



A Maine owned company

Mr. Chairman and Members of the Board.

Thank you for your efforts towards enacting Adult Use marijuana ordinances and zoning for Kittery. We know this is not an easy process.

My name is Julie Cutting, and I am the owner of Green Blossoms LLC and we intend to open an upscale marijuana retail store in Kittery called "Emerald Elevation". We are asking that retail marijuana stores be allowed by special exception in the Business -Local 1 zoning district.

As we have stated in the past hearings, we believe a limited amount of marijuana retail would be appropriate in the BL-1 zone and are excited for an opportunity to be part of the Kittery Foreside community. We believe that allowing marijuana retail stores is compatible with Kittery's Comprehensive Plan.

Before you continue your deliberations on this matter, we would like to provide additional information for your consideration as you decide whether to allow marijuana retail by special exception in the BL-1 zone.

During our research into looking for a suitable location in the C1, C2, C3 zones, we have found that there are not many retail options available for cannabis retail in these zones.

Most national leasing companies, like Simon, as well as many Landlords with a conventional mortgage, cannot lease to a marijuana retail tenant. This means that leasing options are limited to those offered by local individuals who own their properties outright and who are willing to lease to this type of business.

By only allowing retail marijuana in C1, C2, C3 the town severely limits the options for a small marijuana business with limited finances to locate within these zones. Narrowing zoning for marijuana retail in this manner inadvertently creates a situation that favors large multi-state marijuana companies who have plenty of money to go out, buy land for cash, and build or renovate an existing building for marijuana use which puts small business owners who lack the resources to build or substantially renovate a space at a disadvantage.

As most of the rental units in the C1, C2, C3 zones are owned by large retail leasing companies, the available properties left for this use are north of the Outlets. By so limiting marijuana retail to C1, C2, C3 you will create a clustering of marijuana retail stores at the northern end of Route 1, which will result in more traffic and congestion on an already busy road.

We suggest spreading out the use and allowing the use by special exception in the BL-1 which would avoid clustering and allow marijuana retail stores to seamlessly blend in with existing businesses landscape.

I have also spoken with many of the business owners and residents in the BL1 zone about our proposal and they feel our business will integrate nicely into the neighborhood and they feel our intended use will help them gain additional sales at their places of business.

Other facts that we would like to submit for your deliberations.

Marijuana retail already exists in the BL and BL-1 zones. Our upscale adult use marijuana retail concept is a perfect fit for the walkable village feel of the Foreside as you have seen from our proposal.

The reason this matter is before the Planning Board tonight is a result of two successful petition drives with signatures of Kittery voters wanting ADULT USE marijuana retail.

**This is not a battle between medical caregivers and adult use retailers.**

This is fulfilling the will of Kittery voters who in 2016 voted in favor of adult use 3450 "yes" to 2171 "no" (over 61% in favor). Support for adult use

marijuana access has not waned since 2016 and as a result you have two petitions asking the town to zone in this use.

The voters have twice spoken to have access to marijuana for adults over the age 21. The voters believe access should not be limited to medical card holders only.

Our mission at Emerald Elevation is to provide quality, clean, safe marijuana, and related products, to every adult 21+ whether they have a medical card or not.

We are a locally owned Maine business, with family roots here in York County. We have committed our conceptual design and layout to be in line with your vision for the BL-1 zone.

Our concept will bring a modern, professional, and safe shopping experience to the residence of Kittery, who have voted for Adult Use Cannabis.

We are excited to become part of the Kittery foreside community and look forward to discussing this further at the next public hearing.

Thank you for your time and consideration of this matter.

Julie Cutting,

Owner

Green Blossoms L.L.C



## Bart McDonough

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**From:** Contact form at Kittery ME <cmsmailer@civicplus.com>  
**Sent:** Thursday, March 11, 2021 12:01 PM  
**To:** Bart McDonough  
**Subject:** [Kittery ME] Cannabis Zoning (Sent by Patrick Putnam, patrick.putnam@trimarkusa.com)

Hello bmcdonough,

Patrick Putnam ([patrick.putnam@trimarkusa.com](mailto:patrick.putnam@trimarkusa.com)) has sent you a message via your contact form (<https://www.kitteryme.gov/user/3484/contact>) at Kittery ME.

If you don't want to receive such e-mails, you can change your settings at <https://www.kitteryme.gov/user/3484/edit>.

Message:

Good Morning,

I am writing this letter as a Kittery resident pursuant to your decision on zoning for adult cannabis use in Kittery. I strongly support the legal adult use of cannabis in our community and see no reason why BL-1 zoned property could not be added to the current proposal for zones c-1, c-2, and c-3. I have worked with Julie Cutting professionally for several years and I am confident that her proposed establishment would be an asset to the town in terms of jobs and tax revenue. Thank you for your time and consideration and please reach out if I can be of further assistance in this matter.

Patrick Putnam  
Maine Territory Sales Representative  
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trimarkusa.com

## Bart McDonough

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**From:** Contact form at Kittery ME <cmsmailer@civicplus.com>  
**Sent:** Sunday, February 28, 2021 8:26 AM  
**To:** Bart McDonough  
**Subject:** [Kittery ME] Cannabis Caregivers (Sent by Lainey McCartney, deplus3@gmail.com)

Hello bmcdonough,

Lainey McCartney ([deplus3@gmail.com](mailto:deplus3@gmail.com)) has sent you a message via your contact form (<https://www.kitteryme.gov/user/3484/contact>) at Kittery ME.

If you don't want to receive such e-mails, you can change your settings at <https://www.kitteryme.gov/user/3484/edit>.

Message:

I am writing in support of outside growing for Marijuana Caregivers.

I believe that with discretion, this is a far better option than inside growing which presents enormous environmental issues due to the energy required for propagation. I am speaking specifically about caregivers who do not operate retail store fronts. These caregivers afford the community a personal guidance that is hard to replicate in a commercial retail setting.

Thank-you for your consideration,  
Lainey McCartney