

MEETING AGENDA

Mechanic Falls Planning Board
October 19, 2020 6:30pm



Public Access: Zoom Meeting: <https://zoom.us/j/2092120488>
Join by Phone: (312) 626-6799 (Meeting ID: 209-212-0488)

I. Call Meeting to Order Time: _____

II. Pledge of Allegiance

III. Roll Call Members Absent _____

IV. General Reports Notes:

*4.1	Meeting Minutes 09.21.2020	Motion to Approve
*4.2	Finding of Fact Conclusions of law 12 Winterbrook Rd. Auto Sales	Motion to Approve
*4.3	Finding of Fact Conclusions of law Superior Energy Solutions LLC	
*4.4	Finding of Fact Conclusions of law 420 Pharma Retail Marijuana Building	

V. Updates from CEO Notes:

5.1		Various
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VI. Public Hearings

6.1	None	
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VII. Comments from the Public (3 Minutes/person – 30 Minutes Max)

VIII. Old Business Notes:

*8.1	Retail Cannabis Storefront 44 Pigeon Hill Rd.	Motion to Approve - <i>Tabled from 9/21/2020 meeting</i>
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IX. New Business Notes:

*9.1	Great Falls Greenery Adult Use Store 532 Pigeon Hill Rd	Motion to Approve
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X. Workshop Notes:

10.1		
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IX. Adjourn Time: _____ Next Meeting: (November 16th, 6:30pm – Second Floor Conference)

* = Needs action

Town of Mechanic Falls, Maine

Prepared 10/19/2020 by Alan Plummer, Code Enforcement Officer

[adopted September 28, 2020]

Findings of Fact & Conclusions of Law for:

12 Winterbrook Rd. Sales Auto Sales Site Plan Review & Conditional Use Permit

Findings of Fact:

Adam Lajoie has arranged to rent a portion of the lot located at 12 Winterbrook Rd as shown on a signed lease agreement included in his application packet. The locations of the proposed use of that property is indicated in a photo provided in his application. Adam plans to sell used cars located at tax Map 2 Lot 2.1. This parcel is listed as 3.56 acres with one building located on it. This used car business will use only a portion of the building and part of the parking that currently exists. There is currently a crane business operating out of the building and that use will continue. This business will predominantly be done online. With customers arriving at this property to try out cars and to sign sale agreements. Some basic auto repair will occur but Mr. Lajoie states that repairs will be minimal. Preparing cars for sale, or making minor repairs to cars to be sold to allow for state inspections of those cars will occur. No change to the existing building is required.

Six property abutters within 500 ft of this property were notified by certified mail prior to the planning boards review of this proposal.

Existing water and sewer is adequate for the proposed use. Twelve parking spaces are required for the number cars for sale, employees, and customers arriving at the site.

State licensing will be acquired from the State of Maine to sell used cars at this location by Mr. Lajoie.

Conclusions of Law:

1. Conformity with Local Ordinances and Plans

This project is being reviewed under the "Auto Sales & Light Repair" Ordinance of Mechanic Falls, in the Highway Commercial Zone. This use requires conditions be met as stated by the Planning Board. This use is in harmony with the purpose of the Highway Commercial Zone. The ordinance requirements of sq footage per use and road frontage per use have been met as there is only one use proposed, in addition to the one other existing use.

The Planning Board finds that this standard will be met.

Therefore, the Planning Board hereby approves, with the following conditions, the application of 12 Winterbrook Rd. Mechanic Falls for sale and light repair of Used Autos as described in the findings above.

As conditions of approval:

- State Permits will be obtained to operate a used Auto business at this location.
- Display area for cars will not occur in the 55 ft right of way from the center line of the road.
- Traffic entrance on Old Winterbrook Rd will be encouraged over entrance on Winterbrook Rd.
- Parking will allow for 10 cars for sale and 2 for employees and customers combined for a total of 12 spaces.

Dated in Mechanic Falls, Maine this 19th day of October, 2020.

Mechanic Falls Planning Board:

Lou Goulet, Chair

Walter Goss, Vice Chair

Lou Annance, Member

Melanie Judd, Member

Paula Stotts, Member

Town of Mechanic Falls, Maine

Prepared 10/19/2020 by Alan Plummer, Code Enforcement Officer

[adopted September 28, 2020]

Findings of Fact & Conclusions of Law for:

Superior Energy Solutions LLC *Site Plan Review & Conditional Use Permit*

Findings of Fact:

The applicant, Steve Brochu, owns Superior energy Solutions and 48 Pigeon Hill Rd., Map 2 Lot 61.5, registry of Deeds Book 10409, page 161. Tax records indicate this property as being 2.90 acres with one building located on it about 2200 sq ft. The building was previously used as a day care and will now be used for clerical and operations of a energy solutions company. No change to the existing building is required other than renovations inside which the owner has obtained a permit from the town to complete.

Fifteen property abutters within 500 ft of this property were notified by certified mail prior to the planning boards review of this proposal.

Existing water and sewer is adequate for proposed use. The previous Use had listed approximately 18 parking spaces which is adequate for the low number of employees to work from that location and few customers will ever come to this location.

Mr. Brochu does hold state licensing required by the state to perform Plumbing and heating services.

Conclusions of Law:

1. Conformity with Local Ordinances and Plans

This project is being reviewed under the "Service Business" Ordinance of Mechanic Falls, in the Highway Commercial Zone. This use requires conditions be met as stated by the Planning Board. This use is in harmony with the purpose of the Highway Commercial Zone. The ordinance requirements of sq footage per use and road frontage per use have been met as there is only one use proposed.

The Planning Board finds that this standard will be met.

Therefore, the Planning Board hereby approves, with the following conditions, the application of Superior Energy Solutions as described in the findings above.

As conditions of approval:

None noted.

Dated in Mechanic Falls, Maine this 19th day of October, 2020.

Mechanic Falls Planning Board:

Lou Goulet, Chair

Walter Goss, Vice Chair

Lou Annance, Member

Melanie Judd, Member

Paula Stotts, Member

DRAFT

Town of Mechanic Falls, Maine

Prepared 10/19/2020 by Alan Plummer, Code Enforcement Officer

[adopted September 28, 2020]

Findings of Fact & Conclusions of Law for:

420 Pharma Site Plan Review & Conditional Use Permit

Findings of Fact:

The applicant, Robert Klar, owns 420 Pharma, located at 360 Pleasant Street in Mechanic Falls, tax Map 9 Lot 22.1, registry of Deeds Book 5140, page 22. A perimeter Survey shows 3.0239 acres or 132,000 sq ft for this lot. The existing development including house, garage foundation (3,360 sq ft) and parking area (6,000sq ft) is 9% of the lot. 420 Pharma is an existing business permitted by the town, providing medical marijuana via retail storefront. Mr. Klar has applied to expand his retail sales by placing an additional building for retail sales of recreational adult use marijuana as the State of Maine's current marijuana policy states that Medical Marijuana and Adult Use Recreational Marijuana cannot be sold in the same building.

Six property abutters within 500 ft of this property were notified by certified mail prior to the planning boards review of this proposal.

Existing buildings and parking consist of 9360 sq ft total which is 7.105% of the entire lot. The new building will be 14' x 24' and will be 336 sq ft which will bring the building and parking area to a total of 7.36% developed on the lot to include parking. The project will be paid for from operating income. There will be no new water or sewer in the new building but use of existing systems will be used by customers, and is adequate.

Existing parking is 30 + cars so no additional parking for the expansion is needed due to exceeding the ordinance requirement of 1/200sq ft is 5 spaces required and far exceeds the.

Construction is scheduled to begin in the Spring of 2021 and completed by approximately July 2021. State licensing is in process for Adult Recreational use retail sales.

Conclusions of Law:

1. Conformity with Local Ordinances and Plans

This project is being reviewed under the "Marijuana Related Activities" Ordinance of Mechanic Falls. This use requires conditions met through the Maine Marijuana Legalization Act, M.R.S.A. Title 28-B as well as the Maine Medical Use Marijuana Act, Title 22 M.R.S.A. Ch 558-C as may be amended from time to time. This use appears to be in harmony with the purpose of the Rural Zone which 360 Pleasant St. is in. The ordinance requirements of sq footage per use and road frontage per use have been met. There is ample parking for this

additional use.

The Planning Board finds that this standard will be met.

As conditions of approval:

1. Must comply with Mechanic Falls Land Use Ordinance updated January 1, 2020:

Article IV "Land Use Districts and regulations"

Section 5 Performance Requirements and Standards for specific Activities.

M. Marijuana Related Activities

2. All State Rules and Regulations must be adhered to.
3. All State permits and licensing must be obtained prior to engaging in retail operations for Medical or Adult Recreational use.
4. Must remain current with Mechanic Falls annual fees.
5. Hours of operation Mon – Sat, 10:00am – 7:00pm, Sunday 10:00am - 6:00pm.
6. No Outside Storage.

Therefore, the Planning Board hereby approves with the following conditions, the application of 420 Pharma for the development of a second building to house the retail sale of Recreational marijuana facility as described in the findings above.

Dated in Mechanic Falls, Maine this 19th day of October, 2020.

Mechanic Falls Planning Board:

Lou Goulet, Chair

Walter Goss, Vice Chair

Lou Annance, Member

Melanie Judd, Member

Paula Stotts, Member

**TOWN OF MECHANIC FALLS
APPLICATION FOR SITE PLAN REVIEW**

Project Name: 44 Pigeon Hill Retail Store Fee \$75 Minor Fee \$125 Major

Applicant Information:

1. Name of Applicant: 44 Pigeon Hill LLC
Address: 44 Pigeon Hill Rd Mechanic Falls, ME
Phone: 207-608-5983
Email Address: skierx19@gmail.com

2. Property Owner: World Link Inc of Maine
Address: 35 Pleasant View Drive Naples, ME 04055
Phone: 207-632-1822

3. Applicant's Agent: Alan Shepard
Address: 93 Main St. Kennebunk, ME
Phone: 207-985-2291

4. Name and address of person to whom all correspondence regarding this application should be sent:
Alan Shepard
93 Main St. Kennebunk, ME 04043

5. What legal interest does the application have in the property to be developed, (i.e. ownership, option, purchase and sales, contract, other)? Please attach evidence of interest.
Lease Attached

6. What interest does the applicant have in any abutting property, or any land within 500 feet of the proposed development?

None

7. List below the names and mailing addresses of abutting property owners, including those across a road or street, from the proposed project. (Attach additional pages if necessary)

See Attached Document

- 8. Attach evidence of notification (Copies of letters sent Certified Mail with Return Receipt Requested) to property owners within 500 feet of abutting property lines.

Property/Project Information:

- 9. Nature of project. Please describe the nature of the proposed project including total floor area, type of materials/products to be handled, hours of operation, and other information to familiarize the Board with your application. (Attach additional pages if necessary)

The project is the development of a 4500 square foot retail cannabis storefront. We will be handling different strains of cannabis and associated products including but not limited too; edibles, tinctures, concentrates, medicated creams. Our hours of operation will be from 7a.m. – 9p.m.

- 10. Location of Property: (Attach a copy of the Mechanic Falls Tax Map showing property location)

Town of Mechanic Falls	Map	2
	Lot	61-4
Registry of Deeds	Book	9507
	Page	174

- 11. Provide a perimeter survey of the parcel made and certified by a registered land surveyor relating to the reference points, show true North point, corners of parcel, date of survey and total acreage. Areas within 200 feet of proposed development site shall be included.

12. Amount of acreage currently developed: 2.78

13. Current use of property: Storage Facility

14. Is any portion of the property within 250 feet of the high-water mark of any pond, river, stream or wetland? Yes, see attached documents.

15. Is any portion of the property shown within a Special Flood Hazard Area (SFHA) on the Flood Insurance Rate Maps (FIRM) for the Town of Mechanic Falls? No

**** If yes, attach a copy of FIRM panel with project location marked.**

16. Is the proposed project located on a mapped sand and gravel aquifer? Borders are touching but not overlapping.

17. State the estimate cost of each item listed below as it applies to the project as proposed in the application. Include estimates of costs of activities to minimize or prevent adverse effects on the surrounding environment during construction and/or operation of the project.

Legal	2000	Water Supply	0
Sewage Disposal	0	Landscaping	5000
Roads/Parking	5000	Erosion	0
Storm Water	0	Other	
Structures	20000	TOTAL	32000

**** Attach a statement describing how you plan to finance the project. NOTE: the Planning Board may require the filing of a Performance Bond, the execution of a conditional agreement with the municipality by the applicant.**

18. Gross floor area or area to be developed: 4500 square feet

19. Percentage of lot to be covered by structures and parking: 15%

20. Method of Infrastructure:

Water Supply: Town

Sewage Disposal: Engineered subsurface wastewater disposal

**** If public water and/or sewer are to be used, submit a statement from the PUD as to the adequacy of public water and/or sewer lines.**

Fire Protection **Mechanic Falls fire department contact Fred said, no added protection should be needed. We are in contact with Maine state fire marshal for approval, delayed due to Covid-19.**

Electricity

Keeley Electric

Solid Waste Disposal

Casella

Surface Water Drainage

Existing approved drainage system

Adequate provision shall be made for surface drainage so that removal of surface waters will not adversely affect neighboring properties, downstream water quality, soil erosion, or the public storm drainage system. On-site absorption of run-off water shall be utilized to minimize the discharge from the site.

Provide a map or sketch showing the existing and proposed locations of all utility lines, sewer lines, water lines, fire hydrants, easement drainage ways, and public or private rights of way.

21. Number of parking spaces required: 35 Number of parking spaces proposed: 35

22. Describe the proposed erosion and sedimentation control methods to be employed during the construction and maintenance of the proposed project (an erosion and sedimentation control plan approved by the Androscoggin County Soil Conservation Service is required.

Engineer approved, *see attached documents.*

Other Information:

23. List any waivers being requested:

(The Planning Board may nullify or waive any of the above application requirements or performance standards when the Planning Board determines that because of the special circumstances of the site such application requirements or standards would not be applicable or would be an unnecessary burden upon the applicant and not adversely affect the abutting owners and general health, safety and welfare of the town.)

Upon approval, current storage facility will be shut down before the retail store opens.

24. Proposed construction schedule:

As soon as possible, pending town approval.

25. Does the project require approvals or licensing from State agencies or entities? (Such as the State Fire Marshall's Office, Department of Environmental Protection, Maine Department of Transportation, etc.)

Yes, *see attached documents.*

26. Attach the following items to this application:

A development plan drawn at scale of not less than one inch equals 50 feet, indicating the nature of the project.

A location map to show the relationship of the proposed development to the surrounding area. A topographic map showing contours at intervals of 5 feet elevation.

A copy of any existing or proposed easements, restrictions and covenants.

Existing soil condition as described by either a soils scientist, geologist, engineer, or S.C.S. Medium Intensity soil survey.

If the site is NOT to be served by public sewer line, then an on-site soils investigation report by DHS Licensed Site Evaluator shall be provided.

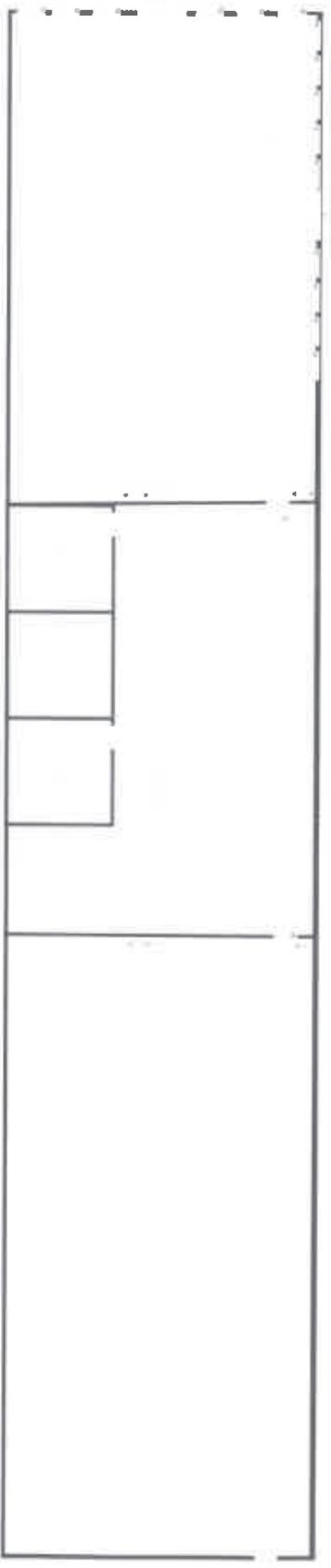
To the best of my knowledge, all information submitted in the application is true and correct.

IM

Signature of Applicant or Agent

9/15/20

Date



Map 002	Lot 067	Larabee, Debra L	P.O. Box 53 Poland, ME 04274
Map 002	Lot 072	Landmark Investments LLC	314 Center Street Auburn, ME 04210
Map 002	Lot 066-1	Hannaford Bros Co	P.O. Box 6500 Carlisle, PA 17013
Map 002	Lot 066-2	Mechanic Falls Ventures LLC	Co Commercial Properties MGMT P.O. Box 66749 Falmouth, ME 04105
Map 002	Lot 066	Mechanic Falls Ventures LLC	Co Commercial Properties MGMT P.O. Box 66749 Falmouth, ME 04105
Map 002	Lot 063	Terry Pomerleau	P.O. Box 12 Poland, ME 04291
Map 002	Lot 061-3	McNulty Enterprises	824 Roosevelt Trail #263 Windham, ME 04062
Map 002	Lot 061-2	McNulty Enterprises	824 Roosevelt Trail #263 Windham, ME 04062
Map 002	Lot 061-1	McNulty Enterprises	824 Roosevelt Trail #263 Windham, ME 04062
Map 002	Lot 060-9	Williams, Jennifer L	49 Winterbrook Rd Mechanic Falls, ME 04256
Map 002	Lot 060-8	Carter, Donald R	57 Winterbrook Rd Mechanic Falls, ME 04256
Map 002	Lot 060-11	Kimball, Christopher	37 Sherris Way Mechanic Falls, ME 04256
Map 002	Lot 060- 5	Kinney, Stephen	P.O. Box 480 Poland, ME 04274
Map 002	Lot 064	Marchesseault, John P	1299 Woodman Hill Rd Minot, ME 04258
Map 002	Lot 065	May, Tiffany	64 Pigeon Hill Rd Mechanic Falls, ME 04256

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div of Environmental Health, 11 SHS
(207) 287-2070 Fax: (207) 287-4172

PROPERTY LOCATION

>> CAUTION: LPI APPROVAL REQUIRED <<

City, Town, or Plantation: ~~Orono~~ Mechanic Falls
Street or Road: 44 Pickett Hill Rd.
Subdivision, Lot #: (Site B)

Town/City: Mechanic Falls Permit #: 056
Date Permit Issued: 11/6/19 Fee: \$265 Double Fee Charged ()
Local Plumbing Inspector Signature: Fred Green L.P.I. # 799

OWNER/APPLICANT INFORMATION

Name (last, first, mi): GARCIA, CHRIS
Mailing Address of Owner/Applicant: P.O. Box 175, Naples, ME 04855
Daytime Tel. #: (632) 1822

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Municipal Tax Map #: 2 Lot #: 601.4

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.
Signature of Owner or Applicant: [Signature] Date: 11-6-19

CAUTION: INSPECTION REQUIRED
I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.
Local Plumbing Inspector Signature: [Signature] (Print) date approved: 11-6-19
[Signature] (Print) date approved: 11-13-19

PERMIT INFORMATION

TYPE OF APPLICATION

THIS APPLICATION REQUIRES

- 1. First Time System
- 2. Replacement System
- Type replaced: _____
- Year installed: _____
- 3. Expanded System
- a. <25% Expansion
- b. >25% Expansion
- 4. Experimental System
- 5. Seasonal Conversion

- 1. No Rule Variance
- 2. First Time System Variance
- a. Local Plumbing Inspector Approval
- b. State & Local Plumbing Inspector Approval
- 3. Replacement System Variance
- a. Local Plumbing Inspector Approval
- b. State & Local Plumbing Inspector Approval
- 4. Minimum Lot Size Variance
- 5. Seasonal Conversion Permit

DISPOSAL SYSTEM COMPONENTS

- 1. Complete Non-engineered System
- 2. Primitive System (graywater & alt. toilet)
- 3. Alternative Toilet, specify: _____
- 4. Non-engineered Treatment Tank (only)
- 5. Holding Tank, _____ gallons
- 6. Non-engineered Disposal Field (only)
- 7. Separated Laundry System
- 8. Complete Engineered System (2000 gpd or more)
- 9. Engineered Treatment Tank (only)
- 10. Engineered Disposal Field (only)
- 11. Pre-treatment, specify: _____
- 12. Miscellaneous Components

SIZE OF PROPERTY

DISPOSAL SYSTEM TO SERVE

2075 sq. ft. / .046 ACRES

- 1. Single Family Dwelling Unit, No. of Bedrooms: _____
- 2. Multiple Family Dwelling, No. of Units: _____
- 3. Other: STORAGE BLDG, 12 WORKERS (specify)
- Current Use Seasonal Year Round Undeveloped

TYPE OF WATER SUPPLY PROVIDED

- 1. Drilled Well
- 2. Dug Well
- 3. Private
- 4. Public
- 5. Other

SHORELAND ZONING
 Yes No

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

DISPOSAL FIELD TYPE & SIZE

GARBAGE DISPOSAL UNIT

DESIGN FLOW

- 1. Concrete
- a. Regular
- b. Low Profile
- 2. Plastic
- 3. Other: _____
- CAPACITY: 7000 GAL

- 1. Stone Bed
- 2. Stone Trench
- 3. Proprietary Device
- a. cluster array
- b. regular load
- c. Linear
- d. H-20 load
- 4. Other: _____
- SIZE: 400 sq. ft. / lin. ft.

- 1. No
- 2. Yes
- 3. Maybe
- If Yes or Maybe, specify one below:
- a. multi-compartment tank
- b. _____ tanks in series
- c. increase in tank capacity
- d. Filter on Tank Outlet

153,940 gallons per day
BASED ON:
 1. Table 4A (dwelling unit(s))
 2. Table 4C (other facilities)
SHOW CALCULATIONS for other facilities
12 WORKERS x 12 GPD = 144 GPD
 3. Section 4G (meter readings)
ATTACH WATER METER DATA

SOIL DATA & DESIGN CLASS
PROFILE CONDITION: S1P
at Observation Hole # 132
Depth: 740
of Most Limiting Soil Factor.

- 1. Medium—2.6 sq. ft. / gpd
- 2. Medium—Large 3.3 sq. ft. / gpd
- 3. Large—4.1 sq. ft. / gpd
- 4. Extra Large—5.0 sq. ft. / gpd

EFFLUENT/JECTOR PUMP
 Not Required
 May Be Required
 Required
Specify only for engineered systems:
DOSE: _____ gallons

LATITUDE AND LONGITUDE
at center of disposal area
Lat. 44° 0' 43" N
Lon. 70° 15' 46" W
If g.p.s., state margin of error.

SITE EVALUATOR STATEMENT

I certify that on 9/28/19 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

James G. Mouscun
Site Evaluator Signature
James G. Mouscun
Site Evaluator Name Printed

707
SE #
892-9494
Telephone Number

April 18, 2019
Date
E-mail Address

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Storm Services
Division of Health Engineering
C071 287-6872 FAX C071 287-6372

Town/City Plantation

Street/Road Subdivision

Owner's Name

EXTENDED

44 PIGEON HILL (S0789)

EMERITA, CITRUS

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = 20' FT.

STORAGE BUILDING

(EXIST) TEST.

GARAGE DOOR

1000 GALLON SEPTIC TANK WHERE FEASIBLE.

15' IN LINE

PROPOSED BED.

NOTES: GRADE AT TEST PILL - 54"

FILL REQUIREMENTS

Depth of Fill (Upslope)
Depth of Fill (Downslope)

0"
0"

CONSTRUCTION ELEVATIONS

Finished Grade Elevation
Top of Distribution Pipe or Proprietary Device
Bottom of Disposal Area

EXIST.

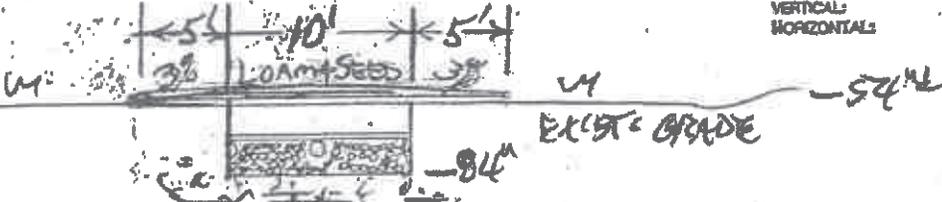
54"
72"
84"

ELEVATION REFERENCE POINT

Location & Description: TOP OF TEST DOR AT 00"
IN GROUND BY GARAGE DOOR

DISPOSAL AREA CROSS SECTION

SCALE:
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 10'

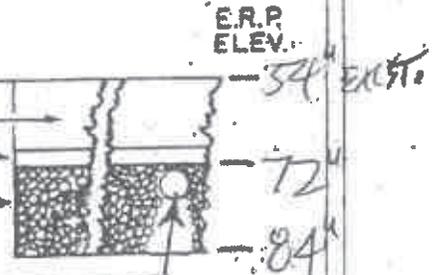


6" GRAVELLY COARSE SAND BLEND 4" INTO SOIL.

CLEAN FILL
HAY (2" layer)
CLEAN STONE
1 1/2" dia.

4" DIA. P.V.C. PERFORATED (HOLES DOWN).

BED DETAIL (no scale)



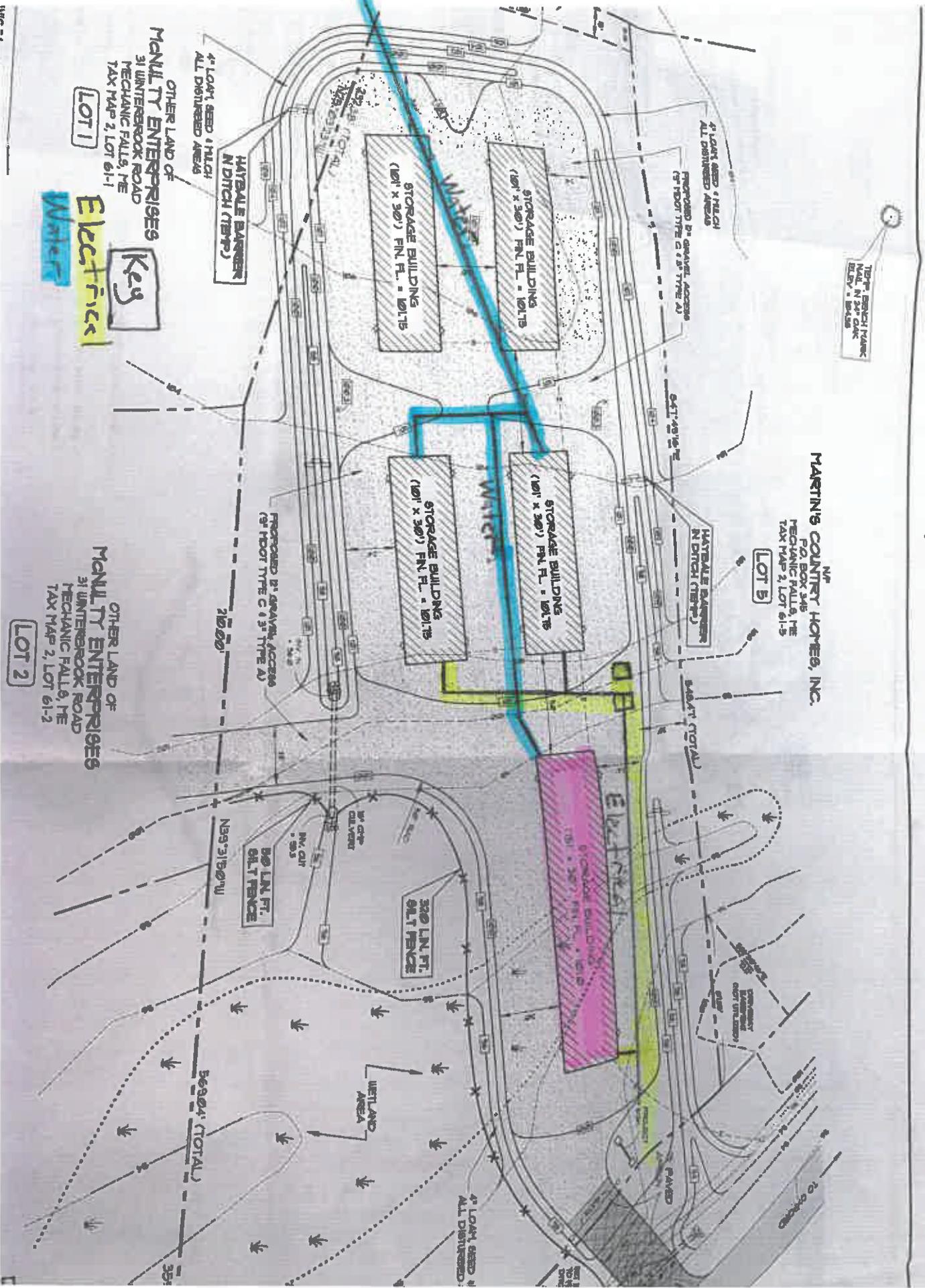
James J. Pincus
Site Evaluator Signature

247
SE

DATE: 11/18/2019



Utility



TOTAL LENGTH PARK
NAD 83 N 20° 04' 00"
E 125' 00" 0.0000

MARTIN'S COUNTRY HOMES, INC.
PO. BOX 348
MECHANIC FALLS, ME
TAX MAP 2, LOT 61-5

OTHER LAND OF
MANUL TY ENTERPRISES
31 WINTERBROOK ROAD
MECHANIC FALLS, ME
TAX MAP 2, LOT 61-1

Key
Elec + Fick
Water

OTHER LAND OF
MANUL TY ENTERPRISES
31 WINTERBROOK ROAD
MECHANIC FALLS, ME
TAX MAP 2, LOT 61-2

5 YEAR COMMERCIAL LEASE AGREEMENT

THIS LEASE (this "Lease") dated this 1ST day of AUGUST, 2019.

BETWEEN:

Worldlink Inc. of Maine of Po Box 175, Naples Maine 04055
Telephone: (207) 632-1822 Fax: _____
(the "Landlord")

OF THE FIRST PART

- AND -

Tyler Monaham of 
(the "Tenant")

OF THE SECOND PART

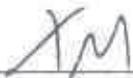
IN CONSIDERATION OF the Landlord leasing certain premises to the Tenant, the Tenant leasing those premises from the Landlord and the mutual benefits and obligations set forth in this Lease, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties to this Lease (the "Parties") agree as follows: **6000 sq. ft.**

Basic Terms

1. The following basic terms are hereby approved by the Parties and each reference in this Lease to any of the basic terms will be construed to include the provisions set forth below as well as all of the additional terms and conditions of the applicable sections of this Lease where such basic terms are more fully set forth:
 - a. Landlord: Worldlink Inc. of Maine
 - b. Address of Worldlink Inc. of Maine: Po Box 175, Naples Maine 04055 (207) 632-1822
 - c. Tenant: Tyler Monaham
 - d. Address of Tyler Monaham: _____
 - e. Commencement Date of Lease: _____
 - f. Base Rent: \$4,500.00, payable per month

- 102. All sums payable by the Tenant to the Landlord pursuant to any provision of this Lease will be deemed to be Additional Rent and will be recoverable by the Landlord as rental arrears.
- 103. Where there is more than one Tenant executing this Lease, all Tenants are jointly and severally liable for each other's acts, omissions and liabilities pursuant to this Lease.
- 104. The Tenant will be charged an additional amount of \$25.00 for each N.S.F. check or check returned by the Tenant's financial institution.
- 105. All schedules to this Lease are incorporated into and form an integral part of this Lease.
- 106. Headings are inserted for the convenience of the Parties only and are not to be considered when interpreting this Lease. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.
- 107. This Lease may be executed in counterparts. Facsimile signatures are binding and are considered to be original signatures.
- 108. Time is of the essence in this Lease.
- 109. This Lease will constitute the entire agreement between the Landlord and the Tenant. Any prior understanding or representation of any kind preceding the date of this Lease will not be binding on either party to this Lease except to the extent incorporated in this Lease. In particular, no warranties of the Landlord not expressed in this Lease are to be implied.
- 110. Nothing contained in this Lease is intended by the Parties to create a relationship of principal and agent, partnership, nor joint venture. The Parties intend only to create a relationship of landlord and tenant.

IN WITNESS WHEREOF the Parties to this Lease have duly affixed their signatures under hand and seal, or by a duly authorized officer under seal, on this 27 day of April, 2019



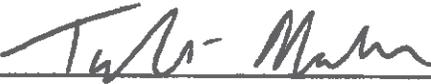
 (Witness)



 (Witness)

Worldlink Inc. of Maine (Landlord)

Per: _____ (SEAL)



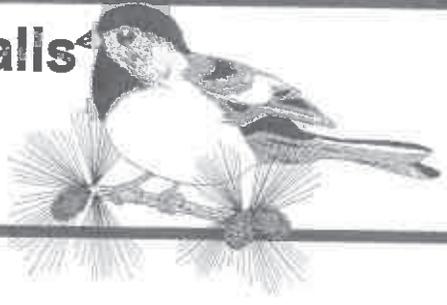
 Tyler Monaham (Tenant)

ref 73841

RECEIVED
8/17/2020

Town of Mechanic Falls

108 Lewiston Street
Mechanic Falls, ME 04256
Phone: 345-2871 FAX: 345-9201
www.MechanicFalls.org



Marijuana Establishment License – Application Checklist

Applicant Name: Tyler Monahan

Date: 8/10/20

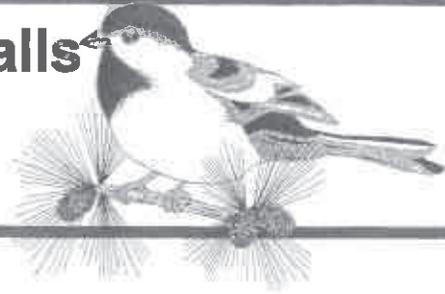
- Proof of Land Use Approval (from Code/Planning & Development)
- Complete License Application (with fee)
- Copy of State License attached
- Scale floor plan attached
- Security plan and operations manual (please mark clearly what is confidential)

***** All of the above must be received and complete to the satisfaction of the Town Clerk prior to submission to Town Council for approvals*****

Once approvals are granted, the Town Clerk's office will mail your license to the address indicated on your license application to display on premise. You are then fully licensed to operate your business.

Town of Mechanic Falls

108 Lewiston Street
Mechanic Falls, ME 04256
Phone: 345-2871 FAX: 345-9201
www.MechanicFalls.org



Application for Marijuana Establishment Valid
_____ to _____

New
Renewal

Type of Establishment: (Check One)

<input checked="" type="checkbox"/> Medical Marijuana Cultivation	\$250.00	annually
<input type="checkbox"/> Tier 1 (Up to 500 sqft mature plant canopy)	\$1,500.00	annually
<input type="checkbox"/> Tier 2 (501 – 2,000 sqft mature plant canopy)	\$2,500.00	annually
<input type="checkbox"/> Tier 3 (2,001 – 7,000 sqft mature plant canopy)	\$5,000.00	annually
<input type="checkbox"/> Tier 4 (7,001 – 20,000 sqft mature plant canopy)	\$12,000.00	annually
<input type="checkbox"/> Marijuana Manufacturing Facility	\$2,500.00	annually
<input type="checkbox"/> Marijuana Testing Facility	\$500.00	annually
<input checked="" type="checkbox"/> Marijuana Retail Facility	\$1,500.00	annually

Name of Business: 44 Pigeon Hill LLC	
Physical Address of Business: 44 Pigeon Hill Rd Mechanic Falls Maine	
Mailing Address of Business: 44 Pigeon Hill RD Mechanic Falls Maine	
Owner of Business: Tyler Monahan	
Owner Mailing Address (if different from above):	
Owner Contact Number: 207-608-5983	Owner Email Address: Skier x19@gmail.com
Emergency Contact (must be available 24/7): Brian Monahan	Emergency Contact Telephone Number: 518-420-2357 Emergency Contact E-mail Address: BMonahan@gmail.com

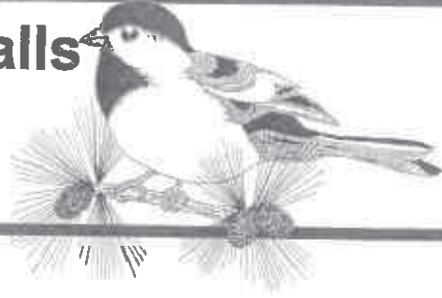
Days & Hours of Operation:

7AM - 9PM

A description of the premises for which the Local License is sought (attach floor plan):

Town of Mechanic Falls

108 Lewiston Street
Mechanic Falls, ME 04256
Phone: 345-2871 FAX: 345-9201
www.MechanicFalls.org



Corporate Officer List

Name of Company: 44 Pigeon Hill LLC

If applicant is a business entity, list names, residences, and birth dates as well as title of each officer, director, member, manager and general partner.

Name full name, including middle initial and maiden name, if applicable	Date of Birth
<u>Tyler M Monahan</u>	<u>7/19/91</u>
Address	Title
<u>44 Pigeon Hill Rd Mechanic Falls ME</u>	<u>Caregiver/owner</u>

Name full name, including middle initial and maiden name, if applicable	Date of Birth
Address	Title

Name full name, including middle initial and maiden name, if applicable	Date of Birth
Address	Title

Name full name, including middle initial and maiden name, if applicable	Date of Birth
Address	Title

Signature of Authorized Agent

Medical Marijuana Cultivation	\$250.00	Annually	100% Town + Public Hearing Fee
Adult-Use Marijuana Cultivation Facility			
Tier 1 (Up to 500 sqft mature plant canopy)	\$1,500.00	Annually	100% Town + Public Hearing Fee
Tier 2 (501 – 2,000 sqft mature plant canopy)	\$2,500.00	Annually	100% Town + Public Hearing Fee
Tier 3 (2,001 – 7,000 sqft mature plant canopy)	\$5,000.00	Annually	100% Town + Public Hearing Fee
Tier 4 (7,001 – 20,000 sqft mature plant canopy)	\$12,000.00	Annually	100% Town + Public Hearing Fee
Marijuana Manufacturing Facility	\$2,500.00	Annually	100% Town + Public Hearing Fee
Marijuana Testing Facility	\$500.00	Annually	100% Town + Public Hearing Fee
Marijuana Retail Facility	\$1,500.00	Annually	100% Town + Public Hearing Fee

Applicant, by signing below, acknowledges having read all applicable laws and ordinances and agrees to comply with all laws, orders, ordinances, rules and regulations governing the above license and further agrees that any misstatement of material fact may result in refusal of license, suspension or revocation if one has been issued. Applicant agrees that all taxes and accounts pertaining to the premises will be paid prior to issuance of the license. Applicant understands that the license is not transferable, expires annually, and, in the case of a retail store, applicant is limited by State law to the operation of one retail store, that being for the application above.

TM

Authorized Signature

Tyler Mondon Cannabis Lawyer

Print Name and Title

8/10/20

Date

PLEASE ALLOW TWO WEEKS FOR PROCESSING

Return completed application and copies of all required materials to:

**Town Clerk's Office
108 Lewiston Rd
Mechanic Falls, Me 04256
iward@mechanicfalls.org**

FOR TOWN USE ONLY

Applicant Name: Tyler Monaghan

Date of Application: 8/17/2020

Date Application Fee Paid: 8/17/2020

Fire Chief Approved Yes No Approved By: __

Comments:

Police Chief Approved Yes No Approved By: __

Comments:

Health Inspector Approved Yes No Approved By: Alan Plummer

Comments:

Code Enforcement Officer Approved Yes No Approved By: Alan Plummer

Comments:

Town Council Yes No

**Marijuana Cultivation Facility, Marijuana Retail Store or
Medical Marijuana Products Manufacturing Facility –
Waiver of Confidentiality**

I understand that my application and supporting information are confidential under State law. By my signature below, I agree to waive my right to the confidentiality of my application and supporting information under 22 M.R.S.A. § 2425. I understand that signature of this form is voluntary and may not be retroactively revoked.

Tyler Monahan

Applicant Signature

Tyler Monahan

Printed Name of Applicant

8/19/20

Date

State of Maine

County of Androscoggin

The foregoing instrument was acknowledged before me this 17 day of August, 2020, at 9³⁰AM, Maine, by Tyler Monahan to be his/her free act and deed.

Julie Ward

Signature of Notary Public

**JULIE L WARD
NOTARY PUBLIC
STATE OF MAINE
My Commission Expires 10/19/2024**

Name of Notary Public

Notary Public, State of Maine

My commission expires: _____

(SEAL)

Operations and Security Procedures for

44 Pigeon Hill

Business Description

Once established we will offer high quality controlled medicinal products to patrons with state approved licenses. We will offer a wide range of cannabis products including but not limited to buds, edibles, concentrates.

Company Hierarchy and Job Descriptions

Tyler Monahan is the director and CEO of the establishment at the top of the command chain with the following positions each reporting to the prior. A general manager will oversee and report daily storefront activities. A store supervisor will be staffed at all times reporting to the general manager for processes, concerns and questions. Beneath the supervisors will be the cannabis consultants helping customers understand and choose which products may be right for them. At any time, a position above in the hierarchal order may fill the duties of an employee beneath them.

Employee Training and Education

Employees will be required to have an in-depth understanding of each product that is offered. To ensure appropriate education and training of all employees, all new hires will have a minimum of three training days working closely with a supervisor or manager. In this time all standard operation policies and procedures will be addressed. Detailed descriptions and understanding of each product will be given to employees before a product is offered to a customer. A catalog of all products will be kept in store and online to ensure our employee education standards are being met.

Contact Details

Contact information will be listed on our store website, with communication available through email and telephone. The general manager and store supervisors will be handling customer interactions beyond education and sales. An electronic company facing catalog of employee contact info will also be available for employees to contact each other for work related discussion within the organization.

Documented Processes

The process for customers to obtain their product will be documented from start to finish. Customers will be greeted as they arrive, required to show their necessary documentation in order to shop the store. If there is a wait their name will be added to a queue until the next consultant is available. Once the customer has decided on a product, the consultant will process and document the sale. After the completion of the sale the products will be retrieved from a separate room for an additional layer of safety and security. All sales, consumer and caregiver, will be documented and filed electronically.

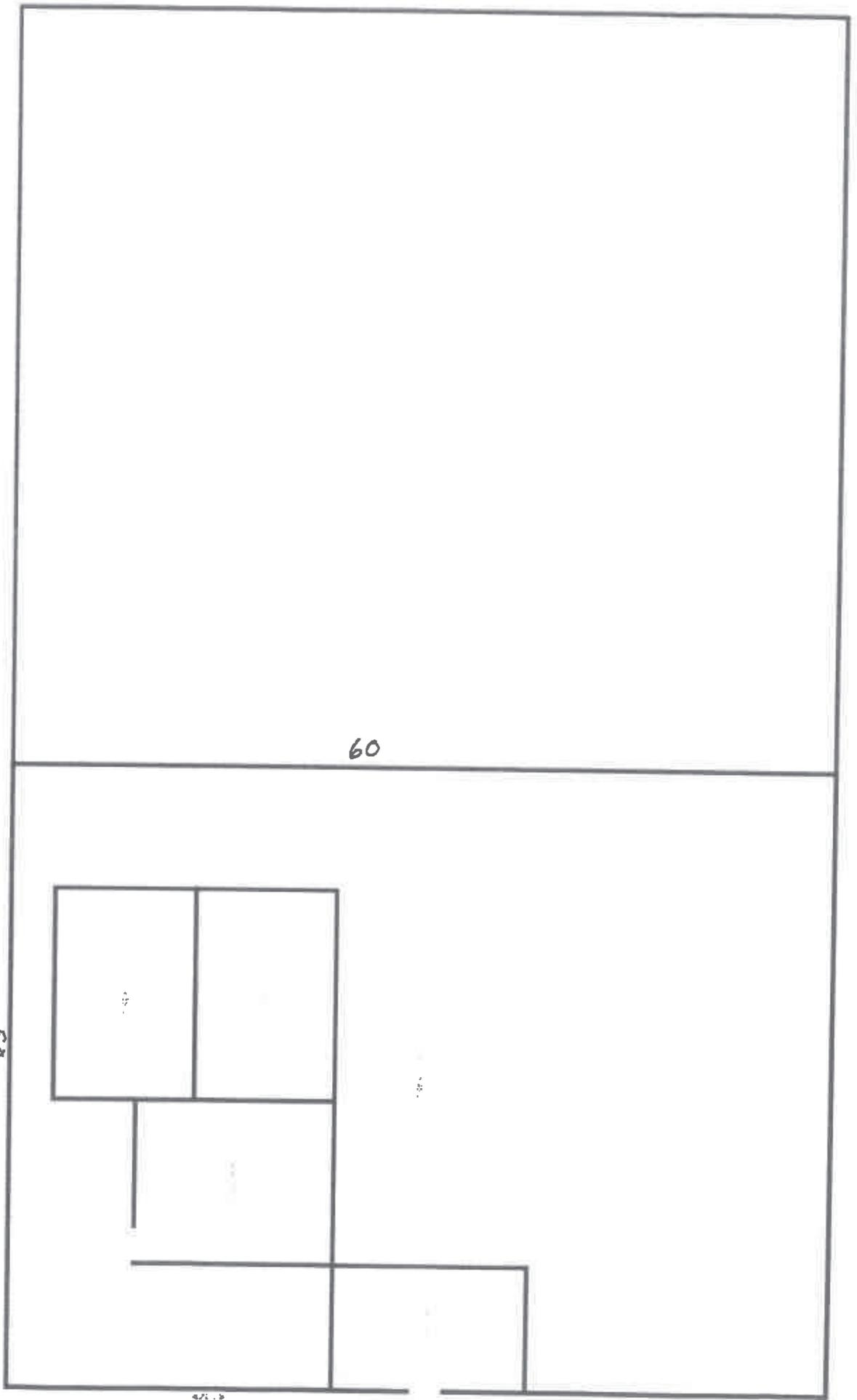
Security

Due to the nature of the business there will be higher security standards in place than what you would see in most retail establishments. Each room in the facility will be monitored with video cameras equipped with recording. Product display cases will be locked throughout the store to not allow customers to obtain their product(s) until after the necessary documentation, sale, and procedures have been followed. To ensure customer safety access to product will be limited to the consultants, supervisors and manager.

Emergency Procedures

All state and local emergency guidelines will be followed at all times. The manager and supervisors may be responsible for running routine checks on a daily, weekly or monthly basis depending on requirements.

This manual is subject to revision and addition as company growth occurs, to adapt to the necessary local and state guidelines that may or may not be enacted as the industry develops.



60

50

RT 26



Maine Medical Use
Of Marijuana

Date Issued: 07/02/2020
Expires: 07/01/2021

Individual Caregiver
TYLER M. MONAHAN

DOB: 07/19/1991

No Retail Location Provided

Registration #: **CGR27540**

Control #: **3090**

Authorized for: **Plant Canopy-500 square feet**

**TOWN OF MECHANIC FALLS
APPLICATION FOR SITE PLAN REVIEW**

Project Name: High Rollers Medical Store

Minor Fee \$75

Major Fee \$125

Applicant Information:

• Name of Applicant: Tyler Thayer DBA Great Falls Greenery
Address: 532 Pigeon Hill Rd Mechanic Falls
Phone: 207 577 3280
Email Address: admin@highrollerscannabis.me

• Property Owner: Rick Bennett
Address: 75 Bennett Ln. Oxford ME 04270
Phone: 207 592 3200

• Applicant's Agent: none
Address: _____
Phone: _____

• Name and address of person to whom all correspondence regarding this application should be sent:
Tyler Thayer / High Rollers
532 Pigeon Hill Rd
Mechanic Falls ME 04256

• What legal interest does the application have in the property to be developed, (i.e. ownership, option, purchase and sales, contract, other)? Please attach evidence of interest.

Lessee

• What interest does the applicant have in any abutting property, or any land within 500 feet of the proposed development?

none

• List below the names and mailing addresses of abutting property owners, including those across a road or street, from the proposed project. (Attach additional pages if necessary)

Name	Address	Lot & Map No.
<u>see attached</u>		

• Attach evidence of notification (Copies of letters sent Certified Mail with Return Receipt Requested) to property owners within 500 feet of abutting property lines.

Property/Project Information:

• Nature of project. Please describe the nature of the proposed project including total floor area, type of materials/products to be handled, hours of operation, and other information to familiarize the Board with

Property/Project Information:

9. Nature of project. Please describe the nature of the proposed project including total floor area, type of materials/products to be handled, hours of operation, and other information to familiarize the Board with your application. (Attach additional pages if necessary)
Adult use Recreational Marijuana Store. to be built adjacent to current medical storefront. Building will be built on slab, and use same driveway. Will follow same security plan as medical store. Hours are 10-7 / 7 days a week. All high value items stored offsite.

10. Location of Property: (Attach a copy of the Mechanic Falls Tax Map showing property location)

Town of Mechanic Falls Map 6
 Lot 2

Registry of Deeds Book _____
 Page _____

11. Provide a perimeter survey of the parcel made and certified by a registered land surveyor relating to the reference points, show true North point, corners of parcel, date of survey and total acreage. Areas within 200 feet of proposed development site shall be included. Recent Private Survey was concluded in Fall 2019

12. Amount of acreage currently developed: 2.5 Acres

13. Current use of property: Medical Marijuana Store

14. Is any portion of the property within 250 feet of the high-water mark of any pond, river, stream or wetland? YES NO

15. Is any portion of the property shown within a Special Flood Hazard Area (SFHA) on the Flood Insurance Rate Maps (FIRM) for the Town of Mechanic Falls? YES NO

** If yes, attach a copy of FIRM panel with project location marked.

16. Is the proposed project located on a mapped sand and gravel aquifer? YES NO

17. State the estimate cost of each item listed below as it applies to the project as proposed in the application. Include estimates of costs of activities to minimize or prevent adverse effects on the surrounding environment during construction and/or operation of the project.

Legal	<u>NA</u>
Sewage Disposal	<u>NA</u>
Roads/Parking	<u>5000</u>
Storm Water	<u>1000</u>
Structures	<u>40,000</u>
Water Supply	<u>2000</u>

Landscaping	<u>1000</u>
Erosion	<u>1000</u>
Other	<u>-</u>
TOTAL	<u>50,000</u>

** Attach a statement describing how you plan to finance the project. NOTE: the Planning Board may require the filing of a Performance Bond, the execution of a conditional agreement with the municipality by the applicant. privately funded from proceeds and income from current medical store

18. Gross floor area or area to be developed: 320 sq ft

19. Percentage of lot to be covered by structures and parking: 20%

20. Method of Infrastructure: Building will require no plumbing/well. Will use facilities in existing building, open to the public

Water Supply existing well Sewage Disposal existing septic

** If public water and/or sewer are to be used, submit a statement from the PUD as to the adequacy of public water and/or sewer lines.

Fire Protection Smoke alarms
 Electricity from existing store
 Solid Waste Disposal -
 Surface Water Drainage landscaping bed

Adequate provision shall be made for surface drainage so that removal of surface waters will not adversely affect neighboring properties, downstream water quality, soil erosion, or the public storm drainage system. On-site absorption of run-off water shall be utilized to minimize the discharge from the site.

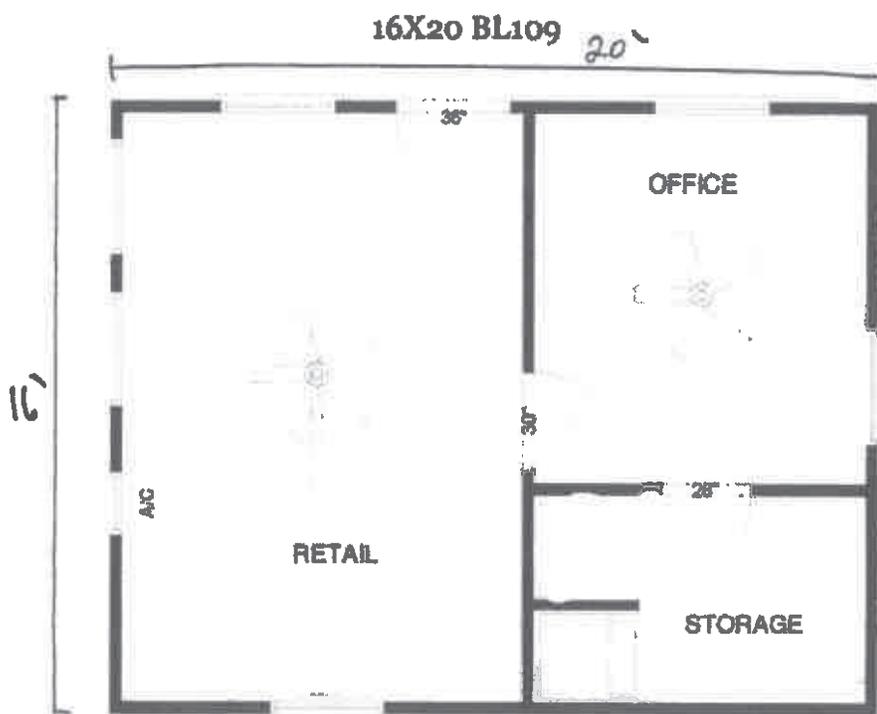
Provide a map or sketch showing the existing and proposed locations of all utility lines, sewer lines, water lines, fire hydrants, easement drainage ways, and public or private rights of way.

21. Number of parking spaces required: 4 Number of parking spaces proposed: 4

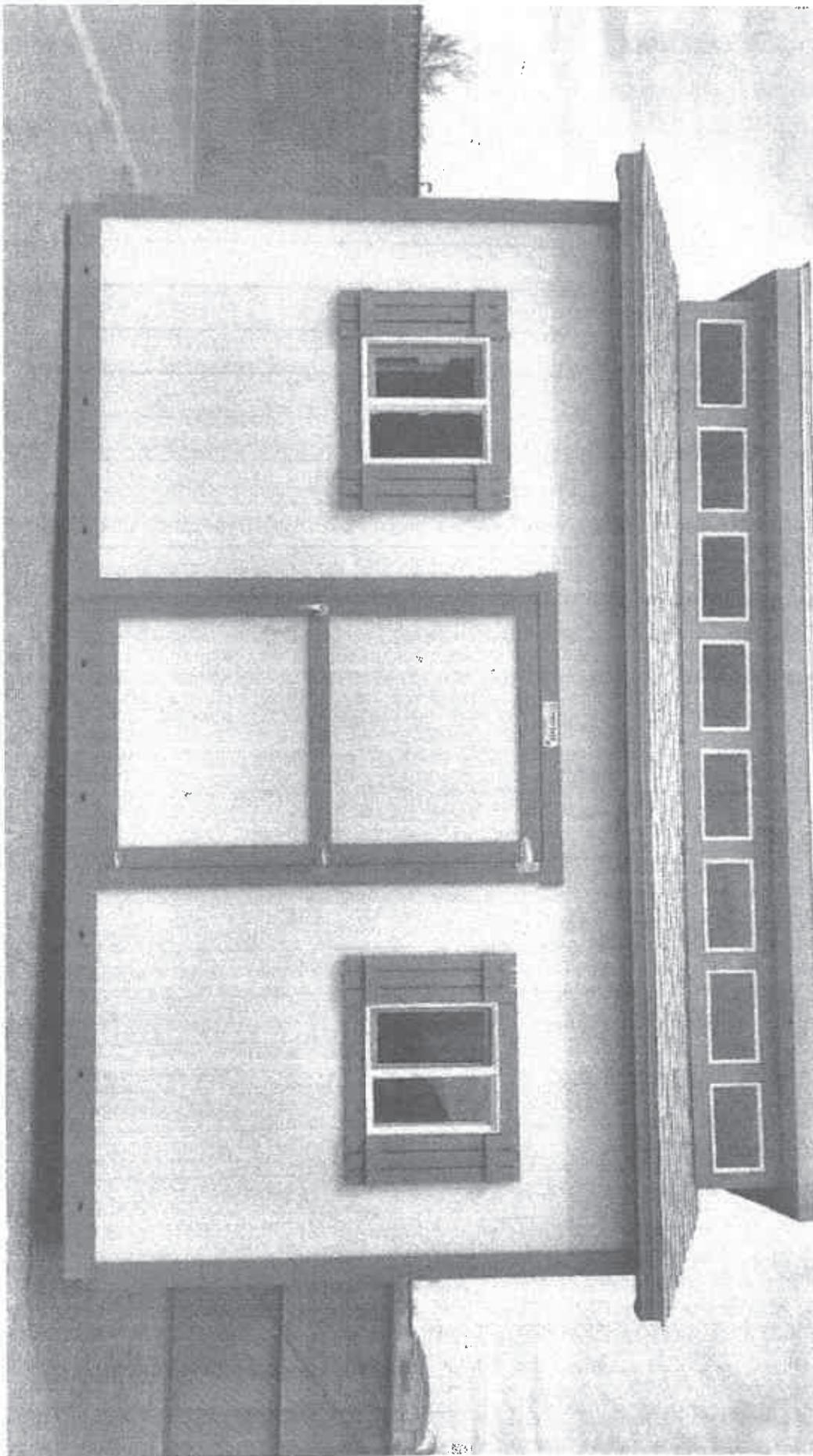
22. Describe the proposed erosion and sedimentation control methods to be employed during the construction and maintenance of the proposed project (an erosion and sedimentation control plan approved by the Androscooggin County Soil Conservation Service is required).
Maintain vegetation buffers

Other Information:

23. List any waivers being requested:
 (The Planning Board may nullify or waive any of the above application requirements or performance standards when the Planning Board determines that because of the special circumstances of the site such application requirements or standards would not be applicable or would be an unnecessary burden upon the applicant and not adversely affect the abutting owners and general health, safety and welfare of the town.)



LIVING AREA
1B/1B
320 SQ. FT.





SKETCH OF PROPERTY
FRESH HILL ROAD - ROUTE 26
MECHANIC FALLS, MAINE

OWNER OF RECORD:
RICHARD A. & KAREN L. BENNETT
 3-86-2010 7881/107
 Tax Map 6 - Lot 2
 76 Bennett Lane
 Oxford, ME 04270

Date 12-8-2010
 Job No. 12-085

LEGEND

- ◁ - EXISTING FENCE
- - IRON PIPES
- - IRON PIPES
- - IRON PIPES

REFERENCES:

PLAT NO. 12-085 BY DAVIS LAND SURVEYING, LLC
 TWP MAP 6 LOT 2
 BOUND BY 3.4.4

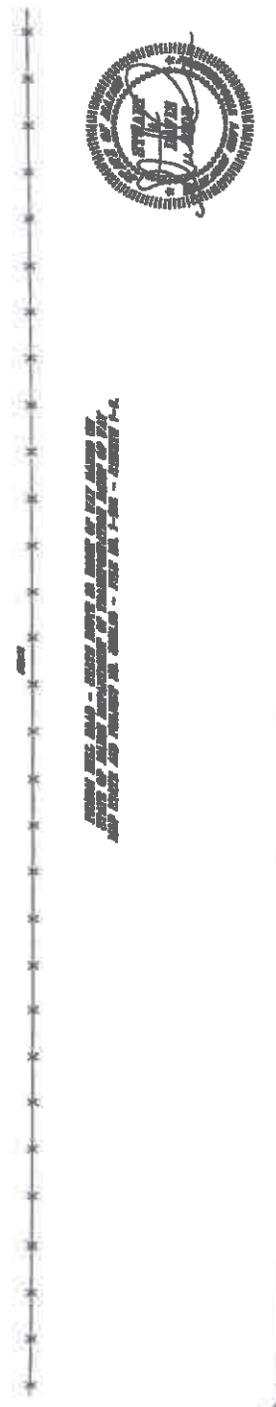
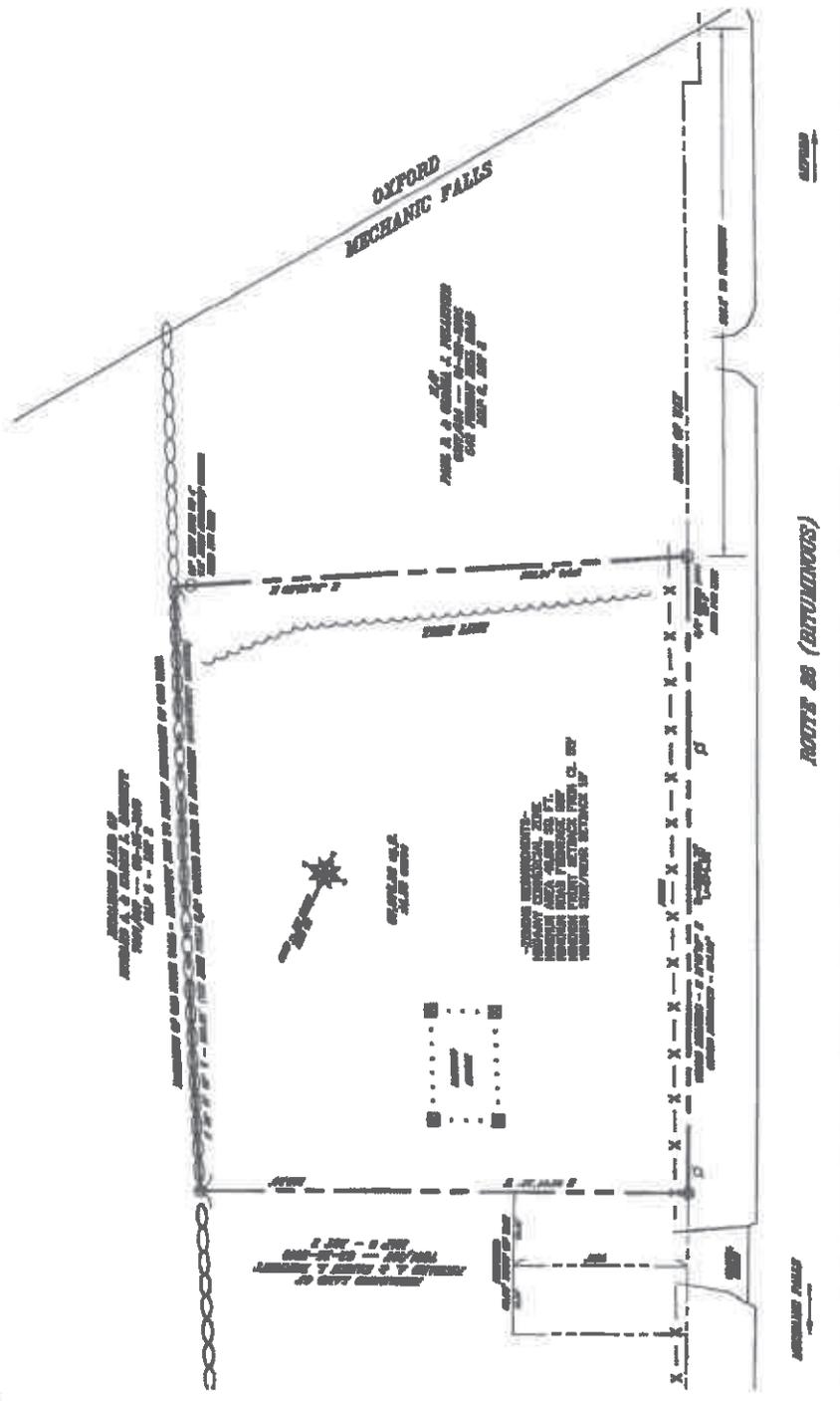
THIS SKETCH OF PROPERTY IS FOR THE PURPOSE OF RECORDING A LIEN
 AND IS NOT A FINAL SURVEY. THIS SKETCH IS NOT TO BE USED FOR
 ANY OTHER PURPOSES. THE SURVEYOR'S LIABILITY IS LIMITED TO THE
 INFORMATION PROVIDED BY THE CLIENT. THE SURVEYOR IS NOT
 RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE SURVEYOR
 IS NOT A PROFESSIONAL ENGINEER. THE SURVEYOR IS NOT
 A LICENSED SURVEYOR. THE SURVEYOR IS NOT A LICENSED
 ENGINEER. THE SURVEYOR IS NOT A LICENSED ARCHITECT.

DAVIS LAND SURVEYING, LLC
 64 OLD COUNTY ROAD, OXFORD, ME 04270
 800 NORTH AVENUE, AUSTON, ME 04200

OFFICE PHONE (207) 462-2007 or (207) 762-2007
 CELL (207) 462-2007

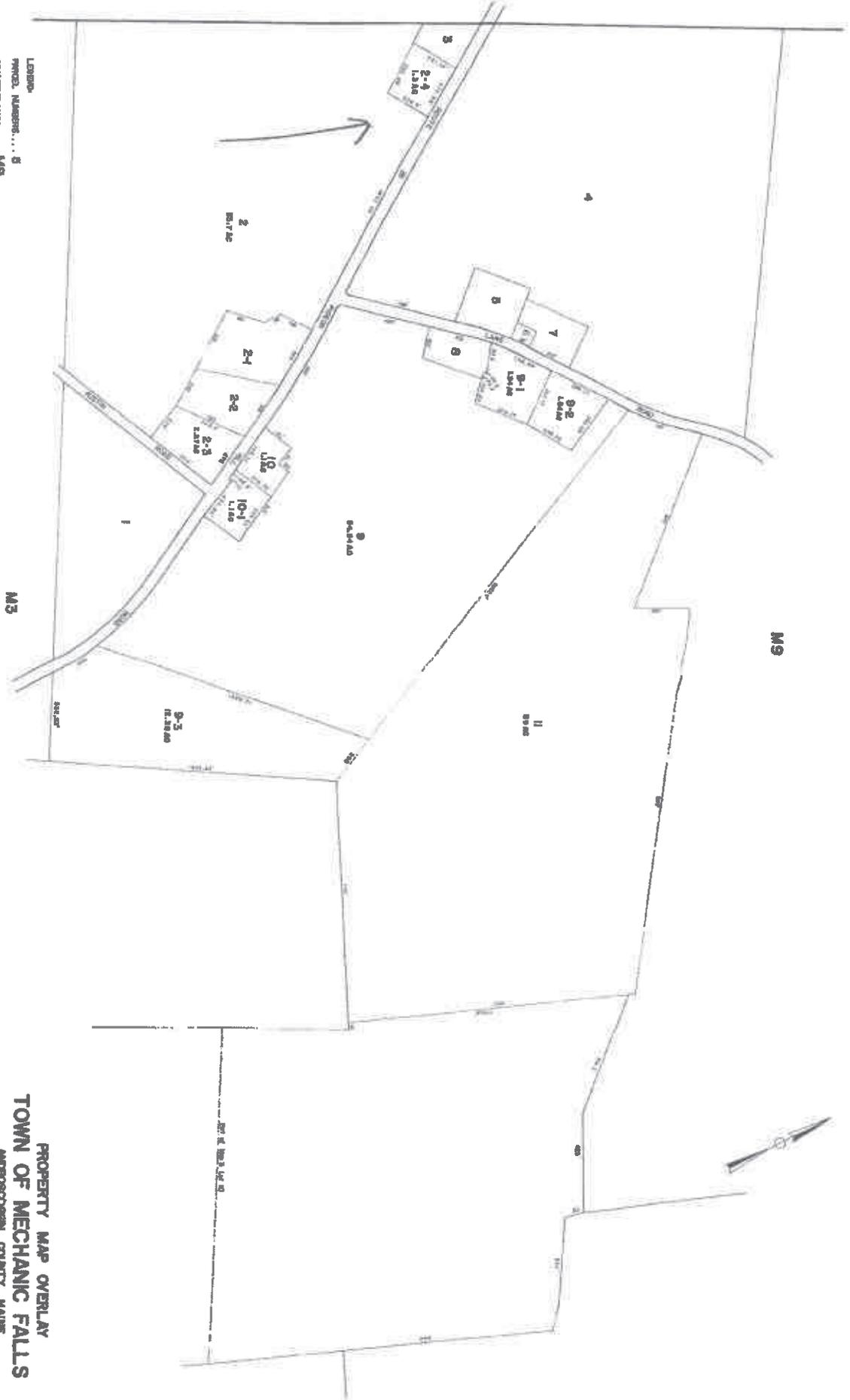
EMAIL: davislandsurveying@comcast.net
www.davislandsurveying.com

SCALE: 1" = 50'



FRESH HILL ROAD - HOUSE FRONT TO CORNER OF LOT MARKED BY
 STATE OF MAINE DEPARTMENT OF TRANSPORTATION MAP OF MAINE
 MAP NUMBER 12-085 - PLAT NO. 12-085 - JUNE 1-4.

OXFORD



LEGEND:
 ZONING DISTRICTS... M3
 ADJACENT MAPS... M9
 MATCH LINE

**PROPERTY MAP OVERLAY
 TOWN OF MECHANIC FALLS
 ANDROSCOGGEN COUNTY, MAINE**

DESIGNED BY:
 AERIAL SURVEY & PHOTO, INC., ANDROSCOGG, MAINE
 SCALE: 1"=500'



IANET T. MILLS
GOVERNOR

STATE OF MAINE
OFFICE OF MARIJUANA POLICY
162 STATE HOUSE STATION
19 UNION STREET
FIRST FLOOR
AUGUSTA, MAINE 04333-0162

ADMINISTRATIVE & FINANCIAL SERVICES

KIRSTEN LC FIGUEROA
COMMISSIONER

OFFICE OF MARIJUANA POLICY

ERIK GUNDERSEN
DIRECTOR

TYLER J. THAYER
6 LANE RD
MECHANIC FALLS, ME 04256-5920

August 17, 2020

Dear TYLER J. THAYER

Enclosed please find your registry identification card. This card authorizes participation in the Maine Medical Use of Marijuana Program, Office of Marijuana Policy (OMP). However, in order for this card to be valid, it must be accompanied by your Maine or government issued photo identification for the purposes of verifying your identity.

It is the responsibility of the cardholder to review, understand and follow Maine's Medical Use Marijuana statute and rules. This information can be accessed on the OMP website: www.maine.gov/dafs/omp/.

In order to ensure receipt of up-to-date communications from OMP, please notify the Office immediately if any of your contact information changes.

Please contact OMP at (207) 287-3282 or by email at licensing.omp@maine.gov with questions.

Sincerely,

Tracy Jacques, Esq.
Director of Licensing
Office of Marijuana Policy

	Maine Medical Use Of Marijuana	Date Issued: 08/14/2020 Expires: 08/14/2021
Individual Receiver		
TYLER J. THAYER		
DBA: HIGH ROLLERS LLC		
DOB: 02/11/1988		
Retail Location: 162 STATE HOUSE ST. MECHANIC FALLS, ME 04256		
Registration #: CGR26090	Control #: 61810	
Authorized for: 30 days 100 immature and/or Harvested		



JANET T. MILLS
GOVERNOR

STATE OF MAINE
OFFICE OF MARIJUANA POLICY
162 STATE HOUSE STATION
19 UNION STREET
FIRST FLOOR
AUGUSTA, MAINE 04333-0162

ADMINISTRATIVE & FINANCIAL SERVICES

KIRSTEN LC FIGUEROA
COMMISSIONER

OFFICE OF MARIJUANA POLICY

ERIK GUNDERSEN
DIRECTOR

TYLER JAMES THAYER
6 LANE RD
MECHANIC FALLS, ME 04256-5920

September 29, 2020

Dear TYLER JAMES THAYER:

Enclosed please find your Individual Identification Card (IIC). This card authorizes participation in the Maine Adult Use of Marijuana Program, Office of Marijuana Policy (OMP), allowing cultivation, manufacturing, testing and/or sales of marijuana or marijuana products in a licensed Adult Use Marijuana Facility. The IIC issued by OMP must be displayed by any person working in or for a licensed adult use marijuana establishment. To remain valid, all IICs must be in good condition, with all original markings and information clearly legible. The holder of an IIC must notify the Department immediately if the IIC is lost, stolen, or damaged.

It is the responsibility of the cardholder to review, understand and follow Maine's Adult Use Marijuana statute and rule. This information can be accessed on the OMP website: www.maine.gov/dafs/omp/.

Please note that your IIC is valid for one year from the date of issue. All IICs remain the property of OMP and must be immediately returned to OMP upon demand of the Office.

In order to ensure receipt of up-to-date communications from OMP, please notify the Office immediately if any of your contact information changes.

Note that OMP's issuance of an IIC does not constitute OMP's approval of a cardholder's status as a principal in a prospective adult use marijuana establishment. For more information, refer to Adult Use Marijuana Program Rule, Sections 2.3.1 and 2.7.2.

Please contact OMP at (207) 287-3282 or by email at licensing.omp@maine.gov with questions.

Sincerely,

Tracy Jacques, Esq.
Director of Licensing
Office of Marijuana Policy



OFFICE OF MARIJUANA POLICY
Maine Adult Use Marijuana Program

Individual ID Card
ID #: IIC1531
TYLER JAMES THAYER
DOB: 02/11/1988
Date Issued: 09/29/2020
Expiration Date: 09/28/2021



**Snowberry LLC
75 Bennett Lane
Oxford, ME 04270**

October 06, 2020

Tyler Thayer
6 Lane Road
Mechanic Falls, ME 04256

RE: Proposal to Ground Lease- land only on Pigeon Hill Road, Mechanics Falls, Maine

Dear Tyler:

This letter sets forth the terms and conditions under which an entity that we will establish to take title to the property prior to the lease execution (hereinafter referred to as "Landlord") is willing to enter into a ground lease agreement with you or an entity you establish to lease the property (hereinafter referred to as "Tenant") for the above-referenced location.

Property Description:

Land on Pigeon Hill Road, Mechanics Falls, Maine, being approximately four (4) acres in the Northeast corner of Lot 2, Map 6 of the Mechanics Falls tax maps, which shall include a minimum of 500 feet of road frontage. It is anticipated that the parcel will be approximately 500 feet wide along the road frontage, and at least 225 feet deep to ensure a lot of at least 80,000 square feet to meet zoning requirements. The parcel to be leased will be more particularly described in the ground lease. The parcel's road access (curb cut) will be shared with the property to the north which currently serves High Rollers Dispensary.

Tenant:

Tyler Thayer, or entity owned by him to be established. Tyler Thayer shall personally guarantee the Lease if the Tenant is an entity.

Landlord:

Entity to be established by Snowberry LLC.

Improvements on Property:

Tenant shall construct a building on the property at Tenant's sole cost and expense. Tenant shall be responsible for all permitting and approvals required with respect to such construction and business uses at the property. All improvements on the property shall be done in a good and workmanlike manner in accordance with all federal, state and local rules, regulations, codes and ordinances and all work shall be completed by a licensed and insured contractor(s). All building plans and specifications shall be subject to Landlord's prior written approval. If construction of the building has not commenced within eighteen (18) months from the date of the Lease, then either party may terminate the Lease.

The Lease shall be contingent upon Tenant's ability to obtain all permits and approvals to construct the improvement, including well drilling (with satisfactory water availability) and septic construction.

Lease Term: Renewal:

Five (5) years from Occupancy Date.

Tenant shall have two (2) five (5) year options to renew upon nine (9) months prior notice to Landlord.

Occupancy and Rent Commencement Date:

Upon issuance of a Certificate of Occupancy for the building Tenant is constructing on the property.

Landlord's Work:

Landlord shall have no obligation to prepare the property for Tenant's use and occupancy. Tenant is responsible for all work required with respect to its use and occupancy of the property.

Rent: NNN charges; Modification of Rent Payments if Change in Use.

Use:

Building Maintenance/Upkeep

During the term of the Lease, Tenant shall be responsible for the general maintenance and upkeep of the building, including the foundation, walls and other structural components of the building

Security Deposit:

Upon full execution of a Lease Agreement, Tenant will deposit with Landlord the sum of \$3,000, which will be applied as the security deposit under the lease.

Signage:

Tenant may erect and maintain signage at its sole cost and expense and in compliance with all local codes, ordinances and regulations.

Assignment / Sublet:

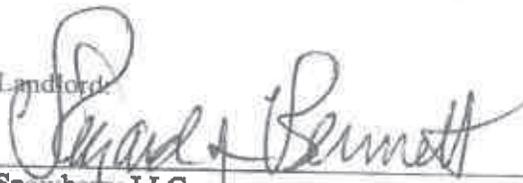
Tenant shall be not permitted to assign lease or sublet space without Landlord's prior written approval, which may be withheld for any or no reason.

Zoning:

It is the responsibility of Tenant to determine all zoning information and secure all necessary or required permits and approvals for its proposed use of the subject premises. Landlord makes no representations or warranties as to the suitability of, or the ability to obtain regulatory approval for, the subject premises for Tenant's intended use.

Miscellaneous:

This Proposal represents the preliminary understanding of the parties with respect to the proposed Lease. This letter is not intended to constitute a binding or enforceable contract nor does it constitute a legal obligation on either party. Further, the basic terms set forth are subject to both parties entering into a mutually agreeable written Lease agreement to be fully executed by both Landlord and Tenant.

Landlord

Snowberry LLC Richard A. Bennett, Manager

10/6/2026
Date

Tenant:


Tyler Thayer

10/6/20
Date

High Rollers
 532 Pigeon Hill Rd.
 abutter list

map #	lot #	name	mailing address	Town	State	Zip
6	3	PELLETIER, PAUL R. PELLETIER, GLORIA J	542 Pigeon Hill Rd Mechanic	Mechanic Falls	ME	04256
6	4	JEWELL, DALE K. JEWELL, DIANE M	P. O. BOX 36	Poland	ME	04274
6	9	PARSONS, LENDALL H	487 PIGEON HILL ROAD	Mechanic Falls	ME	04256
6	2-1	TUFTS, LORRAINE E	476 PIGEON HILL ROAD	Mechanic Falls	ME	04256
6	2-2	GARLAND SWAMP SELF STORAGE LLC	318 BAKERSTOWN RD	Poland	ME	04274
6	2-3	SHUGA SHACK, LLC C/O JEFF COOLIDGE	318 BAKERSTOWN RD	Poland	ME	04274
6	1	TIME WARNER CABLE	780 CRESENT EXECUTIVE	CHARLOTTE	NC	28217
3	5	MAINE RSA #1 INC CO DUFF & PHELPS LLC	PO BOX 2629	ADDISON	TX	75001
6	10	WILLIAMSON, RICHARD	457 PIGEON HILL RD.	Mechanic Falls	ME	04256