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COMMENTS RECEIVED FOR PROPOSED RULE REVISIONS:  
CITIZENS' PETITION TO PROHIBIT CERTAIN MARIJUANA USES IN THE  
D-GN2 SUBDISTRICT

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The following pages compile all written comments submitted between October 19, 2021 and November 22, 2021.

*[NOTE: this comment opportunity does not include a rebuttal period.]*

## Beaucage, Timothy

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**From:** Robert mcclatchey [REDACTED]  
**Sent:** Monday, November 01, 2021 10:06 AM  
**To:** LUPC, Rulemaking Hearing  
**Cc:** Robert mcclatchey  
**Subject:** Public Comment on Citizens Petition Re Marijuana in D-GN2 Subdistrict - Retail Sales

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

To: Land Use Planning Commissioners and Staff

**I respectfully request that the LUPC exclude the retail sales of marijuana as well as the growing and cultivation of marijuana in the D-GN2 zone of Rangeley Plantation.**

As you know, 191 property owners in Rangeley Plantation submitted a petition seeking your support to turn down permits enabling Marijuana to be grown, distributed or sold in areas zoned D-GN2. This zoning designation is supposed to represent a "Community Center Subdistrict". While this subdistrict can include business activity, it is intended that they would "serve as focal points for community life – characterized by a mix of compatible residential, commercial and civic uses that foster social interaction, provide access to local goods and services, and are of a scale and type that reinforce the jurisdiction's rural character." Presumably, this means that these areas would influence youth as well as adults to utilize any business activity that might be introduced there – such as a general store, restaurant, arts and crafts store, etc.

I'm pleased that the LUPC and your staff have seriously reviewed the request of the petitioners and offered further opportunity for comment. There are several issues raised in your Oct. 6 "Basis Statement and Summary of Comments" that require further elaboration:

1. The fact that Attorney Spencer did not mention retail sales in his June 16, 2021 testimony should not be viewed by the LUPC as an indication that the petitioners support marijuana retail sales in the D-GN2 zoning subdistrict. Rather, I believe that it was a simple unintended omission, as it was included in his June 14 memo.
2. Commenters' statements about a concern about "Crime and Drugs" associated with the manufacture and sale of marijuana have recently been borne out by the arrest of 13 people in connection with the Narrow Gauge Distributors and The Homegrown Connection arrests in Farmington. This Conspiracy included a former Selectperson from Rangeley, Sheriff's Deputies from Franklin and Oxford Counties, the Town Manager from Dixfield and a Wilton Police Officer among others. Clearly, marijuana operations of any kind do attract people who are not interested in the encouragement of "Community Centers", but are interested in the potential of big money, sometimes with criminal intent. I wonder what the impact of such criminal behavior would have on the surrounding property values.
3. Rangeley Plantation is a small, rural town (Plantation) where permanent residents, vacationers and families come to enjoy the natural surroundings of lakes, mountains and forests. People who own property here would like to retain this character and avoid activities that threaten to compromise it.

Since Rangeley Plantation is part of Maine's unincorporated territories, we fall under the Land Use Planning Commission for Zoning actions and permits. If this were not so, I am sure that Rangeley Plantation would successfully vote to exclude marijuana growing, cultivation and retail sales within its borders. Because of our unincorporated status, I respectfully request that you hear our request and exclude retail sales as well as the growing and cultivation of marijuana in the D-GN2 Subdistrict of Rangeley Plantation.

Thank you,

Robert A. McClatchey



Rangeley Plantation, ME



## Beaucage, Timothy

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**From:** Gary Langille [REDACTED]  
**Sent:** Friday, November 05, 2021 3:30 PM  
**To:** LUPC, Rulemaking Hearing  
**Subject:** Object to a dispensary in our district!!!

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear LUPC Commissioners,

I would like to add both my wife's and my name to the list of residents of Rangeley Plantation who are opposed to the medical marijuana retail stores in the Community Center Sub district.

Please pay attention to the people who live in this community who do not believe that the medical marijuana retail stores are compatible with the schools, daycare centers, churches, town halls and other uses appropriate in a community center.

I thank you for your time.

Gary & Patricia Langille

[REDACTED]  
Rangeley Plantation, Maine

## Beaucage, Timothy

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**From:** Margaret LeBlanc [REDACTED]  
**Sent:** Saturday, November 06, 2021 9:33 PM  
**To:** LUPC, Rulemaking Hearing  
**Cc:** LeBlanc, Normand  
**Subject:** Public Comment on Citizens Petition Re Marijuana in D-GN2 Subdistrict - Retail Sales

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

To: Land Use Planning Commissioners and Staff

**We respectfully request that the LUPC exclude the retail sales of marijuana as well as the growing and cultivation of marijuana in the D-GN2 zone of Rangeley Plantation.**

We are pleased that the LUPC and your staff have seriously reviewed the request of the petitioners and offered further opportunity for comment.

There are several issues that we want to raise.

1. The zoning designation D-GN2 is supposed to represent a "Community Center Subdistrict". Businesses that represent the jurisdiction's rural character could include coffee shop, general store, restaurant, arts and crafts store, etc. There used to be a general store at this site where residents gathered to chat.
2. Although Attorney Spencer did not mention retail sales in his June 16, 2021 testimony should not be viewed by the LUPC as an indication that the petitioners support marijuana retail sales in the D-GN2 zoning subdistrict.
3. Residents are concerned about "Crime and Drugs" associated with the manufacture and sale of marijuana. The recent arrest of thirteen people in connection with the Narrow Gauge Distributors and The Homegrown Connection arrests in Farmington are an example. This Conspiracy included a former Selectperson from Rangeley, Sheriff's Deputies from Franklin and Oxford Counties, the Town Manager from Dixfield and a Wilton Police Officer among others. Clearly, marijuana operations of any kind do attract people who are not interested in the encouragement of "Community Centers", but are interested in the potential of big money, sometimes with criminal intent.
4. Rangeley Plantation is a small, rural town (Plantation) where permanent residents, property owners, and vacationers including families come to enjoy the natural surroundings of lakes, mountains and forests. They would like to retain this character and avoid activities that threaten to compromise it. It is important to consider that Rangeley Plantation does not have its own police force. In the summer of 2020, there were two fugitives who lived in the woods of Rangeley Plantation for a month before they were caught. This was a dangerous situation for all.

Since Rangeley Plantation is part of Maine's unincorporated territories, we fall under the Land Use Planning Commission for Zoning actions and permits. If this were not so, we are sure that Rangeley Plantation would successfully vote to exclude marijuana growing, cultivation and retail sales within its borders. Because of our unincorporated status, we respectfully request that you hear our request and exclude retail sales as well as the growing and cultivation of marijuana in the D-GN2 Subdistrict of Rangeley Plantation.

Thank you,

Margaret & Normand LeBlanc



Rangeley Plantation, ME 04964

## Beaucage, Timothy

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**From:** Jack McNulty [REDACTED]  
**Sent:** Monday, November 08, 2021 4:48 PM  
**To:** LUPC, Rulemaking Hearing; rulemakinghearinglupc@maine.gov  
**Subject:** Fwd: Delivery Status Notification (Failure)

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

----- Forwarded message -----

**From:** Mail Delivery Subsystem <[mailer-daemon@googlemail.com](mailto:mailer-daemon@googlemail.com)>  
**Date:** Sat, Nov 6, 2021 at 10:44 AM  
**Subject:** Delivery Status Notification (Failure)  
**To:** [REDACTED]



### Message blocked

Your message to [rulemakinghearinglupc@maine.gov](mailto:rulemakinghearinglupc@maine.gov) has been blocked. See technical details below for more information.

The response from the remote server was:

550 5.4.1 Recipient address rejected: Access denied. AS(201806281) [[BLOGCC02FT001.eop-gcc02.prod.protection.outlook.com](#)]

----- Forwarded message -----

From: Jack McNulty [REDACTED]

To: [rulemakinghearinglupc@maine.gov](mailto:rulemakinghearinglupc@maine.gov)

Cc:

Bcc:

Date: Sat, 6 Nov 2021 10:44:04 -0400

Subject: D-GN2 sub district

Dear Chairman Everett and Members of the Land Use Planning Commission,

Please support Option 1, which would prohibit marijuana retail stores in the D-GN2 sub district. A medical marijuana retail store is not appropriate in a Community Center sub district.

I am a resident of Rangeley Plantation.

John (Jack). McNulty

[REDACTED]  
Rangeley Plt

**Beaucage, Timothy**

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**From:** Dudley Gray [REDACTED]  
**Sent:** Sunday, November 07, 2021 12:07 PM  
**To:** LUPC, Rulemaking Hearing  
**Subject:** Fwd: Public comment on Petition concerning Marijuana in D-GN-2 subdistrict

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

----- Forwarded message -----

**From:** Dudley Gray [REDACTED]  
**Date:** Sun, Nov 7, 2021 at 11:36 AM  
**Subject:** Public comment on Petition concerning Marijuana in D-GN-2 subdistrict  
**To:** dudley gray [REDACTED]

To all LUPC Commissioners:

Ladies and Gentlemen , While I appreciate the 30 day extension for comment I must still request that LUPC exclude all commercial marijuana sales activities which include growing in the D-GN2 zone of Rangeley Plantation. Almost 200 Plantation residents submitted a petition requesting denial of permits for any marijuana activities in the sub district.

Nothing concerning marijuana activities fit within the description of the D-GN-2 sub district and the goals for the community. It just doesn't fit, because the plantation is so rural and has only long time lapses between responses for criminal activities.

The latest debacle involving the arrest of 13 supposedly upstanding members of area communities prove the concern about crime is valid beyond question. Drugs and their illegality are a nasty, nasty business and should have no place in any community, let alone ours ,as we are essentially unprotected.

Please do the right thing and deny any and all marijuana permits ,growing, medical, and retail sales. . There are plenty of outlets in Farmington to satisfy anyones personal desire to purchase products legally.

Sincerely,

Dudley Gray  
[REDACTED]  
Rangeley Plantation

**Beaucage, Timothy**

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**From:** Singer Family [REDACTED]  
**Sent:** Sunday, November 07, 2021 11:49 PM  
**To:** LUPC, Rulemaking Hearing  
**Cc:** Rangely Plantation; Singer Family  
**Subject:** Correction- Rangeley Plantation opposition to Marijuana stores

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Chairman Everett, LUPC MEMBERS and Staff,

A long time residence of Rangeley Plantation, we are opposed to locating Marijuana retail stores in the D-GN2. WE HOPE hope you will listen to our voices of our community on this critical matter. Thank you for listening and this opportunity to express our wishes.. CLIFFORD and ROBERTA SINGER

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

**From:** Singer Family [REDACTED]  
**Date:** 11/7/21 11:42 PM (GMT-05:00)  
**To:** RulemakingHearing.LUPC@maine.gov  
**Cc:** Singer Family [REDACTED]  
**Subject:** Rangeley Plantation opposition to Marijuana stores

Dear Chairman Everett, LUPC MEMBERS and Staff,

A long time residence of Rangeley Plantation, we are opposed to losing Marijuana retail stores in the D-GN2. WE HOPE hope you will listen to our voices o our community on this critical matter. Thank you for listening and this opportunity to express our wishes.. CLIFFORD and ROBERTA SINGER

Sent from my Verizon, Samsung Galaxy smartphone

## Beaucage, Timothy

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**From:** Cindy [REDACTED]  
**Sent:** Tuesday, November 09, 2021 4:46 PM  
**To:** LUPC, Rulemaking Hearing  
**Subject:** Cultivation and sale of marijuana in Rangeley Plantation

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

To: Land Use Planning Commissioners and Staff

**We respectfully request that the LUPC exclude the retail sales of marijuana as well as the growing and cultivation of marijuana in the D-GN2 zone of Rangeley Plantation.**

As property owners in Rangeley Plantation, we appreciate the opportunity to comment on the request of a business to cultivate and sell marijuana in our territory. We strongly believe that any business of this type does not fit the description of one that “reinforces the jurisdiction’s rural character.”

In addition:

1. The potential for increased crime is of serious concern to us because our police support comes from Farmington. When we personally needed to call Farmington twice in the past, on both occasions it took more than an hour for an officer to arrive. By then the perpetrators had disappeared: no help to us and a wasted trip for the officers.
2. The close proximity of Rangeley Lakes State Park to the proposed retail shop might encourage some park visitors to buy and bring marijuana into the park, even though it is illegal. This easy availability could result in disorderly conduct or worse and does not “reinforce the jurisdiction’s rural character.”
3. We purchased property in Rangeley Plantation because it offered respite from the stresses and demands of more populated areas and to enjoy the natural beauty of the area. We don’t want to alter the character of the region and/or invite new problems.

We thank you for your consideration of our concerns and ask that you agree with our request to exclude the development of this type of business in our jurisdiction.

Sincerely yours,

Ervil and Cynthia Kennett

[REDACTED]  
Rangeley Plantation

207-864-3888

**Beaucage, Timothy**

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**From:** Rangely Plantation [REDACTED]  
**Sent:** Tuesday, November 09, 2021 10:19 AM  
**To:** LUPC, Rulemaking Hearing  
**Subject:** D-GN2 Subdistrict Rulemaking  
**Attachments:** Batchelder Letter 001.jpg

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear LUPC Staff, attached is a letter from Rangeley Plantation resident David Batchelder in regards to the rulemaking of D-GN2 Subdistrict in the Rangeley Region zoning area. Thank you, for your consideration of taking into account Mr. Batchelder's letter in your decision making process.

Elizabeth Swiney  
Tax Collector  
Clerk  
Rangeley Plantation



November 2, 2012

Dear LUPC Commissioners,

My name is David Batchelder and I am a resident of Rangeley Plantation.

I wish to make my opinion known that I oppose any and all marijuana production, processing, distribution and retail sales in Rangeley Plantation. These facilities attract lawlessness. In the past weeks, I have had a growing concern of how marijuana even corrupts our law enforcement personnel. Allegedly, a number of Franklin County deputy sheriffs, police officers from Wilton and Farmington, and an ex-selectman from Rangeley have had Federal charges filed against them for illegally dealing in drugs and marijuana.

These are public trust individuals who have apparently stepped out of line. These are the same police officers that we in Rangeley Plantation rely on for law enforcement, although, sometimes far away due to our remoteness.

Let me emphasize that we do not have Plantation police or fire. Protection of this kind is miles away.

Please review this letter of concerns when you deliberate on the fate of our Plantation.

Respectfully,

  
David M Batchelder

## Beaucage, Timothy

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**From:** David E. Stein [REDACTED]  
**Sent:** Wednesday, November 10, 2021 1:50 PM  
**To:** LUPC, Rulemaking Hearing  
**Subject:** Rule Disallowing Marijuana retail stores in community center D-GN2 subdistrict  
**Attachments:** LUPC -disallow cannabis 111021.pdf

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Chm. Worcester and Members of the Maine Land Use Planning Commission:

Please find attached my letter to you in opposition to the retail sales of marijuana in Rangeley, Dallas, and Sandy River Plantations and, in support of Option 1 as prepared by the LUPC staff. I ask that you vote accordingly - aligned with the intent of the zoning and consistent with the wishes of the residents.

Respectfully,

David E. Stein

David E. Stein

[REDACTED]  
Oquossoc, ME 04964  
[REDACTED]  
[REDACTED]

November 10, 2021

By EMAIL & USPS

Chm. Everett Worcester and Members of LUPC  
Maine Land Use Planning Commission  
Department of Agriculture, Conservation and Forestry  
22 State House Station  
18 Elkins Lane  
Augusta, ME 04333

[RulemakingHearing.LUPC@maine.gov](mailto:RulemakingHearing.LUPC@maine.gov)

**Re: Opposition to Cannabis retail in Rangeley, Sandy River and Dallas Plantations**

Dear Chairman Worcester and Fellow Commissioners:

My family and I have resided at 15 Stephens Road at the intersection with Herbie Welch Trail for the past 34 years. I am a taxpayer, former president and current board member of the Mooselookmeguntic Improvement Association (MIA), and an active member of the Rangeley Lakes Heritage Trust (RLHT).

I am strongly opposed to the siting and operation of a marijuana/cannabis retail store (medical and/or recreational) in any of the above captioned Plantations for the following reasons:

1. Public Safety

Marijuana is a controlled substance under federal law with retail inventories worth tens of thousands of dollars. The Plantations and sheriff's department simply do not have the resources to adequately police sales activity and otherwise ensure public safety. Moreover, the recent case of illicit sale and money laundering involving a town selectman, Franklin County Sheriff deputies and a Farmington police officer erodes confidence in law enforcement.

2. Incompatible with Community Centers

The sites under consideration lie with the Community Center subdistricts (D-GN2) as set out in the Rangeley Prospective Zoning Plan. As the Plantations grow, the vision was to delineate small areas for essential services, community gathering spots and peaceful enjoyment, not regional retail with attendant regulatory and public safety concerns.

3. Organized Areas

The Town of Rangeley allows for as many as two retail marijuana stores provided they are not located in the Downtown Commercial District nor in the village of Oquossoc.

4. Will of the Plantation Residence

The siting of marijuana retail stores in the Plantations would be contrary to the wide-spread and strong sentiment of Plantation residence as well as the to the objective of the Town of Rangely ordinance.

5. Citizen's Petition

190 residents of Rangeley, Sandy River and Dallas Plantations have signed a petition and others have written letters requesting LUPC adopt a rule disallowing medical and retail marijuana stores in community center D-GN2 subdistrict.

For these reasons but not these reasons alone, I respectfully request that LUPC honor and heed the wishes of the community and approve Option 1 prepared by the LUPC staff which would prohibit marijuana retail stores in D-GN2.

I appreciate your attention to this matter and your approval of Option 1.

Sincerely yours,

A redacted signature consisting of a black rectangular box covering the name, with a blue ink scribble above it.

David E. Stein

**Beaucage, Timothy**

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**From:** [REDACTED]  
**Sent:** Thursday, November 11, 2021 7:01 PM  
**To:** LUPC, Rulemaking Hearing  
**Cc:** [REDACTED]  
**Subject:** Comments on D-GNS Rangeley Plantation LUPC Marijuana Petition Request  
**Attachments:** D-GNS Rangeley Plantation LUPC Marijuana Petition Request.docx

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Subject: Public Comment on Citizens Petition Re Marijuana in D-GN2 Subdistrict – Retail Sales

To: Land Use Planning Commissioners and Staff

I respectfully request that LUPC exclude the retail sales of marijuana as well as the growing and cultivation of marijuana in the D-GNS zone of Rangeley Plantation. The reason for our family’s deepest concern is as defined in the attached Comments on the D-GSN Rangeley Plantation LUPC Marijuana Petition Request document.

Thank You,

Bob and Beth Burns

[REDACTED]

Rangeley Plantation 04965

[REDACTED]

[REDACTED]

## Subject: Public Comment on Citizens Petition Re Marijuana in D-GN2 Subdistrict – Retail Sales

To: Land Use Planning Commissioners and Staff

I respectfully request that LUPC exclude the retail sales of marijuana as well as the growing and cultivation of marijuana in the D-GNS zone of Rangeley Plantation. The reason for our family's deepest concern is as follows;

1. My wife and I live within two miles of the current proposed retail and growing site for the majority of the year. Marijuana is a drug which often promotes violence while under the influence in some users and will go to great lengths to secure their substance when their source is unavailable especially in late hours of the night when they are motivated to satisfy their need. This has been demonstrated in Rangeley when Outsiders attacked residents in the early hours of the morning over drug availability. Those of us who live in the area are fearful over the thoughts that marijuana seekers may become violent when retail sales are closed or are unavailable in the late hours of the night.
2. The remoteness and beauty of Rangeley Plantation attracts people such as my wife and I, but it also brings a sense of uneasiness, especially during long winter nights when there is total darkness and all the neighbors have all gone south. We are alone, there are no police for Rangeley Plantation other than Franklin Sheriff support from Farmington almost an hour away. Imagine yourself in this situation. How would your family feel if this was your neighborhood? What would you do?
3. Even in other times of the year, many women, and children walk the remoteness of the dirt roads near the proposed drug outlet and need to do so without fear of someone who is "High" on marijuana stopping them and endangering their lives.
4. My fear is that disgruntled marijuana seekers who are violent or "High" will disrupt the peace within our community. This fear is based on my personal experiences! As a US Army Neuropsychiatric Staff Sargent, I was assigned for five years to an Emergency Response Team at a Mental Institution where marijuana and other drugs were the source of most violent admissions and resulting violent situations. We do not want our remote community without ready law enforcement threatened by the possibility that retail drug sales will attract an undesirable effect on our community.

Thank you for your interest in hearing our voice and reject the Petition for Marijuana Retail Sales, Growing and Cultivation in the D-GN2 subdivision of Rangeley Plantation.

Thank you,

Bob and Beth Burns

[REDACTED]

Rangeley Plantation 04964

[REDACTED]

**Beaucage, Timothy**

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**From:** Randy Goodwin [REDACTED]  
**Sent:** Thursday, November 11, 2021 1:24 PM  
**To:** LUPC, Rulemaking Hearing  
**Cc:** Carol Batchelder

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

To whom it may concern,

I am a local construction businessman. My wife and our family live and work here in the Rangeley region.

I am vehemently opposed to any kind of Marijuana business in Rangeley Region, DGN-2 district. My wife and family don't want any marijuana manufacturing, procession, distribution or retail.

We ask that the LUPC exclude the retail sales of marijuana as well as the growing and cultivation of marijuana in the D-GN2 zone of Rangeley.

This kind of business is bad for our area, promotes crime, and draws the wrong kind of crowd. Better access to more potent drugs that waste the minds of young and old people alike is simply wrong.

Thank you

Randy and MaryAnne Goodwin

[REDACTED]

Rangeley maine.

[REDACTED]

**Beaucage, Timothy**

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**From:** Kreidberg, Jordan [REDACTED]  
**Sent:** Thursday, November 11, 2021 1:49 PM  
**To:** LUPC, Rulemaking Hearing  
**Subject:** Marijuana sales

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Commissioners

I am a resident of Bemis Road in Rangeley Plantation. My wife and I respectively wish to add our voices to those opposed to allowing retail marijuana sales in Rangeley Plantation and particularly in the DGN-2 district. I support marijuana legalization and recognize there are many therapeutic uses for this marijuana. Nevertheless, I feel that Rangeley Plantation is an inappropriate location for the retail sale of this product. I do not feel this is consistent with the original intent of this area someday serving as a focal point of the community.

Thank you for your attention.

Jordan Kreidberg  
[REDACTED]

**From:** [REDACTED]  
**To:** [LUPC. Rulemaking Hearing](#)  
**Subject:** Marijuana sales  
**Date:** Thursday, November 11, 2021 1:49:19 PM

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**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Commissioners

I am a resident of Bemis Road in Rangeley Plantation. My wife and I respectively wish to add our voices to those opposed to allowing retail marijuana sales in Rangeley Plantation and particularly in the DGN-2 district. I support marijuana legalization and recognize there are many therapeutic uses for this marijuana. Nevertheless, I feel that Rangeley Plantation is an inappropriate location for the retail sale of this product. I do not feel this is consistent with the original intent of this area someday serving as a focal point of the community.

Thank you for your attention.

Jordan Kreidberg

[REDACTED]

RECEIVED

NOV 12 2021

Dudley Gray [REDACTED]

LUPC - AUGUSTA



Public comment on Petition concerning Marijuana in D-GN-2 subdistrict

2 messages

Dudley Gray [REDACTED]  
To: dudley gray [REDACTED]

Sun, Nov 7, 2021 at 11:36 AM

To all LUPC Commissioners:

Ladies and Gentlemen , While I appreciate the 30 day extension for comment I must still request that LUPC exclude all commercial marijuana sales activities which include growing in the D-GN2 zone of Rangeley Plantation. Almost 200 Plantation residents submitted a petition requesting denial of permits for any marijuana activities in the sub district.

Nothing concerning marijuana activities fit within the description of the D-GN-2 sub district and the goals for the community. It just doesn't fit, because the plantation is so rural and has only long time lapses between responses for criminal activities.

The latest debacle involving the arrest of 13 supposedly upstanding members of area communities prove the concern about crime is valid beyond question. Drugs and their illegality are a nasty, nasty business and should have no place in any community, let alone ours ,as we are essentially unprotected.

Please do the right thing and deny any and all marijuana permits ,growing, medical, and retail sales. . There are plenty of outlets in Farmington to satisfy anyones personal desire to purchase products legally.

Sincerely, [Handwritten Signature]  
[REDACTED]  
Dudley Gray [REDACTED]  
Rangeley Plantation

Dudley Gray [REDACTED]  
Draft

Sun, Nov 7, 2021 at 11:43 AM

[Quoted text hidden]

To Maine LUPC  
22 State House Station  
Augusta, ME 04333-0022

## Beaucage, Timothy

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**From:** Judith Hewey [REDACTED]  
**Sent:** Friday, November 12, 2021 9:14 PM  
**To:** LUPC, Rulemaking Hearing  
**Subject:** marijuana retail in GN2 of Rangeley Plantation

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

We are totally opposed to retail marijuana business in Rangeley Plantation GN2. Have you recently noted the criminal activity going on in Farmington regarding marijuana? A person from the Rangeley area was also involved. We don't even have a police force?? Who supervises??

We have many camps unoccupied in the winter and some in summer. Having this business on scenic highway 17 where the state spent thousands of dollars to develop the beautiful overlook of Mooselookmeguntic makes no sense to me. This is not the proper use of this beautiful area where people come to enjoy the beauty and feel safe. No to Marijuana Retail.

Lyndall and Judith Hewey  
[REDACTED]  
Rangeley Plantation

We have owned our camp for more than 30 years.

## Beaucage, Timothy

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**From:** dale nagle [REDACTED]  
**Sent:** Friday, November 12, 2021 7:35 AM  
**To:** LUPC, Rulemaking Hearing  
**Cc:** Carol Batchelder  
**Subject:** Marijuana in Rangeley

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We are writing in opposition to any form of retail etc. in regards to marijuana in Rangeley. As property owners , we have enjoyed this special place for over 40 years and feel that this would be a step in the wrong direction for preserving the tranquility of our area.

Dale and Tom Nagle

[REDACTED]  
Dallas Plantation

Sent from my iPad

## Beaucage, Timothy

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**From:** Stan and Kathy Grzyb [REDACTED]  
**Sent:** Sunday, November 14, 2021 2:53 PM  
**To:** LUPC, Rulemaking Hearing  
**Subject:** Rangeley Plantation Marijuana Permit

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

I am writing to the LUPC to express my opposition to the establishment of a marijuana commercial business in DGN-2. I am opposed to the manufacture, processing, distribution and retail of marijuana products in our neighborhood. Businesses in this subdistrict are supposed to function as community centers to serve as a focal point for community life. It is supposed to be of the scale and type that reinforces the jurisdiction's rural character. I do not feel that a commercial marijuana operation meets these requirements. We have lived in Rangeley Plantation for over three decades and have not only raised our four sons here but now have five grand children who spend a considerable amount of time here. Rangeley Plantation has been a safe environment in the past and I fear that the introduction of a commercial marijuana business would have a negative effect on the area. We have emphasized to our children and grandchildren that a healthy fulfilling life does not require the use of extraneous stimulants and exposing them to a business that manufactures and sells these types of products sends the wrong message. Thank you for your consideration. Stanley Grzyb MD [REDACTED] Rangeley Plantation

Nov. 6. 2021

Dear LUPC Commissioners,

Given that your website rejected my typed letter re. marijuana Rangelby Plantation.

RECEIVED  
IN NOV 15 2021  
LUPC - RANGELEY

Thank you for listening to the people who live here. As you know, the DGN-2 district was established to create community centers for our small population. DGN-2 is no place for any kind of marijuana - production, processing, or sales. It is a cash only business that leads to crime and corruption, as seen in the recent arrests of a wide network of municipal, county and other employees.

We rely on police & fire protection from away, sometimes it takes hours for them to respond. Please do not approve retail sales off marijuana sales in the DGN-2 district.

Sincerely,  
[Redacted] But [Redacted]  
Rangelby Plantation

**From:** [H Paul Reynolds](#)  
**To:** [LUPC, Rulemaking Hearing](#)  
**Subject:** Rule making Petition  
**Date:** Saturday, November 20, 2021 8:31:09 AM

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**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Chairman Worcester and Members of LUPC:

My name is Paul Reynolds and I am writing in support of the citizens' rule making petition that would exclude most future marijuana businesses, including medical marijuana retail stores, from the six small Community Center D-GN2 subdistricts in Rangeley Plantation, Dallas Plantation and Sandy River Plantation as originally established by LURC in the Rangeley Prospective Zoning Plan.

I am a year round resident of Rangeley Plantation. I own and manage a restaurant in nearby Oquossoc Village and have recently completed two three year terms as one of the two members on the board of school directors of RSU 78 from Rangeley Plantation. I am also the board president of Rangeley Lakes Heritage Trust, a non-profit land trust with several hundred members in the Rangeley area that works to protect the conservation values of the area.

I am writing to express my personal view, and that of so many others in this area, that medical marijuana retail stores are not an appropriate use in the D-GN2 Community Center subdistrict. There are a number of reasons why I think that they should not be permitted in these districts.

First and foremost, is the widely held view in this area that medical marijuana retail stores should not be located in close proximity to civic and community uses such as schools, daycare centers, churches, community centers, and athletic facilities for young people. While marijuana businesses are now permitted under strict regulation in about one third of Maine's municipalities, marijuana businesses are still controversial and they are generally kept separate from the types of community and civic uses encouraged in the D-GN2 subdistrict.

It is well established that retail marijuana businesses require a high level of security. The reason for these enhanced security requirements is that marijuana sales are still illegal under federal law and there is a very lucrative black market outside of Maine for marijuana and marijuana products.

It is also well established that marijuana, like alcohol, impairs the ability to drive motor vehicles. While it may be possible through effective policing in more populated areas to control the risks of people driving under the influence, with no local police, these risks will be difficult or impossible to manage. The same is true of enforcing the laws against the sale of

marijuana products to minors.

As a recent school board member in RSU 78, I am acutely aware of the problems associated with illicit use of marijuana and other drugs within our student populations. Each of our schools devotes substantial efforts to discouraging such use by students because of the negative effects on their academic performance and the associated developmental risks. Almost all of the parents that I know in Rangeley Plantation agree with me that it will send the wrong message to the young people in our area to locate medical marijuana retail stores in the subdistricts that are supposed to function as the centers of community life. That is the reason why the Maine Legislature has required that medical marijuana retail stores be located at least 1000 feet from an existing public or private school; and why the communities in our area, that permit marijuana facilities at all, require separation distances of 1000, 750 or 500 feet from other civic and community uses such as churches, daycare facilities and the like.

In summary, I and my neighbors in Rangeley Plantation feel that future marijuana retail stores should not be permitted in the Community Center D-GN2 subdistrict. We recognize that the existing facility that LUPC has previously approved has received its final approval and will not be affected by the proposed rule. That is no longer an issue in this rulemaking proceeding. It is focused entirely on the future, not the past.

We hope that you will listen to our concerns and vote to adopt Option 1 as prepared by the LUPC staff, which would exclude medical marijuana retail stores from the Community Center D-GN2 subdistrict.

Thank you for the opportunity to submit this letter. I greatly appreciate the time and hard work that each of you puts into your service on this Commission as an unpaid public spirited volunteer.

Sincerely,

H Paul Reynolds

**H Paul Reynolds**  


November 19, 2021

**Via Electronic Mail & U.S. Mail**

Maine Land Use Planning Commission  
Department of Agriculture, Forestry and Conservation  
22 State House Station  
18 Elkins Lane  
Augusta, ME 04333

RE: Request to Prohibit Marijuana Retail Stores in the D-GN2 Subdistrict

Dear LUPC Commissioners,

I write as the representative of the petitioners who filed a citizen's petition for rulemaking, and as the attorney for Rangeley Plantation, to request that the Commission adopt Option 1, as prepared by the LUPC staff, which would prohibit medical marijuana retail stores in the Community Center D-GN2 subdistrict under the Rangeley Area Prospective Zoning Plan (the "Rangeley Plan").

The staff recommendation that medical marijuana retail stores be permitted in the D-GN2 subdistrict is based on a failure to recognize the important differences between a medical marijuana retail store and the other small scale commercial uses envisioned by the Rangeley Plan for inclusion in the D-GN2 subdistrict, such as small convenience stores, galleries, artisan shops, and the like. The staff recommendation is also out-of-step with the manner in which medical marijuana retail stores have been regulated by municipalities through zoning and local marijuana regulations throughout the State and, in particular, in the Rangeley and Franklin County area.

The fundamental difference between a medical marijuana retail store and a typical convenience store selling milk, sandwiches, chips and perhaps beer, is that marijuana is a controlled substance under federal law that is subject to a highly lucrative out-of-state illicit market. That is the reason that medical marijuana retail stores are required to have enhanced security measures that would never be considered necessary for a gallery, a convenience store or any other use appropriate in a community center district. The need for such enhanced security measures illustrates the difference between a medical marijuana retail store and the other types of community center uses. The impacts of this highly lucrative illicit market, its potential as a corrupting influence, and the related security issues, have all been brought dramatically close to home in Franklin County, where a grand jury has recently indicted 11 people, including two former deputies in the Franklin County Sheriff's Department, a former deputy in the Oxford County Sheriff's Department, a former police officer from Wilton, and a former Rangeley selectman in an alleged conspiracy to use a medical marijuana retail store as a front for multi-million dollar

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illegal marijuana sales and money laundering. Although this might be dismissed as an unfortunate coincidence, Erik Gunderson, the director of the Maine Office of Marijuana Policy was quoted in the Portland Press Herald on November 11, 2021 stating in response to the indictments: "It's an economic thing. You can do quick back-of-the-napkin math. I would imagine it's easy to veer into the more gray area." Scott Gagnon, public health representative for the Marijuana Advisory Commission was quoted as saying that he was not surprised by the indictments: "It's been weakly regulated at best. The ingredients are all there for this to happen".

I have attached the Portland Press Herald article to this letter.

The security issues involved in locating medical marijuana retail stores in the D-GN2 subdistricts in Rangeley Plantation, Dallas Plantation, and Sandy River Plantation are compounded by the fact that there are no local police departments in these Plantations; and the nearest responsible law enforcement agency, the Franklin County Sheriff's Department, is located a long distance away. It is more than 50 miles, for example, from the D-GN2 subdistricts in Rangeley Plantation to the Franklin County Sheriff's Department in Farmington and the response time for an emergency call can take an hour or more.

The recommendation that medical marijuana retail stores be permitted in the D-GN2 subdistrict without any limit on the number of retail stores or their separation from other community center uses is also inconsistent with the manner in which marijuana facilities are being regulated in other jurisdictions throughout Maine, and particularly, in Franklin County.

With respect to adult use marijuana facilities, for example, out of almost 500 municipalities in Maine, only 89 towns have opted in to allow adult use marijuana related businesses. Of those 89, only 37 allow retail stores. Under State law most marijuana businesses must be a minimum of 1,000 feet from any existing public or private K-12 school. Likewise, State law prohibits marijuana businesses from having any signage or advertising within 1,000 feet of any public or private K-12 school. Municipalities may reduce the distance between marijuana establishments and schools to 500 feet, but no lower. These setback requirements from schools in the State's marijuana laws reflect a policy decision that marijuana facilities and schools are not compatible uses.

Many towns that allow marijuana retail stores have also concluded that these uses are incompatible with residential uses and areas frequented by families and children. As a result, these municipalities require that any marijuana retail store be set back from uses such as daycare facilities, public playgrounds, public parks, places of worship, athletic fields, public libraries, universities, and community centers. Examples include Greenville, Presque Isle, Orono, Lewiston, Bridgton, and Bangor.

Additionally, communities such as Bangor, Waterville, and Biddeford – all of which allow marijuana retail stores – have addressed concerns about the impact on their "Main Street" or "Downtown" by prohibiting marijuana retail stores in those areas. Instead, retail stores have been relegated to more appropriate denser commercially-zoned areas that cater to vehicular access, as opposed to pedestrian access, to retail goods. Such commercially-zoned areas are typically located in exurban areas where larger malls and big box stores are allowed.

Many municipalities have also been concerned about accommodating the creation of a “marijuana row” – that is, a clustering of marijuana retail stores along a stretch of road or in a particular neighborhood. This was an issue that the Portland city staff addressed prior proposing their city’s marijuana regulations. Almost every community that allows marijuana retail stores in Maine either limits the number of retail marijuana stores or requires a setback distance between retail stores. Examples include Lewiston, Auburn (which is in the process of increasing the setback between retail stores to 2,000 feet because the city has been inundated these stores), Portland, Bridgton, Kittery (limit of 3 stores), Windham, Hallowell, and Berwick (limited number of stores).

Similarly, the Town of Rangeley’s “Marijuana Business and Facilities Ordinance” only permits two licenses for marijuana retail stores and has designated most of the Downtown Commercial District in Rangeley and all of the Downtown Commercial District in Oquossoc as “exclusion zones” for marijuana business permits and licenses. The Rangeley Ordinance requires a separation distance of 1,000 feet between marijuana businesses and they may not be located within 1,000 feet of the property line of a public or private school, 750 feet of the property line of a church, or 500 feet of the property line of a license daycare, or youth recreation center area.

In the same vein, the Town of Farmington’s Zoning Ordinance prohibits medical marijuana retail stores in the Restricted, Village Residential, Village Commercial, Village Business, Historic, and Town and Forest Districts. In the few Districts where medical marijuana retail stores are permitted, Farmington’s “Adult Use and Medical Marijuana Stores, Cultivation Facilities, Manufacturing Facilities and Testing Facilities Ordinance” requires that they be 1,000 feet from the property line of a public or private school, and 500 feet from the property line of the University of Maine at Farmington, Franklin Memorial Hospital, properties used for religious worship activities, daycare facilities, and recreation areas for use by minors up to eighteen years of age. The ordinance also contains a separation requirement of 1,000 feet from another adult use or medical marijuana business.

It is evident from these and many other municipal restrictions that marijuana retail stores are not considered to be similar to the other types of small commercial uses found in village centers in other municipalities in Franklin County. To state the obvious, that is because medical marijuana retail stores are not in fact similar to small convenience stores, galleries, artisan shops, or the small other pedestrian-friendly commercial uses envisioned under the Rangeley Plan in the Community Center D-GN2 subdistrict. None of these other uses require enhanced security; in contrast, a marijuana retail store must have greatly enhanced security because its inventory involves a federally regulated controlled substance which brings prices on the illicit market outside of Maine in the range of \$2000-\$3000 per pound.

Another issue raised by the staff is whether it might create administrative or enforcement problems for LUPC to treat home-based marijuana care-givers located in the D-GN2 subdistricts differently from other home-based businesses in those zones. The answer to this issue is that clear distinctions already exist under the State’s marijuana laws and that these distinctions would make it straight-forward to administer and enforce the prohibition on medical marijuana retail stores under the citizen’s petition and Option 1.. Under the citizens’ petition and Option 1, home- based caregiver operations will be permitted in the D-GN2 subdistricts as long as they do

not constitute medical marijuana retail stores under the State's marijuana laws. Under State law a medical marijuana home based caregiver that is not authorized to operate a caregiver retail store<sup>1</sup> cannot have exterior signage and may only administer medical marijuana to registered patients by appointment. If they have exterior signage, are open to the public for regular business hours, or have other indicia of a retail store, they must be authorized to operate a caregiver retail store. The citizen's petition and Option 1 would allow home-based medical marijuana caregivers in the D-GN2 subdistrict, but not medical marijuana retail stores, whether home-based or not. Thus, the citizens' petition and Option 1 would simply create a new category of home based businesses that would not be allowed to have exterior signage nor be open to the public for regular business hours. Since such businesses would be required by State law to obtain authorization as a retail store to have exterior signage or be open to the public for regular business hours, they would be violating State law if they did either without the required state caregiver registration that includes authorization to operate a retail store. There is no reason why it would be unusually difficult or taxing for the Commission's staff to administer these very clear distinctions between permitted home-based medical marijuana caregiver operations, unauthorized medical marijuana retail stores, and other types of permitted home-based businesses.

In short, under Option 1, home-based medical marijuana caregivers in the D-GN2 subdistrict would be allowed, so long as they do not have exterior signage and are not open to the public for regular business hours, or have any other indicia of a retail store. Other home-based businesses could have exterior signage and could be open to the public for regular business hours. Those are not complex concepts that would be difficult for the LUPC staff to understand, administer and enforce.

I would also assure the Commission that the citizens' petition and Option 1 prepared by the staff are not directed at the medical marijuana cultivation/processing facility that was approved by the Commission earlier this year in a D-GN2 subdistrict in Rangeley Plantation; nor are they directed at any other pending or proposed marijuana retail store facility. A decision was made by the petitioners not to appeal the decision made by LUPC in that prior proceeding, but rather to allow that permit to become final and to request the proposed rule change by citizens' petition. The rule change proposed by the citizens' petition and by Option 1 is prospective in nature and will not affect any previously approved project.

Finally, it is worth noting that the Commission's decision on the citizens' petition and Option 1 will not alter or affect the Commission's rules as they apply to the rest of the Commission's service area outside of the three plantations subject to the Rangeley Plan. The Community Center D-GN2 subdistrict was created as part of the Rangeley Plan and does not apply in any other parts of LUPC's service area. Approving the citizens' petition as modified by the Commission's staff in Option 1 will have no precedential impact on the rules applicable to the rest of the Commission's service area.

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<sup>1</sup>State law defines "Caregiver retail store" as "a store that has attributes generally associated with retail stores, including, but not limited to, a fixed location, a sign, regular business hours, accessibility to the public and sales of goods or services directly to a consumer, and that is used by a registered caregiver to offer marijuana plants or harvested marijuana for sale to qualifying patients." 22 M.R.S.A § 2422 (1-F).

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In closing, it is quite clear that the people of Rangeley Plantation and the surrounding area have spoken regarding their vision for the future of their communities. The citizens' petition as revised by the Commission's staff in Option 1 has received overwhelming support from the public and has not encountered any significant public opposition.

Please listen to the people to whom you are appointed to represent and vote to adopt Option 1 as prepared by the staff. The people who are subject to the Rangeley Plan do not want medical marijuana retail stores to be permitted in the their Community Center Development (D-GN2) subdistricts. This Commission should listen to their voices and adopt their common-sense rule-making request.

Thank you for your consideration of this widely supported community-based request.

Sincerely,



Richard A. Spencer

# Maine officials acknowledge lax oversight of medical marijuana

A state advisory panel meets for the first time since federal prosecutors alleged that a medical operation illegally sold over \$13 million in pot.

*Associated Press*

AUGUSTA — Maine's top marijuana regulator said the state has few tools to prevent medical marijuana from being sold on the black market.

Most caregivers are following the rules, but economics are driving the illicit sale of marijuana, said Erik Gundersen, director of the Maine Office of Marijuana Policy.

"It's an economics thing. You can do quick, back-of-the-napkin math," Gundersen said. "I would imagine it's easy to veer into the more gray area."

The Maine Legislature's Marijuana Advisory Commission met Tuesday for the first time since federal prosecutors alleged that a medical marijuana operation

illegally sold more than \$13 million in weed, the Bangor Daily News reported.

A federal grand jury Tuesday indicted 11 of 12 defendants charged in an illegal marijuana distribution and money laundering scheme in the Franklin County area, the Sun Journal reported.

The Office of Marijuana Policy has fewer ways to

regulate the medical marijuana market than the recreational market for which retail sales started just last year, Gundersen said.

The office proposed a "seed-to-sale" tracking system as part of a larger attempt to regulate the medical marijuana industry but those rules were rejected by lawmakers.

Scott Gagnon, public health representative for the Marijuana Advisory Commission, was not surprised by the illicit market for medical marijuana.

"It's been weakly regulated at best," Gagnon said of Maine's medical marijuana industry. "The ingredients are all there for this to be able to happen."



*Senator Russell Black*  
*3 State House Station*  
*Augusta, ME 04333-0003*  
*(207) 287-1505*

November 22, 2021

Maine Land Use Planning Commission  
Department of Agriculture, Conservation and Forestry  
22 State House Station  
Augusta, ME 04333

Dear Land Use Planning Commission:

As the State Senator representing Rangeley Plantation, I urge you to adopt Option 1 as prepared by your staff, which would prohibit marijuana retail stores, as well as marijuana cultivation and processing facilities, in the Community Center D-GN2 subdistrict in the three plantations covered by the Rangeley Plan.

Out of nearly 500 municipalities in Maine, only 89 have opted in to allow for adult use marijuana-related businesses and only 37 of those allow for retail stores. Many of those municipalities have their own ordinances that further regulate the industry. This regulation is an indication that municipalities consider marijuana stores to be vastly different from other types of commercial businesses.

Furthermore, marijuana-related businesses face certain security issues that regular businesses do not. The subdistricts of Rangeley Plantation, Dallas Plantation, and Sandy River Plantation have no local police to assist with security, and the Franklin County Sheriff's Office is more than 50 miles away.

The people of Rangeley Plantation, specifically the 190 citizens who signed the rulemaking petition, have a clear picture of what they want for their community, therefore, I again urge you to adopt Option 1. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Russell Black", is written over a black rectangular redaction box.

Russell Black  
State Senator