

**Lebanon Maine Board of Appeals
Site Visit Minutes – Timothy Bragdon
Monday, July 20, 2020
4:00 pm – 256 Lower Middle Road - Map R8, Lot 66
4:30 pm – 1384 Carl Broggi Highway - Map R3, Lot 6-1**

DRW
DB
VAD
DL
f/bil

Members Present

D. Wilson - Chairman
L. Duell
D. Leuchs
R. Demers
D. Bruce

Others Present

Timothy Bragdon
Mark Dion – Legal - Bragdon
Kenneth Fredette Esq. – Legal – Bragdon
Aaron Bragdon

Members of the Board met at the Town Office at 3:45 pm and met at the home of Mr. Bragdon at 256 Lower Middle Road shown as Map R8, Lot 66 on the 2019 Property Maps, Lebanon, Maine and owned by Timothy and Susan Bragdon. Chair Wilson asked for a motion to open the meeting. Member Bruce made the motion to open the meeting at 4:22 pm. Member Demers seconded the motion. The vote was taken. The motion carried.

Timothy Bragdon, the applicant, Aaron Bragdon, his son, Mark Dion Esq. and Kenneth Fredette Esq., Mr. Bragdon's legal counsel were also present at the Site Visit.

Attorney Dion stated that he did not know as to why a second site visit was necessary. Chair Wilson agreed.

Those who were present entered Mr. Bragdon's garage Mr. Bragdon stated his retail space when he was opened at this address was in the area where they had entered. In addition to the retail "space" in an inner room, the processing of "tinctures" and "clones" took place. Chair Wilson asked for the definitions of "tinctures" and "clones". Tinctures are liquid form of THC and clones are baby plants.

Those in attendance entered the "grow room". There were light fixtures hanging from the ceiling and a timer unit was located on a wall. There is no outside lighting that enters this room. It is a complete controlled environment.

Once outside, Chair Wilson asked Mr. Bragdon if the marijuana he sells is grown at the 256 Lower Middle Rd. location. Mr. Bragdon replied that it did not for he also purchased from other growers.

Member Leuchs asked if Mr. Bragdon was running a retail store from his home. Mr. Bragdon stated that he was. Member Bruce asked how people knew he was there. Mr. Bragdon stated he had been selling

marijuana since 2006 and that people just knew he was there. People would pull into the driveway both in the daytime hours as well as nighttime hours and they would purchase marijuana from Mr. Bragdon.

Attorney Dion asked if the Board was conducting the hearing on site. Chair Wilson asked the Board to hold their questions until the Public Hearing per the order of Attorney Dion.

Members of the Appeals Board drove to the address of the second Site Visit, 1384 Carl Broggi Highway, which is shown as Map R3 Lot 6-1 on the 2020 Property Maps Lebanon, Maine and owned by Safe Harbor Self Storage, LLC. which was previously owned by Bragdon's Holdings, Inc. The motion to reopen the meeting at 1384 Carl Broggi Highway was made by Member Bruce. Member Leuchs seconded the motion. The vote was taken. The motion carried. The meeting was reopened at 4:38 pm.

Timothy Bragdon, the applicant, Aaron Bragdon, his son, Mark Dion Esq. and Kenneth Fredette Esq., Mr. Bragdon's legal counsel were also present at the Site Visit.

During the Mr. Bragdon noted some changes to those in attendance.

- * Only CBD products will be displayed in the "showroom" area.
- * All of the THC products are now locked in the area previously occupied by "New England Medicine and Counseling Associates"
- * You must be "buzzed" into the CBD area where ice-cream, candy, oils, etc. are located.

Member Demers asked what THC was. It was explained that it is the part of the plant that makes you "high". Member Bruce was not in attendance at the initial site visit on June 8, 2020. Mr. Bragdon gave her a tour of the store room.

The Board left at 4:52 pm.