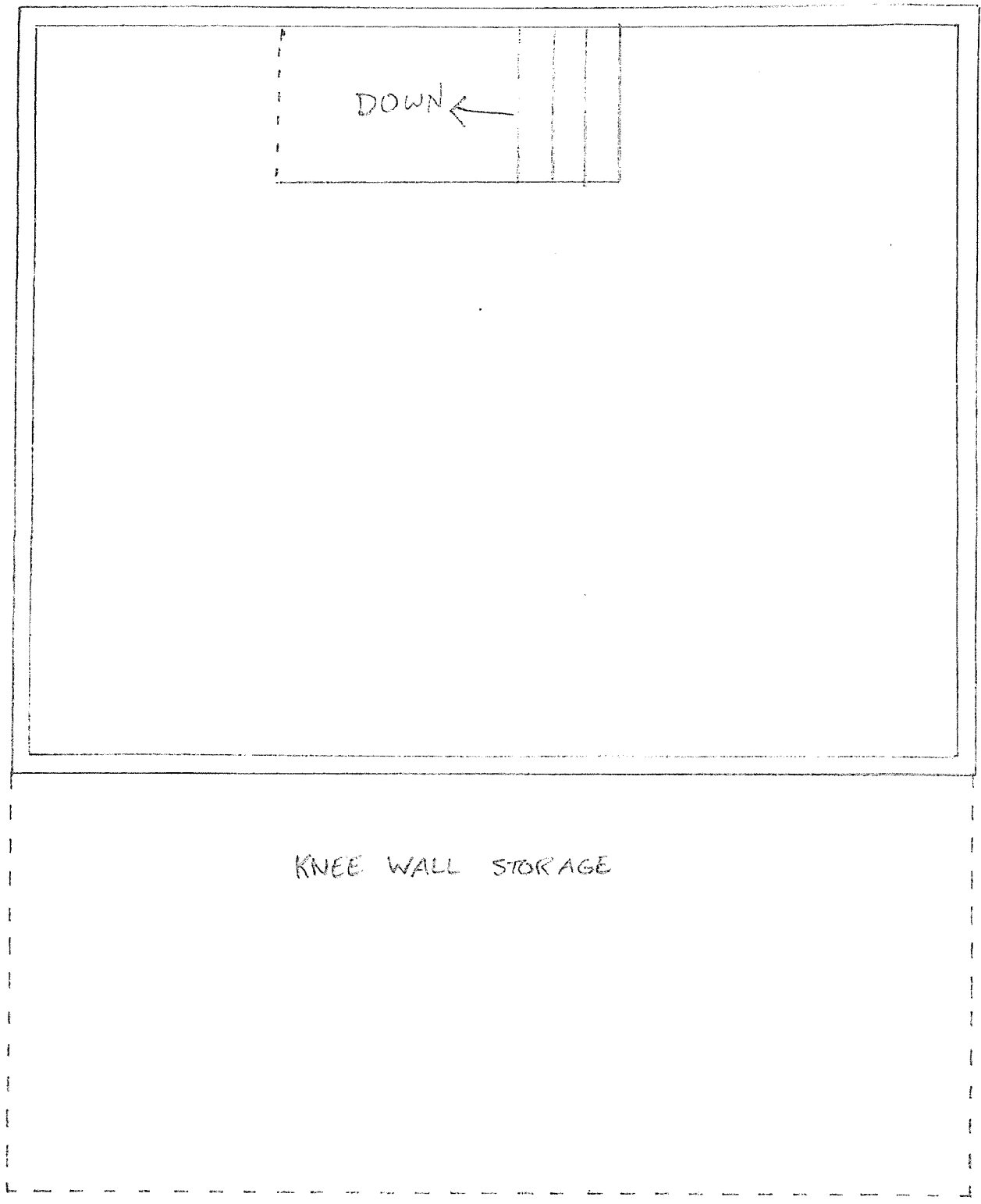
FLOOR

28'

22'

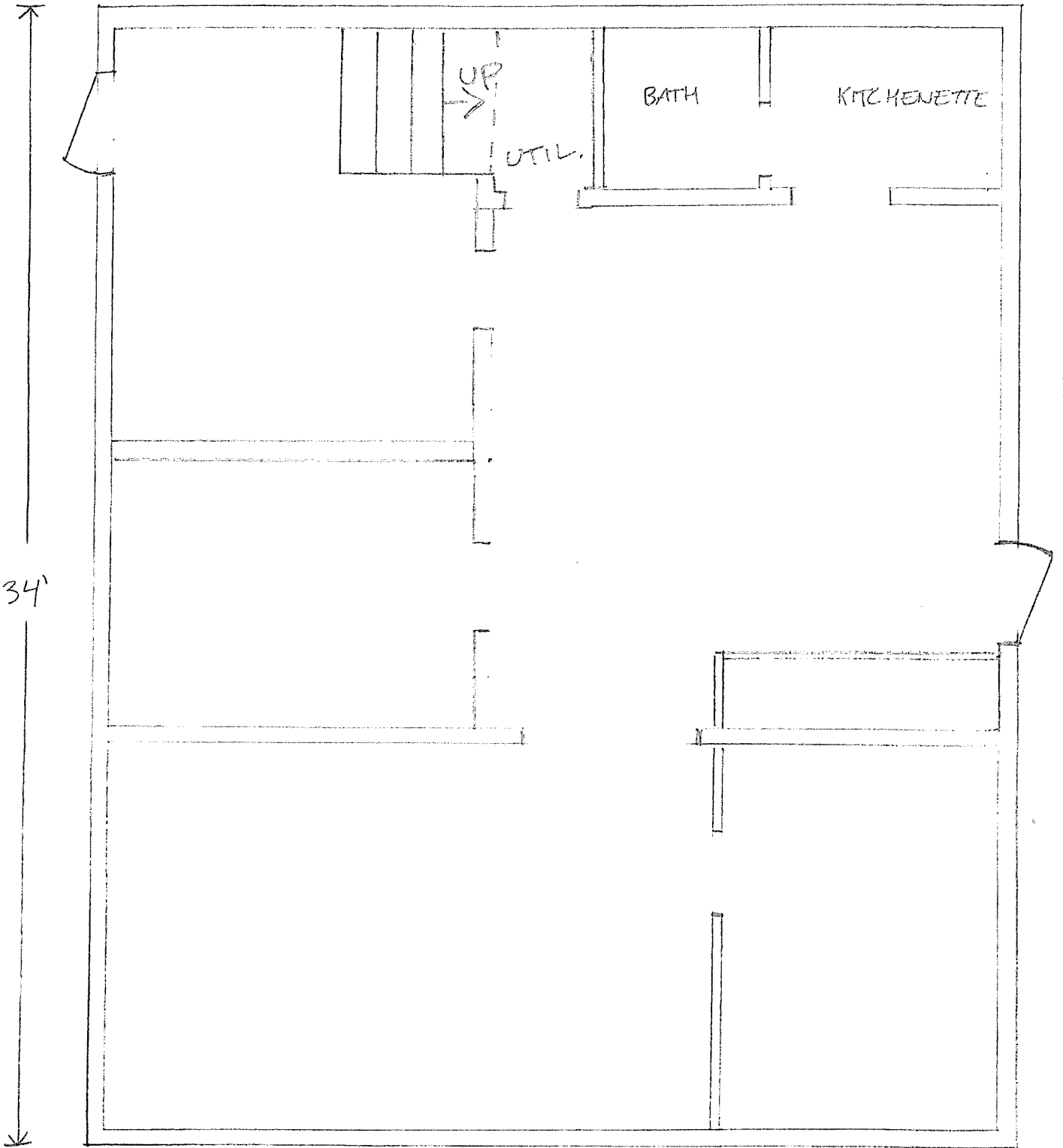
DOWN ←

KNEE WALL STORAGE



1<sup>st</sup> FLOOR

28'



34'

STAIRS

BATH

KITCHENETTE

UTIL.

N

SCALE  
1" = 2'

U.S. Postal Service®  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
**DANARI SCOTTA, ME 04543**

7019 1640 0001 8752 4784

Certified Mail Fee	\$3.55
Postage	\$0.55
<b>Total Postage and Fees</b>	<b>\$6.95</b>

0543  
03  
Postmark  
Here  
04/09/2020

Sent to First Federal Savings + Loan  
Street and Apt. No., P.O. Box No. PO Box 457  
City, State, ZIP+4® DANARIS COTTA, ME 04543

LOI to Establish a Commercial Lease Agreement for 280 Main St., Damariscotta, ME

Intent to lease for establishment of retail medical cannabis storefront.

Tenant and Landlord and their principal shareholders or partners, employees, agents, and representatives will not disclose the subject matter or terms of this letter of the transaction contemplated hereby unless written consent is obtained by Landlord or Tenant, which written consent may be withheld at either's sole discretion.

**Letter of Intent**

RE: Commercial Lease Opportunity

Landlord: \_\_\_Parsons-Nelson, LLC

Tenant: Mark Ferrero

Premises: 280 Main St. Damariscotta, ME 04543

Approximately 1570 Square Feet.

Term: Three years

Option Term: Renewal between 3-6 months of end of lease for additional 3 years.

Possession: Approximately April 1, 2020. To be extended by written consent of both parties, as reasonably required, to account for public and planning board meetings and/or physical inspection of premises by authorized Town officials in accordance with the Town of Damariscotta's Medical Marijuana licensing ordinance.

Base Rent: \$1650/month

Security Deposit: \$1650

Use: Intent to lease for establishment of retail medical cannabis storefront. Entering into a lease agreement predicated on the Town of Damariscotta granting a medical cannabis store license to Mark Ferrero to be located at 280 Main St., Damariscotta Maine.

Utilities: Rent includes: water, sewer, heat and plowing/lawn care.

Parking, Access and Common Areas: Tenant, its patrons and employees, shall have the non-exclusive right to park throughout the common area on a 24/7 basis.



Assignment/Subletting: Tenant may sublet premises for the purpose of establishing an Adult Use marijuana store. Tenant may not sublet premises for other purposes without written consent of landlord.


Lease Format: Landlord's lease form, subject to mutual approval.

Continuous Operation: Yes

Hours of Operation: TBD. Likely Mon-Saturday 10am-7pm

**ACCEPTED AND APPROVED:**

The undersigned confirms that the foregoing constitutes the agreement made between the Landlord and Tenant around which the lease will be drafted. However, it is understood and agreed that neither party is under a binding obligation to the other until a mutually satisfactory lease has been executed by both parties.

By:  By:   
LANDLORD

Its: OWNER Its: Owner/President

## Memorandum

**To:** Damariscotta Planning Board  
**Fm:** Bob Faunce  
**Date:** April 13, 2020  
**Re:** Site Plan Review and Conditional Use – 53A Chapman Street

---

David Page has submitted a pre- application form on behalf of Coastal Cannabis Company LLC to establish an adult use marijuana store at 53A Chapman Street. The building is located behind the Hilltop Stop with principal access from Chapman Street and secondary access from Main Street.



Adult use marijuana retail stores are a conditional use in the C2 District. The project requires site plan approval and a conditional use permit. The Planning Board will review the pre-application and discuss the project with the applicant at the May 4 meeting. A site visit is scheduled for April 20 and a public hearing is tentatively scheduled for the June 1 meeting.

For Office Use Only:  
PB Pre-App Meeting Date: \_\_\_\_\_  
PB Site Visit Date: \_\_\_\_\_

**Town of Damariscotta  
Site Plan Review *Pre-Application* Form**

**(Submit 10 Copies to Code Enforcement Officer)**

**General Information**

<b>1. Applicant</b> Coastal Cannabis Company, LLC	<b>2. Applicant's Address</b> 53 Chapman Street	<b>3. Applicant's Tel # and Email</b> 207 350 0588 Bigdave@tidewater.net
<b>4. Property Owner</b> David H. Page	<b>5. Owner's Address</b> 53 Chapman Street	<b>6. Owner's Tel # and Email</b> 207 350 0588 Bigdave@tidewater.net
<b>7. Engineer/Consultant</b> N/A	<b>8. Engineer/Consultant Address</b> N/A	<b>9. Engineer/Consultant Tel # and Email</b> N/A
<b>10. Location/Address of Property</b> 53A Chapman Street	<b>11. Tax Map/Lot</b> Map 7, Lot 1	<b>12. Zoning District</b> C-2

**13. Description of Proposed Project and Any Requested Waivers (Note - There is a Presumption of No Waivers. The Applicant Must Document the Negative Effects of Denied Waiver(s))**

Convert existing retail space formerly occupied by Dovetail Designs to adult use marijuana retail establishment under Damariscotta Adult Use Marijuana Licensing Ordinance, doing business as Coastal Cannabis Company, LLC

## Sketch Plan

Please Include: Outline of the Tract or Parcel with Estimated Dimensions, Road Rights of Way and Existing Easements; North Arrow; Proposed Layout of the Building(s), Driveways and Parking Areas; Identification of General Areas of Steep Slopes, Wetlands, Streams and Flood Plains; and Other Information Pertinent to the Project.

Please See Attached Property and Interior Diagrams