

Town of Wells, Maine Review Checklist

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Project Name/District: G&M Holdings / Light Industrial District – Tax Map 41,
Lot 13-2

Date of Review: 12-15-21; 05/06/22

Prepared By: Planning Office

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 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			No such use identified within 1,000 feet. <u>See recommended note 9.</u>
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.	Y			See Medical Marijuana note 3 on sheet 1.
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.	Y*			See Medical Marijuana note 4 on sheet 1. <u>Emergency vehicle access is required on 3 sides of the building. Vehicle access may be in the 'no parking' lanes proposed behind each building. 13' to 15' width is noted. Vehicle turning radii may be needed.</u>
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.	Y			See Medical Marijuana note 8 on sheet 1.

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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*			6,400 SF (unit 2 and 3) requires 7 spaces for the Medical Marijuana use. $6,400/1,000 = 7$ spaces. <u>Phasing Notes indicate however that the medical marijuana use may be established in either or both buildings? Total would be 2,400 + 6,400 = 8,800 or 9 spaces required. Plan notes to clarify.</u> The site plan depicts a total of 16 parking spaces. <u>Planning Board to review and consider if additional parking spaces are to be required for the Medical Marijuana Cultivation and Processing Facility use.</u>
H.	No facility building shall be allowed to be constructed or occupied within 500 feet of an existing dwelling unit.	Y			No such use identified within 500feet. <u>See recommended note 9.</u>
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.	Y*			See Medical Marijuana note 8 on sheet 1. <u>Security Plan to be reviewed by the Police Chief.</u>
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	Y			See Medical Marijuana note 1 on sheet 1. Hours to be 7Am to 5PM.
K.	Signs for the facility may not contain any visual depiction of marijuana or marijuana paraphernalia.	Y			See Medical Marijuana note 5 on sheet 1.

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L.	Vegetative buffers may be required by the Planning Board to create a visual screen or minimize odors.	Y*			Plan depicts the proposed tree lines. <u>A minimal vegetated buffer is proposed along Willie Hill Road. No vegetated buffer is proposed along abutting lot 13-3 to the east.</u> <u>Planning Board to review vegetative buffers and determine if any additional screening is required.</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.	Y			See Medical Marijuana note 6 on sheet 1.