

Town of Wells, Maine Review Checklist

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Project Name/District: Springer LLC / Light Industrial District- Tax Map 40, Lot 3-14

Date of Review: 12/2/20; 3/30/21

Prepared By: Office of Planning & Development

Company Name: Town of Wells

**Article VII
Performance Standards**

§ 145-58.3. Medical marijuana cultivation and processing facilities. [Added 6-13-2017]		Application Meet Requirements			
		Yes	No	NA	Comments
Medical marijuana cultivation and processing facilities are allowed subject to the following performance standards in addition to the requirements of the districts in which the facilities are located:					
A.	Notwithstanding any other provision of the Wells Code, all medical marijuana cultivation and production facilities must be reviewed by the Wells Planning Board, and not by the Staff Review Committee or other reviewing authority.	Y			Planning Board review is required.
B.	Medical marijuana caregivers and facilities must meet all of the standards and conditions imposed by the State of Maine issued under the aegis of the Maine Medical Use of Marijuana Program.	Y			
C.	Notwithstanding the Maine Rules Governing the Maine Medical Use of Marijuana Program, no medical marijuana cultivation and processing facility located in Wells may be located where any of the lot lines of the lot on which the facility will be located are within 1,000 feet of the lot line of any preexisting public or private school facility or any preexisting and licensed child-care facility.	Y			The parcel is not located within 1,000 feet of any school or child-care facility.
D.	There shall be opaque windows or walls for any building involved in the facility, so that the interior is completely screened from lot lines and from any person passing along the street boundaries of the lot on which it is located.		N		<u>Building architectural drawings to be provided to show how the buildings will meet this standard.</u> <u>To satisfy this requirement, a note to be added to the plan stating all windows and walls shall be opaque so that the interior of the buildings are completely screened.</u>

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E.	All buildings associated with the facility shall be protected by use of fire suppression sprinkler systems, or other effective fire suppression system that may be approved by the Chief of the Wells Fire Department. Emergency vehicle access shall be provided on a minimum of three sides of a building.		N		<p><u>Plan to note that the proposed building(s) shall be constructed with sprinkler systems.</u></p> <p><u>Access to three sides of all buildings is required. The 4,000 SF building requires a third access. Willie Hill Road is too far and is restricted by the security fence around the perimeter of the development.</u></p> <p><u>A reinforced grass access road may be a possibility with Fire Chief review.</u></p>
F.	The facility shall have a Knox-Box® at the security gate and building or shall provide emergency response personnel with the necessary information to allow entry in the event of an emergency at the location.		N		<p><u>Plan to note that Knox Box at the security gate and buildings are required.</u></p>
G.	The facility shall have at least one parking space per 1,000 square feet of gross floor area, and such additional parking as may be required by the Planning Board.	Y*			<p>See note 17.</p> <p>15,600 SF in total building area is proposed. 1 parking space per 1,000 SF of gross floor area is required. 16 spaces are required. A total of 21 spaces are depicted <u>but various spaces do not meet the 9' x 18.5' space dimensions nor is the 26' wide aisle width met.</u></p> <p><u>Prior site plan approval required the parking aisle for existing spaces to be widened. Did this occur?</u></p>
H.	No facility building shall be allowed to be constructed or occupied within 500 feet of an existing dwelling unit.	Y			<p>Dwellings do not exist within 500 feet of this parcel.</p>
I.	The operator of the facility must provide a security plan to the Chief of Police for the Town of Wells, who will provide the Planning Board with a report and recommendations for specific conditions of approval regarding required security measures to be incorporated. The requirements for this plan should be coordinated with the requirements for any security plan that the State of Maine may require for such a facility. A minimum of a chain link fence, six feet in height, is required surrounding the facility. Recordable video surveillance is also required. Exterior lighting must be sufficient to deter nuisance activity and facilitate surveillance.		N		<p><u>To be provided.</u></p>

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J.	The hours of operation for the facility, including the hours that persons other than staff of the facility may be present at a cultivation facility, shall be limited. No sales or dispensing of materials may take place at the facility		N		<u>To be noted on the plan.</u>
K.	Signs for the facility may not contain any visual depiction of marijuana or marijuana paraphernalia.		N		<u>To be noted on the plan.</u>
L.	Vegetative buffers may be required by the Planning Board to create a visual screen or minimize odors.		N		<u>Planning Board to review what vegetated buffers are to be required.</u> <u>Existing fencing and proposed vegetation to remain to be noted on the plan.</u>
M.	The growing, cultivating, production, processing, testing, and/or storing of medical marijuana by a medical marijuana caregiver shall be located within a building. Said activities may not be conducted anywhere outside of a building.		N		<u>To be noted on the plan.</u>