

Application Number _____
 Fees Preliminary _____ Pd _____
 Fees Final _____ Pd _____

Town of Waldoboro

Site Plan Review and Subdivision Ordinance Preliminary Application (Please Type or Print)

Type of Application: Site Plan Review Subdivision Ordinance
 Shoreland Zone Flood Plain Hazardous Materials

Brief description of proposed project:

To open a farm goods retail space in existing structure, sale of farm produced products + a very limited menu of prepared meals, foods and baked goods.

Address: 777 Main Street Zoning District: Village Map: See attached

Name of Applicant: RENÉE GROVER

Address: LeBia Goshen Rd. Town: Waldoboro State: ME Zip: 04572

Telephone Number(s): 207-975-3037

Local Contact, Name: _____ Telephone: _____

Name of Owner (if not applicant): Jeff Hurd / Josh Howell

Address: Po Box 1400 Town: Waldoboro State: ME Zip: 04572

Applicant must attach a copy of deed, signed option agreement or lease agreement. If applicant is a corporation, attach certificate from the Secretary of State (Maine) showing authority to do business in Maine.

Name of Applicant's Engineer: _____ Telephone: _____

Address: _____ Town: _____ State: _____ Zip: _____

Name of Applicant's Attorney: _____ Telephone: _____

Address: _____ Town: _____ State: _____ Zip: _____

Name of Applicant's Soil Scientist: _____ Telephone: _____

Address: _____ Town: _____ State: _____ Zip: _____

Name of Applicant's Land Surveyor: _____ Telephone: _____

Address: _____ Town: _____ State: _____ Zip: _____

I certify that the information contained in this application is correct to the best of my knowledge.

Signature (applicant):  Date: 05-23-18

Title: owner / operator Waldoboro Farms

Action by the CEO, Planning Board, Board of Appeals

Informal Pre-Application Review:	Date: _____	By: _____
Preliminary Review:	Date: _____	By: _____
Site Walk:	Date: _____	By: _____
Public Hearing	Date: _____	By: _____
Modifications:	Date: _____	By: _____
Final Review:	Date: _____	By: _____
Modifications:	Date: _____	By: _____
Appeals:	Date: _____	By: _____
Certificate of Occupancy	Date: _____	By: _____

Summary for new business location for Barstow Farms Country Store

Our History:

Both Jamie and I started Barstow Farms in 2008 as a small scale hobby farm. Jamie has been owner/operator of Jamie Barstow Building Construction since 2008 and previously worked for his father as a finish carpenter from high school until his fathers death. I, Renee Grover was employed as a 911 Dispatcher for the County of Knox for 16 years. I also worked as a certified nurses assistant in Intensive Care Units, Alzheimers units, Special Care units and long term care units. I have also worked as an emergency medical technician for the Town of Warren per diem, and worked in a human biological specimen laboratory for 5 years at Pen Bay. During college I completed a six month internship at the Office of the Maine State Medical Examiner. Barstow Farms continued to grow and thrive and it became full time so I became a self employed farmer in 2016 while Jamie has maintained his very busy contracting business.

At our farm we raise quality livestock to produce excellent products for consumers to enjoy. We are very diligent to provide the best possible feed and home environment for all of our 250+ animals. We consistently use a USDA processing facility and all products are labelled with a USDA seal and with our farm seal according to state guidelines.

We are currently certified through the State of Maine Department of Agriculture, Conservation and Forestry license number 2-32784 effective June 16,2017 through July 16, 2018 to retail meat prepackaged for direct sale, as a mobile vendor, as a retail food establishment, to retail raw meat and as a wholesale distributor (See page

5). In time the due inspection in July will take place at the new store location, pending planning board approval, at the farmhouse located at Cider Hill 777 Main St Waldoboro, Me the property that we will be securing to establish the new businesses. We are also full insured through J Edward Knight insurance for liability for our farm products. See attached copy of the State retail license for Barstow Farms (Page 5), future lease of Cider Hill 777 Main St (pertaining to the farmhouse only)(See page 6-10), the notice of approval from the current owners of Cider Hill (See page 11) and applicable site map with title block (See page 12) and J Edward Knight liability insurance (See page 13).

The Barstow Farms proposed business:

In the main structure, located at 777 Main St Cider Hill Farm, of the first proposed business will occupy the immediate parking lot side of the building. The dimensions for this store will be 24' by 16' and will include a certified commercial kitchen (pending completion of renovations and installation). The main entrance will be located on the parking lot side of the building (A) (See page 4) . Exterior lighting will be standard residential entry lights by all doors. There will also be 2-3 residential style motion sensor spot lights located on side B (See Page 4) of the building and will only point towards the main structure in question. Also there will be residential style solar garden lights in the garden areas around the building and one solar spot light on the American flag that will be hung from side A (See page 4) of the building and will only point at the flag and building. **All exterior lighting and noise levels will comply with the Land Use Ordinance.**

Retail space will be 384'. Cider Hill provides 15 parking spaces in the lease. Signage (with approval of the CEO) will include a small sign that will hang below the Cider Hill farm sign on Main St, another sign by the entry door approximately 3'x3', a larger simple Barstow Farms sign may also be

placed on Side A (See page 4) of the building estimated size 1' by 5' depending on aesthetics to the property and permission from the CEO.

In addition to selling our farm raised meats we will also be outletting to local resources and farms to offer a wide variety of products to consumers. We will utilize Maine made products to include honey, maple syrup, vegetables, fruits, and crafts to name a few. With the addition of a commercially inspected kitchen we will be able to offer patrons a limited menu of take and bake meals, prepared cold salads, and a very limited hot prepared food menu that is take out only (one hot menu item per day, for example every Wednesday we would offer Chop Suey with cole slaw, a biscuit and dessert for a set price take out only and the only hot food offered that day), they may choose to eat at the outside picnic tables that will be used by Cider Hill patrons and my proposed business patrons as there is no intention at this time to offer indoor dining. Offered beverages to include coffee, tea, soda and juices. We hope to open mid July.

Barstow Farms in its new location will be able to provide consumers with a set and reliable store schedule. We are currently looking to be open by early to mid July, dependant on renovations currently being done, and tentatively are looking at a Monday through Friday schedule with tentative hours of 1030-530 pm and no later than 7 pm. We also look forward to participating in the activities that currently take place at Cider Hill such as the Easter Egg Hunt, Cider Press Day and the Special Olympics Torch Ride.

Not only will we be promoting eating healthy and farm education we will also be adding to the employment field by hiring 2-3 persons to work at the establishment for this business.

Lastly we want to emphasize that we do not feel that the proposed businesses will create an increase in noise level other than in and out vehicle traffic. We will be diligent in the neighbors regards to adhere to every ordinance regarding noise etc and most traffic will cease at the latest

7 pm and possibly earlier in winter months.

Proposed Business #2 Rising Sea Medicinals

Our history-

In addition to promoting healthy eating we also champion the use of organic medicines in replacement of chemically made medicines. We are medical marijuana caregivers, and cultivate organic medicines of various types to offer patients that have discussed with a licensed doctor or certified person the best alternative for them. We do not give medical advice, but simply supply legal card holding patients with an alternative path of wellness of their choosing. We have multiple years experience and have successfully helped numerous patients by providing high quality products.

This second business, located in the same building at 777 Main St Cider Hill Farm will be a community wellness retail store specializing in organic CBD (contains NO THC) products that is legal for all patrons to purchase. It will also promote healthy eating education by growing your own food, horticulture education, art, sculpture, tea, clothing, glasswares, oil making education, salve making education, and lotion making education as well. And educational consultations regarding the use and legality of the Maine Medical Marijuana Program. The retail store will have no tangible items containing THC on the retail floor space (See page 4 map of retail space)

This portion of the building is 24' by 15' and will have a separate entrance located on side D (See page 4) of the building towards the lawn area of the facility. Total square footage is 360' and still enough ample

parking to support both businesses and Cider Hill patrons. Lighting will be the same residential lighting by the entry door. There may possibly be some residential style solar garden lights amongst the landscaping. **All noise and lighting will comply with the Land Use ordinance currently in place.**

In addition to the retail store there is a second room (private consultation office see page 4) located down a short hallway to a 12' by 18' area side C. The total square footage of this room is 216'. This area will be closed off to all persons except for myself, my designee and legal card holding patients after the appropriate paperwork has been filled out that is enforced by the state and the Department of Health and Human Services. This room will have a lock that will require a 4 number PIN and will only be known to myself and a state approved employee. This room will be used a private consultation area with patients and will contain THC products (locked in a cabinet). There will be no THC products left on the property during non working hours. There will be no one allowed in the consultation office without appropriate measures (legal State of Maine medical designation card, appropriate state ID and necessary forms supplied by the state.) We are not a licensed dispensary, we are legal caretakers (See attached credentials Pages 14 and 15). All patient files will be locked in a filing cabinet and all HIPPA rules will apply.

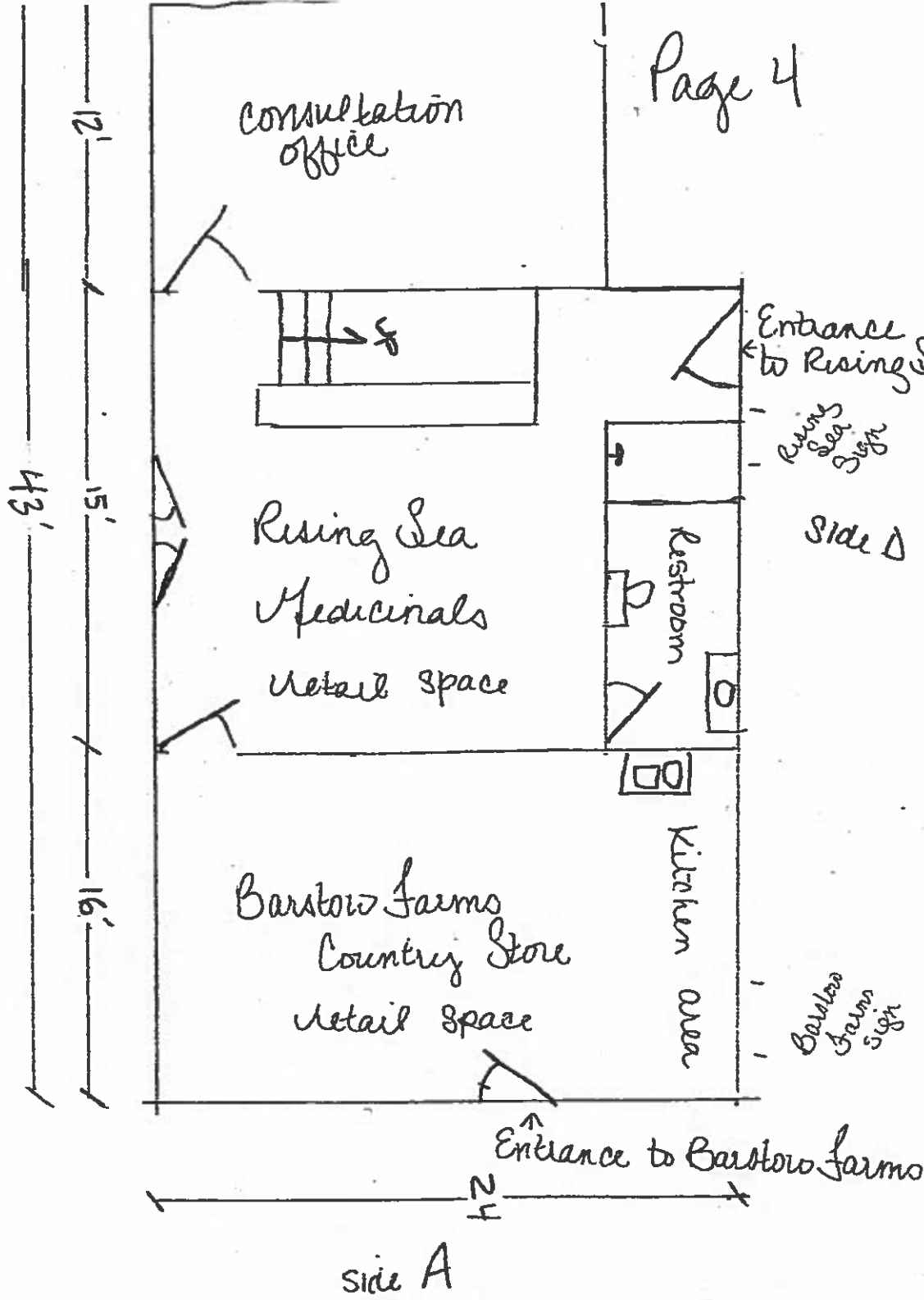
Security for both businesses will be through either Seacoast or Protec Security. Both entrances to the building will have a seperate alarm panel. There will also be video surveillance inside and outside.

In regards to employees I estimate that this business will generate 2 positions for the retail floor. I also foresee less traffic generated than the Barstow Farms store. These hours of operation are also under consideration but tentatively Tuesday through Saturday 11 am to no later than 7 pm and may change seasonally. Again we will certainly make sure that we abide by the ordinances set in place regarding noise etc.

As we are operating under our Maine state caregivers licenses we

will also be applying for a Tobacco 1 class license as we offer vaporizers for our patients. No sales of tobacco products will be conducted.

777 MAIN ST - 1ST FLOOR



Parking



State of Maine

Department of Agriculture, Conservation & Forestry
Division of Quality Assurance & Regulations
28 State House Station, Augusta, ME 04333-0028
(207) 287-3841

SERIAL NUMBER



June 16, 2017

July 16, 2018

LICENSE NUMBER

DATE OF ISSUE

DATE OF EXPIRATION

This certificate is valid only between the date issued and expiration date appearing herein. Only the named holder at the location for which issued may use it.

The person named herein is authorized to sell or manufacture food products, fuel and/or sell or repair weighing and measuring devices as permitted by law for the listed authorizations.

This certificate and/or each type of authorization represented is subject to suspension, revocation or cancellation as authorized by Maine Revised Statutes.

This certifies that
Barstow Farms
Renee C Grover
686 Goshen RD
Waldoboro, ME 04572-

MOBILE VENDOR

Location: 686 Goshen RD, Waldoboro

LICENSE TYPE

DESCRIPTION OF LICENSE AUTHORIZATIONS

FEE

License Type	Authorizations	Fee
Retail Meat	Prepackaged for Direct Sale	10.00
Mobile Vendor	0 to 10 Prepackaged Meat	20.00
Retail Food Establishment	0 to 10	20.00
Wholesale Distributor	Meat (raw)	50.00
TOTAL:		100.00



Department of Agriculture, Conservation & Forestry

Division of Quality Assurance

Walter E. Whitcomb

Steven Agnew

Commissioner

Acting Director

COMMERCIAL LEASE

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This Lease Agreement (this "Lease") is dated as of July 01, 2018, by and between Cider Hill Farm, Inc ("Landlord"), and Rene Grover ("Tenant"). The parties agree as follows:

PREMISES. Landlord, in consideration of the lease payments provided in this Lease, leases to Tenant the farmhouse (the "Premises") located at 777 Maine St, Waldoboro, ME 04572.

TERM. The lease term will begin on July 01, 2018 and will terminate on June 30, 2021.

LEASE PAYMENTS. Tenant shall pay to Landlord monthly installments of \$1,200.00, payable in advance on the first day of each month. Lease payments shall be made to the Landlord at 2101 Friendship Rd, Waldoboro, Maine 04572. The payment address may be changed from time to time by the Landlord.

SECURITY DEPOSIT. At the time of the signing of this Lease, Tenant shall pay to Landlord, in trust, a security deposit of \$1,200.00 to be held and disbursed for Tenant damages to the Premises (if any) as provided by law.

POSSESSION. Tenant shall be entitled to possession on the first day of the term of this Lease, and shall yield possession to Landlord on the last day of the term of this Lease, unless otherwise agreed by both parties in writing. At the expiration of the term, Tenant shall remove its goods and effects and peaceably yield up the Premises to Landlord in as good a condition as when delivered to Tenant, ordinary wear and tear excepted.

EXCLUSIVITY. Landlord shall not directly or indirectly, through any employee, agent, or otherwise, lease any space within the property (except the Premises herein described), or permit the use or occupancy of any such space whose primary business activity is in, or may result in, competition with the Tenants primary business activity. The Landlord hereby gives the Tenant the exclusive right to conduct their primary business activity on the property.

PARKING. Tenant shall be entitled to use 15 parking space(s) for the parking of the Tenant's customers'/guests' motor vehicle(s).

PROPERTY INSURANCE. Landlord and Tenant shall each maintain appropriate insurance for their respective interests in the Premises and property located on the Premises. Landlord shall be named as an additional insured in such policies. Tenant shall deliver appropriate evidence to Landlord as proof that adequate insurance is in force issued by companies reasonably satisfactory to Landlord. Landlord shall receive advance written notice from the insurer prior to any termination of such insurance policies. Tenant shall also maintain any other insurance which Landlord may reasonably require for the protection of Landlord's interest in the Premises. Tenant is responsible for maintaining casualty insurance on its own property.

PAGE 7

LIABILITY INSURANCE. Tenant shall maintain liability insurance on the Premises in a total aggregate sum of at least \$500,000.00. Tenant shall deliver appropriate evidence to Landlord as proof that adequate insurance is in force issued by companies reasonably satisfactory to Landlord. Landlord shall receive advance written notice from the insurer prior to any termination of such insurance policies.

MAINTENANCE. Landlord shall have the responsibility to maintain the Premises in good repair at all times.

UTILITIES AND SERVICES. Tenant shall be responsible for all utilities and services incurred in connection with the Premises.

TAXES. Taxes attributable to the Premises or the use of the Premises shall be allocated as follows:

REAL ESTATE TAXES. Landlord shall pay all real estate taxes and assessments for the Premises.

TERMINATION UPON SALE OF PREMISES. Notwithstanding any other provision of this Lease, Landlord may terminate this lease upon 60 days' written notice to Tenant that the Premises have been sold.

DEFAULTS. Tenant shall be in default of this Lease if Tenant fails to fulfill any lease obligation or term by which Tenant is bound. Subject to any governing provisions of law to the contrary, if Tenant fails to cure any financial obligation within 10 days (or any other obligation within 10 days) after written notice of such default is provided by Landlord to Tenant, Landlord may take possession of the Premises without further notice (to the extent permitted by law), and without prejudicing Landlord's rights to damages. In the alternative, Landlord may elect to cure any default and the cost of such action shall be added to Tenant's financial obligations under this Lease. Tenant shall pay all costs, damages, and expenses (including reasonable attorney fees and expenses) suffered by Landlord by reason of Tenant's defaults. All sums of money or charges required to be paid by Tenant under this Lease shall be additional rent, whether or not such sums or charges are designated as "additional rent". The rights provided by this paragraph are cumulative in nature and are in addition to any other rights afforded by law.

CUMULATIVE RIGHTS. The rights of the parties under this Lease are cumulative, and shall not be construed as exclusive unless otherwise required by law.

REMODELING OR STRUCTURAL IMPROVEMENTS. Tenant shall have the obligation to conduct any construction or remodeling (at Tenant's expense) that may be required to use the Premises as specified above. Tenant may also construct such fixtures on the Premises (at Tenant's expense) that appropriately facilitate its use for such purposes. Such construction shall be undertaken and such fixtures may be erected only with the prior written consent of the Landlord which shall not be unreasonably withheld. Tenant shall not install awnings or advertisements on any

PAGE 3

part of the Premises without Landlord's prior written consent. At the end of the lease term, Tenant shall be entitled to remove (or at the request of Landlord shall remove) such fixtures, and shall restore the Premises to substantially the same condition of the Premises at the commencement of this Lease.

ACCESS BY LANDLORD TO PREMISES. Subject to Tenant's consent (which shall not be unreasonably withheld), Landlord shall have the right to enter the Premises to make inspections, provide necessary services, or show the unit to prospective buyers, mortgagees, tenants or workers. However, Landlord does not assume any liability for the care or supervision of the Premises. As provided by law, in the case of an emergency, Landlord may enter the Premises without Tenant's consent. During the last three months of this Lease, or any extension of this Lease, Landlord shall be allowed to display the usual "To Let" signs and show the Premises to prospective tenants.

INDEMNITY REGARDING USE OF PREMISES. To the extent permitted by law, Tenant agrees to indemnify, hold harmless, and defend Landlord from and against any and all losses, claims, liabilities, and expenses, including reasonable attorney fees, if any, which Landlord may suffer or incur in connection with Tenant's possession, use or misuse of the Premises, except Landlord's act or negligence.

DANGEROUS MATERIALS. Tenant shall not keep or have on the Premises any article or thing of a dangerous, flammable, or explosive character that might substantially increase the danger of fire on the Premises, or that might be considered hazardous by a responsible insurance company, unless the prior written consent of Landlord is obtained and proof of adequate insurance protection is provided by Tenant to Landlord.

COMPLIANCE WITH REGULATIONS. Tenant shall promptly comply with all laws, ordinances, requirements and regulations of the federal, state, county, municipal and other authorities, and the fire insurance underwriters. However, Tenant shall not by this provision be required to make alterations to the exterior of the building or alterations of a structural nature.

MECHANICS LIENS. Neither the Tenant nor anyone claiming through the Tenant shall have the right to file mechanics liens or any other kind of lien on the Premises and the filing of this Lease constitutes notice that such liens are invalid. Further, Tenant agrees to (1) give actual advance notice to any contractors, subcontractors or suppliers of goods, labor, or services that such liens will not be valid, and (2) take whatever additional steps that are necessary in order to keep the premises free of all liens resulting from construction done by or for the Tenant.

DISPUTE RESOLUTION. The parties will attempt to resolve any dispute arising out of or relating to this Agreement through friendly negotiations amongst the parties. If the matter is not resolved by negotiation, the parties will resolve the dispute using the below Alternative Dispute Resolution (ADR) procedure.

Any controversies or disputes arising out of or relating to this Agreement will be submitted to mediation in accordance with any statutory rules of mediation. If mediation does not successfully

resolve the dispute, then the parties may proceed to seek an alternative form of resolution in accordance with any other rights and remedies afforded to them by law.

ASSIGNABILITY/SUBLETTING. Tenant may not assign or sublease any interest in the Premises, nor effect a change in the majority ownership of the Tenant (from the ownership existing at the inception of this lease), nor assign, mortgage or pledge this Lease, without the prior written consent of Landlord, which shall not be unreasonably withheld.

NOTICE. Notices under this Lease shall not be deemed valid unless given or served in writing and forwarded by mail, postage prepaid, addressed as follows:

LANDLORD:

Cider Hill Farm, Inc
2101 Friendship Rd
Waldoboro, Maine 04572

TENANT:

Rene Grover
686 Goshen Rd
Waldoboro, Maine 04572

Such addresses may be changed from time to time by any party by providing notice as set forth above. Notices mailed in accordance with the above provisions shall be deemed received on the third day after posting.

GOVERNING LAW. This Lease shall be construed in accordance with the laws of the State of Maine.

ENTIRE AGREEMENT/AMENDMENT. This Lease Agreement contains the entire agreement of the parties and there are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Lease. This Lease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

SEVERABILITY. If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision, it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

WAIVER. The failure of either party to enforce any provisions of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease.

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BINDING EFFECT. The provisions of this Lease shall be binding upon and inure to the benefit of both parties and their respective legal representatives, successors and assigns.

LANDLORD:
Cider Hill Farm, Inc

By: _____
Josh Howell,
Principal

Date: _____

TENANT:

Rene Grover

Date: _____

Re: Use of Cider Hill Farm For Local Business

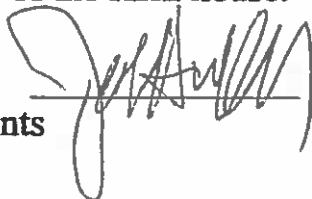
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Dear Planning Department:

We, Jeffrey Hurd, and Joshua Howell at Cider Hill Farm, as owners/agents of the property located at 777 Main Street give our permission to Renee Grover for use of our property for her business endeavors in accordance with the Town of Waldoboro's regulations.

We also would like to acknowledge the change the use and support the change of use of the farm house.


Signature of Owners/Agents



P.O. Box 1406

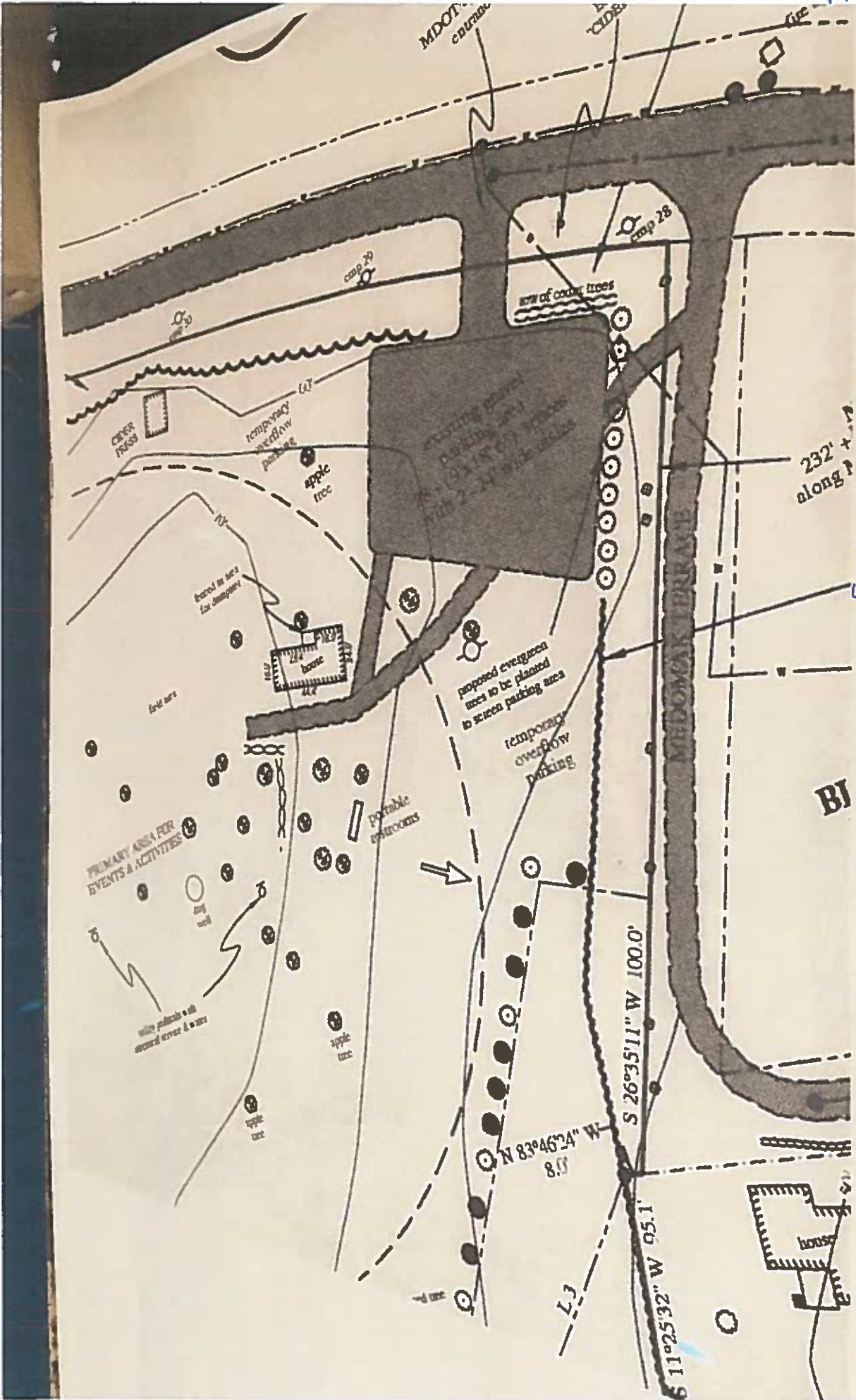
Waldoboro, ME 04572

Address of owners/ Agent

832-1522

449-7388

Phone number of Owners/Agents



175' to entrance of building from Main St

205' to nearest residence

BI

COMMON POLICY DECLARATIONS

MESA UNDERWRITERS SPECIALTY
INSURANCE COMPANY A Stock Company
40 Wantage Avenue, Branchville, NJ 07890

Policy Number: [REDACTED]

Previous Policy Number: _____

No Flat Cancellation

New Renewal Rewrite

Policy Period: From 01/29/2018 To 01/29/2019 at 12:01 A.M. Standard Time at your mailing address shown below.

Named Insured:
Renee Grover

DBA:
Barstow Farm

Mailing Address:
686 Goshen Road

Waldoboro

ME 04572

Agent and Mailing Address:
Quaker Special Risk (MA)
51 Harvard St
Worcester

Agent Number: 20003

MA 01609

Tax State: ME

State Control Number (NJ & PA):

Surplus Lines Broker Name:
Karin Branscombe

Surplus Lines Broker Number:
[REDACTED]

Form of Business

- Individual Joint Venture Partnership Limited Liability Company Corporation
 Organization (other): _____

Business Description:

seafood sales and catering

Select Coverage Part (for which insurance is being afforded)

<input checked="" type="checkbox"/> Commercial General Liability	\$	[REDACTED]
<input type="checkbox"/> Liquor Liability	\$	
<input type="checkbox"/> Owners & Contractors Protective	\$	
<input type="checkbox"/> Commercial Property	\$	
<input type="checkbox"/> Commercial Inland Marine	\$	
<input type="checkbox"/> Commercial Crime	\$	
<input type="checkbox"/> Farm & Ranch	\$	
<input type="checkbox"/> Garage	\$	
<input type="checkbox"/> Other (Describe)	\$	
<input type="checkbox"/> TRIA	\$	
Policy Taxes and Fees		
State Taxes		[REDACTED]
Policy Fee		[REDACTED]
Total Advance Premium		\$ [REDACTED]
Total Other Charges		\$ [REDACTED]
Total		\$ [REDACTED]

Premiums Shown are payable at inception or as indicated on the individual Coverage Declarations.

Form(s) and Endorsement(s), including edition dates, made a part of this policy at the time of issue: See Schedule of Forms

Karin Branscombe



U-10

KALERS COR
TOWNHOUSE

RUBEN BETTS EVANS SCHEUZZER

230 KALERS

MAIN ST

Lester
20.2 AC

GATCHESE
KLETT HALL
PANAGOS MEMORIAL PARK
MEDOMAK TOWN
MEDOMAK TERR
KENT
HOFFMAN
MEDOMAK
GAJ
VREELAND
BELL

40.4
1 AC
LINCOLN

4 A
2 AC
MOTT

3 AC
42
DUNLAP

.8 AC
43
CHAPMAN

.8 AC
44
GRANT

.5 AC
46
WINCHENBACH

2.3 AC
47
WADE

40-3
1.8 AC
HILL

34
HOWELL

.6 AC
33
HILTON

.5 AC
32
OVERLOOK

40-2
1.8 AC
HILL

.3 AC
31
HALL

.6 AC
40.1
HILL

BERGER
30
10.9 AC

.5 AC
29
CHILS

30A
2 AC
LUELLEN

24

28
0.53 AC
COOK

28A

SWAIN

R-5

PROPERTY MAP

WALDOBORO, MAINE

0 100 200
SCALE IN FEET