

Town of Wiscasset
Board/Committee Membership Application

COPY

Full Name: JONNG. MERRY

Street Address: 208 FOYE ROAD

Mailing Address: SOME Home Phone: 350-2934

Town of Legal Residence: WISCASSET

Work Phone: 882-7612 Cell Phone: 350-2934 E-mail: JMERRY@WISCASSET.ME

I wish to be considered for the appointment to the: WATER DISTRICT TRUSTEE

Term Of Appointment 1 YEAR

Full member: Reappointment: Alternate member:

Do you currently serve or have you ever served on any Town Board? NO

If yes, please state which Board or Committee/term exp. _____

List civic organizations to which you belong now: WISC. FIRE DEPT

Prior experience, knowledge, or abilities that you have which would contribute to the activities of the Board or Committee: PRIOR EXPERIENCE AS A BOARD TRUSTEE

Signature: [Signature] Date: 7/19/2022

Additional comments can be made on the reverse side of this form.

Please return to the Selectmen's Office, 51 Bath Road, Wiscasset, ME 04578, by fax 882-8228 or e-mail at clerk@wiscasset.org

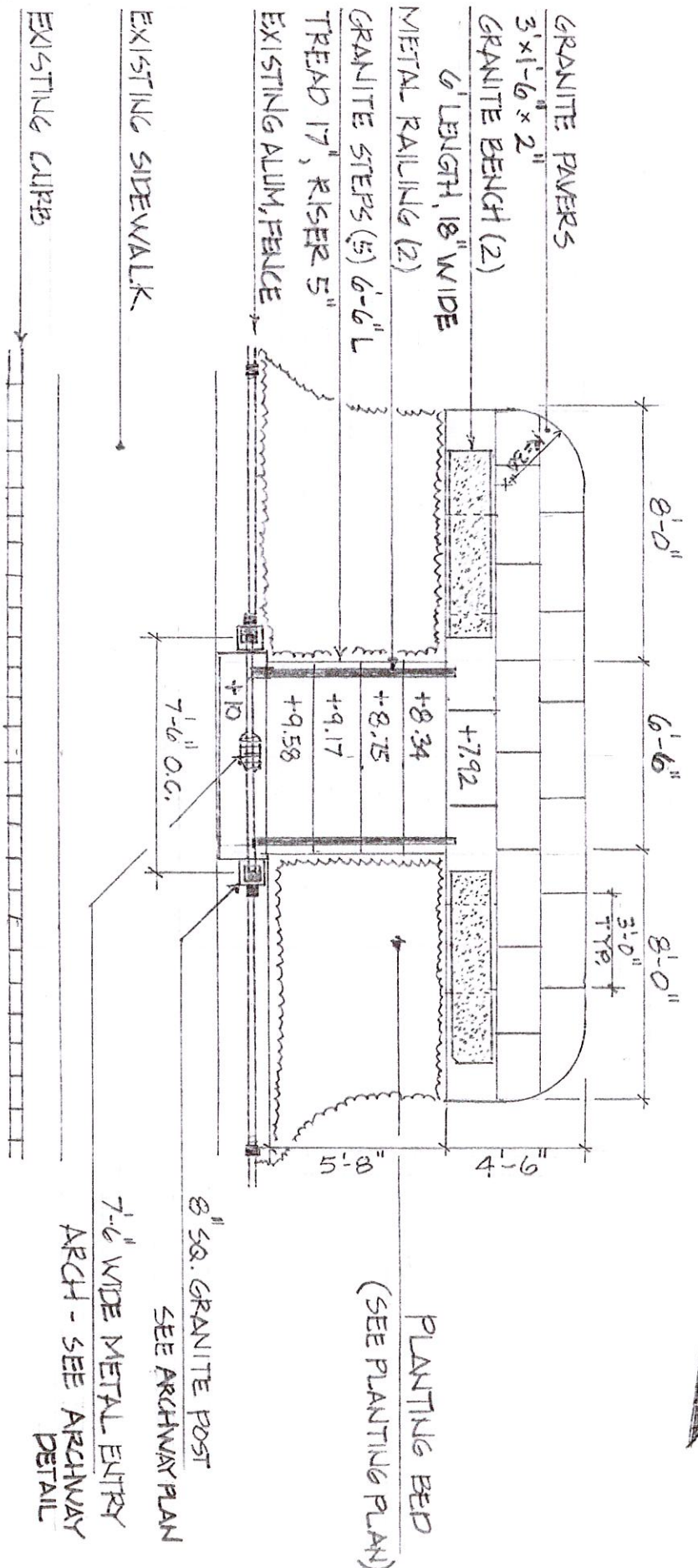
For Office Use:

Date received: 7/19/2022 Date Appointed: _____ Term: _____

emailed to Kathy 7/20/22 + printed copy

NOTE: ALL GRANITE TO BE
CAPE NEDDICK

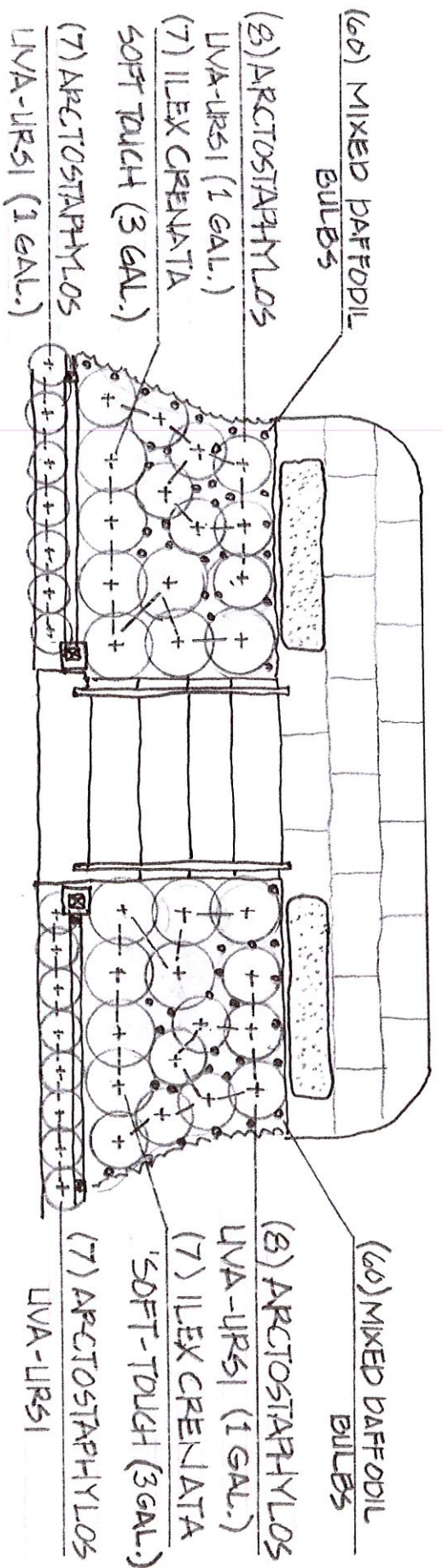
3 B
NORTH



Layout Plan

Ancient Cemetery Entrance - Wiscasset, Maine

Date: July 18, 2022 Scale: 1" = 5' Prepared for: Town of Wiscasset Prepared by: Peter Wells



NOTES:

1. REMOVE GRASS & 18" OF EXISTING SOIL
2. REPLACE W/ 18" SCREENED TOPSOIL
3. PLANTING AREA TO RECEIVE 3" BARK MULCH

Planting Plan

Ancient Cemetery Entrance - Wiscasset, Maine

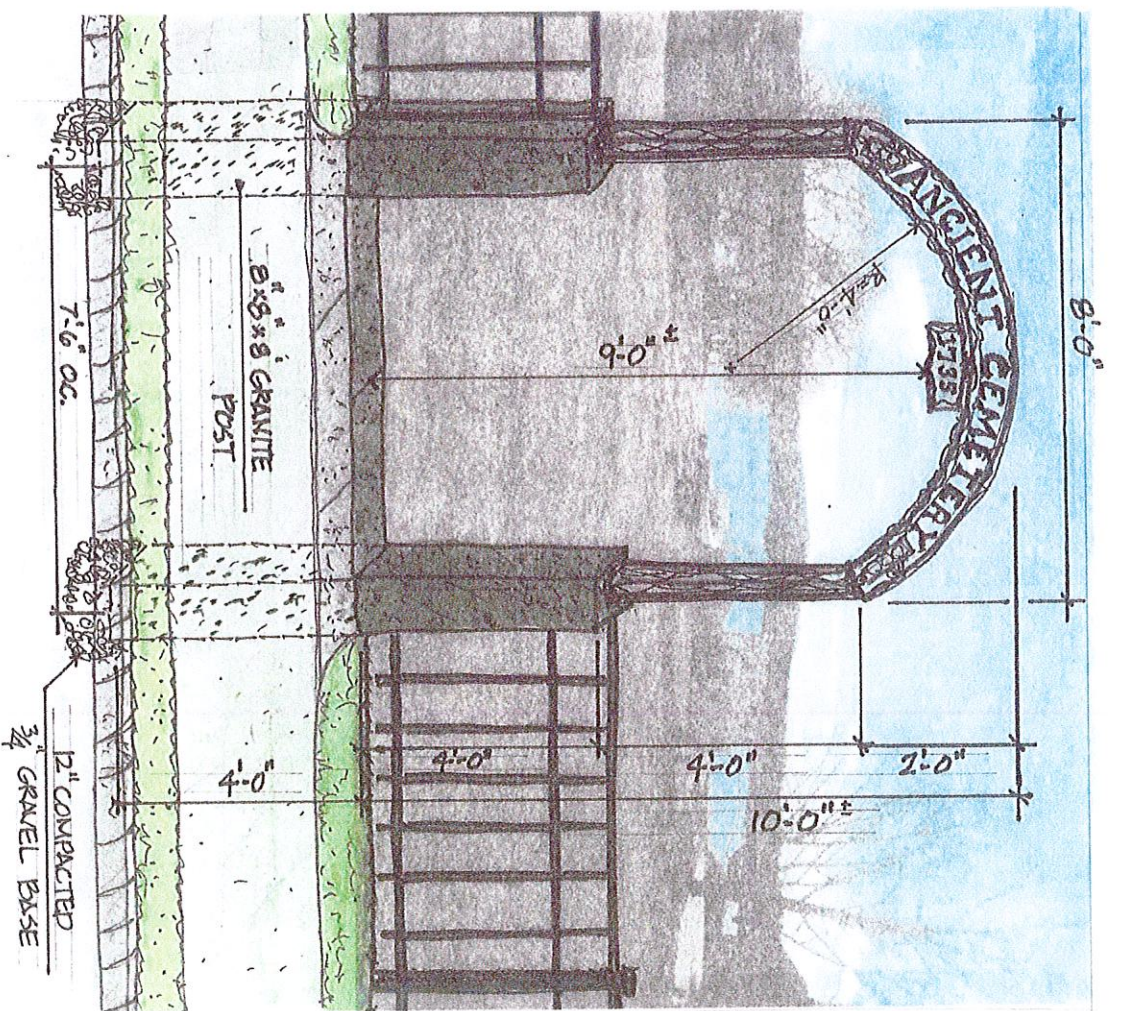
Date: July 18, 2022

Scale: 1" = 5'

Prepared for: Town of Wiscasset

Prepared by: Peter Wells

ALL METAL
FABRICATION TO
HAVE BLACK
POWDERCOAT FINISH



NOTE: CONTRACTOR
TO SUBMIT SHOP
DRAWINGS FOR
APPROVAL

Archway Detail

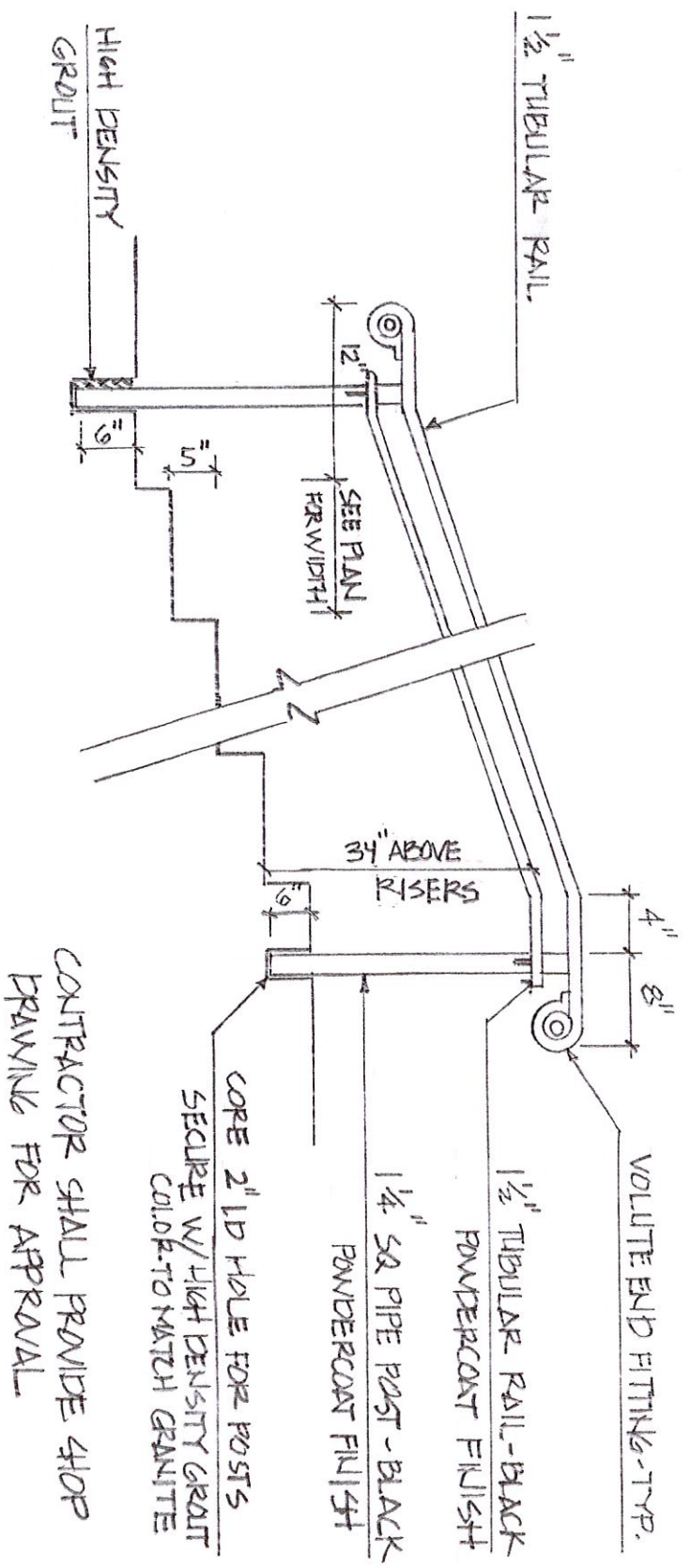
Ancient Cemetery Entrance - Wiscasset, Maine

Date: June 26, 2022

Scale: 1" = 5'

Prepared for: Town of Wiscasset

Prepared by: Peter Wells



Handrail Detail

Ancient Cemetery Entrance - Wiscasset, Maine

Date: July 18, 2022 Scale: 1" = 5' Prepared for: Town of Wiscasset Prepared by: Peter Wells



Granite Steps



Granite Bench



Metal Handrail (See Detail)

Material Visualization Plan

Ancient Cemetery Entrance - Wiscasset, Maine

Date: July 18, 2022 Scale: NTS Prepared for: Town of Wiscasset Prepared by: Peter Wells

4a

001791

Municipal Quitclaim Deed without Covenants

KNOW ALL PERSONS BY THESE PRESENTS THAT the Inhabitants of the Municipality of **WISCASSET** a body, corporate and politic located in LINCOLN County, State of Maine, for consideration paid, release to **Megan Hodgdon, 47 Old Ferry Road, Wiscasset, ME 04578 with a mailing address of (P.O. Box 637 Boothbay Harbor ME 04538)** a certain parcel of land located at 47 Old Ferry Road, Wiscasset, ME with buildings thereon, if any, located in the Municipality of WISCASSET, LINCOLN, County, State of Maine, identified as follows:

Map **U18-005-025** on the Tax Maps of the Municipality of WISCASSET, prepared by John E. O'Donnell & Associates and dated April 1, 2020 on file in the Office of the Assessors at 51 Bath Road, Wiscasset, Maine. The Municipality of WISCASSET has acquired its interest in said parcel of land through automatic foreclosure of **PROPERTY TAX LIEN(S)** recorded in the Lincoln County Registry of Deeds as follows:

DATE RECORDED	BOOK/PAGE	DATE RECORDED	BOOK/PAGE
08/22/2019	5422/151		
09/21/2020	5586/265		
09/13/2021	5774/158		

The said Inhabitants of the Municipality of WISCASSET have caused this instrument to be signed in its corporate name by its Board of Selectmen, duly authorized.

Witness our hands and seals this 26th day of July in the year 2022 Board of Selectmen, Wiscasset, Maine.

Sarah M. Whitfield, Chairman

Dusty Jones, Vice Chairman

James Andretta

William J. Maloney

Terry H. Heller

COPY

STATE OF MAINE
COUNTY OF LINCOLN, ss

26th day of July 2022

PERSONALLY APPEARED the above named BOARD OF SELECTMEN in his/her capacity as Selectman of the Town of Wiscasset, Maine and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of said Town.

SUE A. M. ANDERSON, Notary Public
My commission expires: January 26, 2028

To: Wiscasset Selectboard
From: Ordinance Review Committee
Date: May 11, 2022
Re: Marijuana Ordinances

The Ordinance Review Committee has been tasked with developing an ordinance regulating the sale, cultivation, testing, and manufacturing of marijuana. The first step in determining whether there was interest in any aspect of marijuana was a survey taken in conjunction with a comprehensive plan survey circulated to town residents. A copy of the survey results is attached.

Following the survey, which indicated that an interest in an ordinance regulating marijuana should be pursued, the Ordinance Review Committee took the following steps in developing an ordinance:

- Examination of the state regulations regarding the sale, cultivation, testing, and manufacturing of marijuana
- Examination of the state regulations regarding medical marijuana stores, caregivers, testing, and cultivation
- Review of the ordinances of many Maine towns that regulated some or all of the marijuana aspects
- Review of Maine Municipal Association information regarding marijuana ordinances and consultation with MMA attorney
- Consultation with planners Emily Rabbe and Bob Faunce and former Damariscotta Town Manager Matt Lutkus
- Development of draft ordinances over numerous meetings

The Ordinance Review Committee made decisions based on its knowledge, research, and judgment, which may or may not be the will of the citizens of Wiscasset. For instance, how many (if any) of each type of facility (testing, manufacturing, cultivation and selling of marijuana) should be allowed in Wiscasset? Or where should each of these facilities be allowed? Should a limit be put on medical caregivers, medical marijuana stores, medical testing, or manufacturing facilities?

After numerous meetings, discussions, and drafts, the Ordinance Review Committee has developed two ordinances: Adult Use Marijuana Business Ordinance and Medical Marijuana Licensing Ordinance. Although the two may be combined, it seemed less confusing to submit them as two separate ordinances. The Ordinance Review Committee will appreciate the input of the board before the committee finalizes either or both ordinances.

Wiscasset Marijuana Licensing Survey Results

January 2022

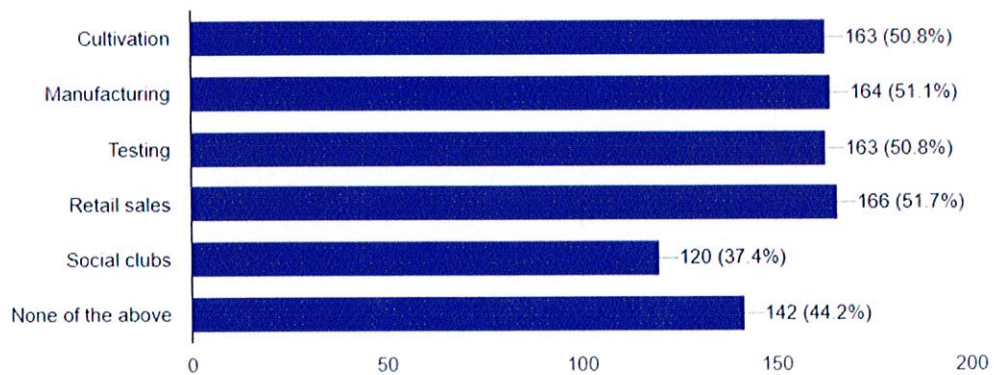
Overview:

- **Total responses: 332**
 - 321 responses correctly filled out
 - 3 blank responses
 - 8 responses that checked all boxes (therefore making their answers contradict itself)
- The majority of those checking off one “yes” checked off all options, with the exception of slightly fewer wanting licensing for social clubs
- 44.2% did not want any licensing

Full results:

Do you favor the town issuing a license for:

321 responses



ARTICLE XIV – ADULT USE MARIJUANA BUSINESS ORDINANCE (5/10/2022 DRAFT)

1. Title

This ordinance shall be known and cited as the “Adult Use Marijuana Business Ordinance” and will be referred to hereinafter as “this Ordinance.” This Ordinance prescribes definitions of Adult Use Marijuana Businesses; provides for permitting/licensing and regulation of Adult Use Marijuana Businesses; and provides standards for Adult Use Marijuana Businesses.

2. Authority

This Ordinance is enacted pursuant to authority granted under the marijuana Legalization act, 28-B M.R.S. Section 101 et seq.; the Town’s home rule authority under Article VIII, Part 2, Section 1 of the Maine Constitution 30-A M.R.S 53001 et. Seq and 30A-M.R.S. 301 et seq.

3. Purpose

It is the purpose of this Ordinance to authorize and regulate Adult Use Marijuana Businesses, to provide procedures and standards relating to the operation of these businesses, and to require their annual licensing in order to promote the health, safety and general welfare of the citizens of Wiscasset.

4. Conflict with other ordinances; Severability

Whenever a provision of this Ordinance conflicts with or is inconsistent with other provisions of this Ordinance, or of any other ordinance, regulation or standard, the more restrictive provision shall apply.

If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

5. Effective Date

The effective date of this Ordinance, and the licensing of any adult use marijuana store, adult use marijuana cultivation facility, adult use marijuana products manufacturing facility, or adult use marijuana testing facility in Wiscasset thereunder, shall be the date of adoption by the voters at Town Meeting.

6. Definitions

As used in this article, unless the context otherwise indicated, the following terms shall have the following meanings.

Adult Use Marijuana Cultivation Facility: A facility licensed under state law to purchase marijuana plants and seeds from other cultivation facilities; to cultivate, prepare and package adult use marijuana; to sell adult use marijuana to products manufacturing facilities, to marijuana stores and to

other cultivation facilities; and to sell marijuana plants and seeds to other cultivation facilities and immature marijuana plants and seedlings to marijuana stores.

Adult Use Marijuana Products Manufacturing Facility: A facility licensed under state law to purchase adult use marijuana from a cultivation facility or other products manufacturing facility; to manufacture label and package adult use marijuana and adult use marijuana products; and to sell adult use marijuana and adult use marijuana products to marijuana stores and to other products manufacturing facilities.

Adult Use Marijuana Store: A facility licensed under state law to purchase adult use marijuana, immature marijuana plants and seedlings from a cultivation facility, to purchase adult use marijuana and adult use marijuana products from a products manufacturing facility, to sell adult use marijuana, adult use marijuana products from a products manufacturing facility and to sell adult use marijuana, adult use marijuana products, immature marijuana plants and seedlings to consumers.

Adult Marijuana Testing Facility: A facility licensed under state law to develop, research and test marijuana, marijuana products and other substances.

Disqualifying Drug Offense: A conviction for a violation of a state or federally controlled substance law that is a crime punishable by imprisonment for one year or more but does not include (1) an offense for which the sentence, including any term of probation, incarceration or supervised release, was completed 10 or more years earlier; (2) an offense that consisted of conduct that would have been permitted under the Maine Adult Use Marijuana Act; or (3) an offense that consisted of conduct that would have been permitted under the Maine Medical Use of Marijuana Act.

Marijuana: The leaves, stems, flowers, and seeds of a marijuana plant, whether growing or not. "Marijuana" includes marijuana concentrate but does not include hemp as defined in Title 7, Section 2231, subsection 1A, paragraph D or a marijuana product.

Marijuana Business: An adult Use Marijuana Cultivation facility, Adult Use Marijuana Products Manufacturing Facility, Adult Use Marijuana Store, or Adult Use Marijuana Testing Facility licensed under this ordinance.

Marijuana Cultivation: The planting, propagation, growing, harvesting, drying, curing, grading, trimming or other processing of marijuana for use or sale. Cultivation or cultivate does not include manufacturing, testing, or marijuana extraction.

Marijuana Manufacturing or Manufacture: The production, blending, infusing, compounding or other preparation of marijuana and marijuana products, including, but not limited to, marijuana extraction of preparation by means of chemical synthesis. Manufacturing or manufacture does not include cultivation or testing.

Marijuana product: A product composed of marijuana or marijuana concentrate and other ingredients that is intended for use or consumption. Marijuana product includes, but is not limited to, an edible marijuana product, a marijuana ointment, and a marijuana tincture. Marijuana product does not

include marijuana concentrate or a product containing hemp as defined in Title 7, Section 2231, subsection 1-A, paragraph D.

Plant Canopy: The total surface area within a cultivation area that is dedicated to the cultivation of mature marijuana plants. The surface area of the plant canopy must be calculated in square feet and measured using the outside boundaries of the area and must include all the area within the boundaries. If the surface area of the plant canopy consists of non-contiguous areas, each component area must be separated by identifiable boundaries. If a tiered or shelving system is used in the cultivation area, the surface area of each tier or shelf must be included in calculating the area of the plant canopy. Calculation of the area of the plant canopy may not include the areas within the cultivation area that are used to cultivate immature marijuana plants and seedlings and that are not used at any time to cultivate mature marijuana plants.

Person: Person includes any individual corporation, partnership, or association.

7. Establishments allowed; Licenses required

Pursuant to 28-B M.R.S. 5403, the operation of marijuana businesses is allowed, subject to the restrictions of this ordinance and applicable state and local laws and regulations. No person shall operate a marijuana business, nor shall any property owner permit the use of his or her premises to be operated as a marijuana business, without a valid license issued by the Town. A separate license must be obtained for each establishment located on the same premises.

Whenever a permit/license expires and is not renewed, or the Town declines to renew a permit/license, other permit/license applications may be reviewed. The cap of permits/licenses per each category shall be maintained.

8. Distribution of Licenses, Priority Licensing Period

Applications will be processed in order of receipt of the completed application, including all applicable documentation and certified funds (cashier's check, bank check, or cash).

9. Limitation on Licenses

A. Number of Licenses Available

The list below outlines the total number of licenses that will be available for each category of marijuana business in Wiscasset.

Adult Use Marijuana Store	2
Adult Marijuana Cultivation Facilities	
Tier 1 no more than 30 mature marijuana plants	2
Tier 1 (canopy) 500 sq. ft. mature marijuana plants	2
Tier 2 (no more than 2,000 sq. ft.)	2
Tier 3 (no more than 7,000 sq. ft.)	2
Tier 4 (no more than 20,000 sq. ft.)	2
Adult Use Marijuana Products Manufacturing Facility	2

10. Application

Applicants authorized under Section 8 or Section 9 above, as applicable, shall complete and file an application on the form provided by the Town Clerk along with the following supporting materials:

- A. Evidence of all state approvals or conditional approvals required to operate the marijuana business.
- B. A release for each applicant and for each officer, owner, member, manager, or partner of the applicant seeking a license allowing the Town of Wiscasset to obtain criminal records and other background information related to the individual.
- C. Evidence of compliance with the requirements of this ordinance.

Applicants shall pay a non-refundable fee upon submission of their application. (See Fee Schedule)

If the Town Clerk determines that a submitted application is not complete, the Town Clerk shall notify the applicant within ten (10) business days of the additional information required to process the application. If such additional business information is not submitted within thirty (30) days of the Town Clerk's request, the application may be denied.

11. Action on Application

Public Hearing: The Town Manager, upon receipt of a completed application, shall schedule a public hearing at a regular or special meeting of the Selectboard and shall arrange for public notice of the public hearing to appear in the newspaper of general circulation within the Town of Wiscasset at least seven days before the date of the scheduled public hearing. Costs of the hearing notice shall be paid out of the license and processing fee.

Selectboard Action: The Selectboard, after notice and public hearing, shall determine whether the applicant complies with the requirements of this article. Upon such determination by the Selectboard, the Town Clerk shall be authorized to issue the license. The Selectboard shall have the authority to impose any conditions on a license that may be necessary to ensure compliance with the requirements of this Ordinance or to address concerns about operations that may be resolved through the conditions. The failure to comply with such conditions shall be considered a violation of the license.

The Selectboard reserves the right to hire independent third-party consultants at the applicant's expense to review proposals to determine the impact to surrounding properties or public safety implications or to resolve any other issues regarding the proposal.

12. Display of Licenses, Required Notices

State and local licenses shall be displayed in a conspicuous location within the marijuana business for which the licenses are issued.

The marijuana business must post a notice with the following text: "Use of or allowed on-site consumption of marijuana is illegal. Open and public consumption of marijuana in the State of Maine is illegal. The use of marijuana or marijuana products may impair a person's ability to drive a car or operate machinery. No one under the age of twenty-one-(21) allowed. Loitering prohibited."

The required licenses and notices must be posted in a location that is highly visible to the public or, if the marijuana business is not open to the public, in a location where they are readily visible to employees and staff.

13. Duty to Update Information

Any licensee issued a license under this ordinance shall have the duty to maintain updated and accurate information regarding all the information provided pursuant to the application process within ten days of any change of status. Failure to provide and maintain current and accurate information may result in revocation of the applicant's license.

14. Standards for Approval, Denial, Revocation

A license application for a marijuana business shall be denied by the Selectboard, and an existing license may be suspended or revoked by the Selectboard after notice and hearing if the applicant or any owner of the applicant or licensee:

- A. Fails to meet the requirements of this ordinance, including any applicable building and life safety code requirements.
- B. Is not at least twenty-one (21) years of age.
- C. Has had a license or registration for a marijuana establishment or medical marijuana establishment revoked by a municipality or by the State.
- E. Has not acquired all necessary state and local approvals prior to issuance of the license.
- F. Has been convicted of a disqualifying drug offense.

15. In suspending, revoking, or refusing to renew a license for a marijuana business, the Selectboard may take into consideration:

- A. number and types of complaints law enforcement received and/or investigated,
- B. citizen complaints,
- C. failure to correct or abate a violation that the Town is authorized to enforce, and
- D. failure to correct or abate any violation of this or State marijuana ordinances, rules, or regulations.

16. Transferability of Licenses

No license issued under this ordinance may be assigned or transferred to another individual or entity. Any change in ownership or change in the officers of a licensee shall require a new license. Licenses are limited to the premises for which they are issued and are not transferable to another location. A licensee who seeks to move a licensed marijuana business to a new location shall acquire a renewal of the local license for the new location.

17. Operating Requirements

In order to obtain a license pursuant to this ordinance, the applicant shall demonstrate to the Selectboard that the following requirements will be met. A licensee shall comply with all these requirements during the term of the license.

A. Fixed Location

- i. All licensed premises shall be fixed, permanent locations. Licensees shall not be permitted to operate marijuana establishments in other than the licensed premises.
- ii. All marijuana business locations must be approved by the Select Board.
- iii. All marijuana stores shall be limited to the Commercial District on Route 1 from Birch Point Road to the Woolwich town line; cultivation, testing and manufacturing facilities shall be limited to the Rural district; Marijuana stores, marijuana cultivation, marijuana products manufacturing facilities and marijuana testing facilities are prohibited in the Village 1 and Village 2 Districts.
- iv. No marijuana business shall be located inside a building containing residential units, including transient housing such as lodging houses, group homes, hotels, motels, and boarding houses.

C. No Visibility to Public from Exterior

- i. Outdoor marijuana cultivation and/or outdoor storage of marijuana, marijuana products, or related supplies is prohibited.
- ii. Marijuana, marijuana products, and related paraphernalia shall not be visible from outside the building in which the marijuana business is located.

D. Setbacks

- i. Marijuana businesses may not be located on property within one thousand (1,000) feet of the property line of a public or private school, public or private pre-school, pre-existing childcare facility, place of worship, a municipal "safe zone" per 30-A M.R.S. 9253, ball field or the Town Hall. For purposes of this section, the term "school" means

a "public school" as that term is defined in Title 20-A M.R.S. §1(24), as may be amended; a "private school" as that term is defined in Title 20-A M.R.S. 1(22), as may be amended; and/or a "public preschool program" as that term is defined in Title 20-A M.R. S. 1(23-A), as may be amended. The term "childcare facility" means a "childcare facility" as that term is defined in Title 22 M.R.S. §83011-A (IA) (B), as may be amended, and/or a "family childcare provider" as that term is defined in Title 22 M.R.S. 8301-A (I-A (C), as may be amended.

ii. Required setbacks shall be measured as the most direct, level, shortest, without regard to the intervening structures or objects, straight-line distance between the property line and the property line of the parcel of land on which the marijuana business is located. Presence of a town, county, or other political subdivision boundary shall be irrelevant for purposes of calculating and applying the distance requirements of this section.

iii. More than one marijuana business may be located on the same parcel provided all state and local requirements are met.

E. Security

Security measures at all marijuana business premises shall include, at a minimum, the following:

i. Security surveillance cameras installed and operating twenty-four (24) hours a day, seven (7) days a week, with thirty (30) day video storage, to monitor all entrances, along with the interior and exterior of the premises, to discourage, and facilitate the reporting of, criminal acts and nuisance activities occurring at the premises.

ii. Door and window combination video and motion detector intrusion system with audible alarm and smart phone monitoring, maintained in good working condition.

iii. A locking safe permanently affixed to the premises that is suitable for storage of all marijuana, marijuana products, and cash stored overnight on the licensed premises.

iv. Exterior lighting that illuminates the exterior walls of the licensed premises during dusk to dawn, that is either constantly on or activated by motion detectors.

v. Deadbolt locks on all exterior doors and any other exterior access points, excepting windows which shall have locks.

vi. Methods to ensure that no person under the age of twenty-one (21) shall have access to marijuana and marijuana products.

F. Odor Mitigation

i. All marijuana businesses shall provide odor control measures so that odor generated on site is mitigated at the property line of the lot containing the marijuana business.

Applications must demonstrate appropriate measures, such as carbon filtration, ventilation and exhaust systems, facility plans or other additional practices adequate to mitigate odors for the scale of operations for the uses sponsored.

ii. An odor mitigation/ventilation plan shall be included for adult use marijuana cultivation facilities, adult use marijuana products manufacturing facilities, and adult use marijuana testing facilities that provides for adequate ventilation to prevent pesticides, insecticides or other chemicals used in the cultivation or processing of marijuana or marijuana related products from being dispersed or released outside the premises. The plan shall further provide for resulting smoke, vapor, fumes, gases and particulate matter from marijuana or its processing or cultivation to be effectively confined to the premises.

G. Signs

i. Only one sign is allowed per site. Multiple marijuana businesses may share a sign.

ii. All signs used by, and all marketing and advertising conducted by or on behalf of the marijuana business, may not involve advertising or marketing that has a high likelihood of reaching persons under 21 years of age or that is specifically designed to appeal particularly to persons under 21 years of age. Marijuana businesses are prohibited from making any health or physical benefit claims through their signs, marketing, or advertisements.

iii. All signage shall meet the requirements of the Town's Sign Ordinance and may not use an image or images of the marijuana plant or plants, or parts thereof or pictorial representations of other marijuana products, by-products, or paraphernalia associated with the use or distribution of retail marijuana.

iv. Portable signs or sandwich board signs located in the public right-of-way are prohibited.

H. Labeling

All marijuana and marijuana products shall be labeled with the Marijuana Universal Symbol adopted by the State of Maine and shall comply with all applicable state laws and regulations.

I. Hours of Operation

Marijuana businesses shall only be open to members of the public between the hours of 8 a.m. and 10 p.m.

Due to fire, explosion and other hazards inherent in marijuana cultivation facilities, marijuana testing facilities and marijuana manufacturing facilities, including, but not limited to, heavy electrical loads, hot lighting fixtures, CO2 enrichment, extraction solvents (acetone, butane, propane, ethanol, heptane, isopropanol CO2, etc.), high pressure extraction methods (CO2,

etc.) and flammable contents, the owners of all such facilities shall agree to be inspected annually by the Wiscasset Fire Department and have a Knox Box installed at the structure's exterior entrance for emergency access. Knox boxes shall be obtained and installed in coordination with the Wiscasset Fire Department.

K. Compliance with requirements of state and local law

A marijuana business shall meet all operating and other requirements of state and local law. To the extent the state has adopted or adopts in the future any law or regulation governing adult use marijuana establishments that conflicts in any way with the provisions of this article, the more restrictive shall control.

18. Performance Standards for Adult Use Marijuana Cultivation Facilities

A. Outdoor Marijuana Cultivation Prohibited

Marijuana cultivation may only take place indoors. Outdoor marijuana cultivation and/or outdoor storage or processing of marijuana is expressly prohibited.

B. Maximum Plant Canopy

Adult use marijuana cultivation facilities are limited to a maximum of 20,000 square feet of plant canopy on any lot.

Any adult use marijuana cultivation facility with greater than five hundred (500) square feet of plant canopy shall carry an insurance rider or bond naming the Town of Wiscasset as the beneficiary in the amount of \$1,000,000.00 to provide for payment of any site remediation needed should the business fail.

C. Signs

Exterior signage must be attached to the building where the adult use marijuana cultivation facility is sited and shall include only the business name, address, and contact information. Signs are limited to a maximum of 6 inches tall by 18 inches wide.

D. Waste Disposal Plan

Adult use marijuana cultivation facilities must implement a waste disposal plan that shall be approved by the Town. The waste disposal plan must cover, at a minimum, the following:

- i. Wastewater management and disposal,
- ii. Hazardous waste management and disposal, and
- iii. Plant waste management and disposal.

19. Performance Standards for Adult Use Marijuana Products Manufacturing Facilities and Adult Use Marijuana Testing Facilities

A. Insurance Requirements

Any adult use marijuana products manufacturing facility or adult use marijuana testing facility shall carry an insurance rider or bond naming the Town of Wiscasset as the beneficiary in the amount of \$1,000,000.00 to provide for payment of any site remediation needed should the business fail.

B. Signs

Exterior signage must be attached to the building where the adult use marijuana products manufacturing facility or adult use marijuana testing facility is sited and shall include only the business name, address, and contact information. Signs are limited to a maximum of 6 inches tall by 18 inches wide.

C. Waste Disposal Plan

Adult use marijuana products manufacturing facilities and adult use marijuana testing facilities shall implement a waste disposal plan that shall be approved by the Town. The waste disposal plan shall cover, at a minimum, the following

- i. Wastewater management and disposal,
- ii. Hazardous waste management and disposal, and
- iii. Plant waste management and disposal.

20. Performance Standards for Adult Use Marijuana Stores

A. Fixed Hours of Operation: Adult use marijuana stores must have fixed hours of operation during which they are open to members of the public over the age of 21. In no event may adult use marijuana stores be open to the public earlier than 8 a.m. or later than 10 p.m.

B. Prohibited Activities

The following activities are expressly prohibited:

- i. Vending machines for sales,
- ii. Drive-through sales or delivery windows, and
- iii. Shipping or delivery of any marijuana or marijuana products directly to customers.

C. Signs

- i. Adult use marijuana stores must have a clearly visible one (1) foot by one (1) foot sign attached to the building outside all entrances stating: "Must be 21 to enter."
- ii. Adult use marijuana stores may opt to have additional entrance restrictions included on the mandatory sign attached to the building outside any entrance with Code Enforcement Officer approval.

iii. Any signage is limited to displaying the following information: name of business, logogram of business, business address, hours of operation and contact information. Other than the foregoing information, no advertising for marijuana or marijuana products shall be displayed on any sign in a publicly visible location.

D. Preventing Unauthorized Access

- i. All marijuana retail stores shall perform ID checks at the door. No individual without a valid ID under the age of 21 shall be allowed into the store.
- ii. A valid ID is defined as any ID that meets the requirements of Title 32, Chapter 117/19795.

E. License Fees

Applicable application fee/license fee/renewal fee for each establishment is set forth in the Fee Schedule as adopted by the Select Board.

i. To change an existing medical marijuana business license to an adult use marijuana business license the applicant pays only the difference between the one time and annual fee for their current license and the fee for the upgraded license. Annual fees are prorated on a quarterly basis. Conversion is only possible if there is a license currently available in the category of license to which the business will be converted.

ii. Non-lapsing account: Fees collected pursuant to this ordinance shall be maintained in a separate non-lapsing account from which appropriations may be made for costs associated with the administration and enforcement of this ordinance, including without limitation, staff time and legal fees.

21. Term of License and Renewals

A. The term of any license or permit shall end one year from the date of issuance.

B. Renewals shall be subject to the same review standards as applied to the initial issuance of the license. However, renewals shall not require site plan review.

All applications and renewals shall require a public hearing and approval of the Selectboard. As part of the application/renewal process the Selectboard shall consider compliance from prior years and based upon that review, may add conditions to any future license to correct, abate or limit past problems.

Licenses shall be renewed by appropriate application and payment of fee within sixty (60) days prior to expiration date of license. Any person failing to renew any annual license required by the provisions of this ordinance within thirty (30) days after the expiration of renewal date and continuing to operate is in violation of this ordinance. Failure to renew any annual license required by the provisions of this ordinance within thirty (30) days after the expiration or renewal date will result in loss of said license.

22. Right of Access; Inspections

Every marijuana business shall allow law enforcement officers, Town Manager or any other town officers as authorized by the Selectboard, Code Enforcement Office, and/or Fire Department to enter the premises at reasonable times for the purpose of checking compliance with all applicable state laws and local ordinances and regulations. All marijuana businesses shall be subject to mandatory annual inspections by the fire department and any designated town officers to ensure compliance. The Town Manager may perform inspections on a monthly basis at the discretion of the Select Board, Code Enforcement Office, and/or Fire Department.

Marijuana businesses are responsible for providing any isolation/protective gear needed to allow inspectors to access any of the business's facilities. Failure to have such gear available is not a valid reason for refusing an inspection.

Refusing to allow an inspector to access any part of a marijuana business is a violation of this ordinance and is grounds for revocation of license.

23. Violations and Penalties

In addition to revocation or suspension of a marijuana business license as provided in this ordinance, a person, including, but not limited to, a marijuana business owner, a property owner where such business is located, or any agent or contractor for same, who orders or conducts any activity in violation of this ordinance, or fails to comply with any of its requirements shall be penalized in accordance with 30-A M.R.S. 4452.

Commencement of any marijuana business without a town license for same shall be a violation of this ordinance. Any party committing such a violation shall immediately cease operations, whether construction, renovation, or business nature, upon notification by the Code Enforcement Officer (CEO). Upon such CEO notification, the town may pursue fines and/or penalties under 30-A M.R.S. §4452.

Each act of violation and every day upon which any such violation shall occur shall constitute a separate offense. In addition to such penalty, the Town may enjoin or abate any violation of this ordinance. All fines and penalties, together with costs of prosecution of violations, which shall include the Town's cost and attorney's fees, shall inure to the benefit of the Town. This section shall be enforced by the Wiscasset Code Enforcement Officer, the Town Manager, and/or their designees.

24. Indemnification

By accepting a license issued pursuant to this ordinance, the licensee waives and releases the Town, its officers, elected officials, employees, attorneys, and agents from any liability for injuries, damages, or liabilities of any kind that result from any arrest or prosecution of any marijuana business owners, operators, employees, clients, or customers for a violation of local, state, or federal laws, rules, or regulations.

By accepting a license issued pursuant to this ordinance, the permittee/licensee agrees to indemnify, defend and hold harmless the Town, its officers, elected officials, employees, attorneys, agents, and

insurers against all liability, claims and demands on account of any injury, loss or damage, including without limitation, claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, arising out of or in any manner connected with the operation of a permitted/licensed marijuana business.

25. Appeals

An aggrieved party may appeal any final licensing, denial, suspension, or revocation decision of the Selectboard under this ordinance to Superior Court in accordance with 30-A M.R.S. 482-A and the provisions of Rule 808 of the Maine Rules of Civil Procedure.

WISCASSET MEDICAL MARIJUANA LICENSING ORDINANCE – 6/22/2022 draft

Article 1 - Authority. This article is enacted pursuant to authority granted under 30-A M.R.S. § 3001, 22 M.R.S. § 2423-A(14) and 22 M.R.S. § 2429-D.

Article 2 - Purpose. The purpose of this article is to provide procedures and standards relating to the operation of medical marijuana establishments and to require their annual licensing.

Article 3 - Definitions. As used in this article, unless the context otherwise indicates, the following terms have the following meanings.

Medical marijuana establishment: a registered caregiver retail store, registered dispensary, medical marijuana testing facility, or medical marijuana manufacturing facility.

Medical marijuana testing facility: a public or private laboratory authorized under state law to test medical marijuana for contamination, potency or cannabinoid profile.

Medical marijuana manufacturing facility: a manufacturing facility authorized under state law to manufacture marijuana products for medical use or to engage in marijuana extraction for medical use.

Registered caregiver retail store: a registered caregiver authorized under state law to cultivate medical marijuana for qualifying patients that operates a retail store to sell medical marijuana to qualifying patients.

Registered dispensary: is an entity registered with the state to acquire, possess, cultivate, manufacture, deliver, transfer, transport, sell, supply or dispense marijuana or related supplies and educational materials to qualifying patients and the caregivers of those patients.

State registration authority: "State registration authority" means the authority created or designated by the state for the purpose of regulating and controlling registration for medical marijuana establishments.

Disqualifying drug offense: "Disqualifying drug offense" means a conviction for a violation of a state or federal controlled substance law that is a crime punishable by imprisonment for one year or more, but does not include (1) An offense for which the sentence, including any term of probation, incarceration or supervised release, was completed 10 or more years earlier; or (2) An offense that consisted of conduct that would have been permitted under the Maine Medical Use of Marijuana Act.

Article 4 - Establishments allowed:

License required.

(1) Pursuant to 22 M.R.S. §2429-D, the operation of medical marijuana establishments is allowed, subject to the restrictions of this ordinance and applicable state and local law.

(2) No person shall operate a medical marijuana establishment, nor shall any property owner permit the use of his or her premises to be operated as a medical marijuana establishment, without a valid license issued by the town. Each license shall be for a period of one year from the date of its issuance. A license

must be obtained prior to the opening of a medical marijuana establishment. Applications for renewal licenses shall be submitted at least ninety (90) days prior to expiration of the existing term. Any licensee that fails to submit a renewal application by the applicable deadline shall not have authority to operate until a license is granted.

(3) The licensing requirements of this ordinance do not apply to any medical marijuana establishment continuously operating with municipal approval since before December 13, 2018.

Article 5 - Application. Each applicant for a medical marijuana establishment license shall complete and file an application on the form provided by the Town Clerk, together with the applicable nonrefundable license fee, as well as the following supporting materials:

(1) A copy of the applicant's state registration application and supporting documentation, as submitted to the state registration authority.

(2) Evidence of all state approvals or conditional approvals required to operate a medical marijuana establishment, including, but not limited to, a state registry identification card or registration certificate.

(3) If not included in the applicant's state registration application, a description of the form of ownership of the business enterprise together with attested copies of any articles of incorporation, bylaws, operating agreement, partnership agreement or articles of association that govern the entity that will own and/or operate the medical marijuana establishment.

(4) If not included in the applicant's state registration application, an affidavit that identifies all owners, officers, members, managers or partners of the applicant, their ownership interests, and their places of residence at the time of the application and for the immediately preceding three (3) years. Supporting documents, including but not limited to motor vehicle operator's license, motor vehicle registration, voter registration or utility bills shall be provided.

(5) A release for each applicant and for each officer, owner, member, manager or partner of the applicant seeking a license allowing the Town of Wiscasset to obtain criminal records and other background information related to the individual.

(6) A statement as to the precise nature of the business with a description of the nature of all products and services offered to its customers.

(7) A description of the premises for which the license is sought, including a plan of the premises and a list of all equipment, parts and inventory used in the operation of the medical marijuana establishment.

(8) Evidence of an interest in the premises in which the medical marijuana establishment will be located, together with the form of interest, along with the written consent of the owner of the premises for such use if the applicant is not the owner.

(9) Evidence of all land use approvals or conditional land use approvals required to operate the medical marijuana establishment, or applications that have been filed and are pending for the required approvals, including but not limited to building permit, conditional or special use approval, change of use permit and/or certificate of occupancy.

(10) Evidence of all other approvals or conditional approvals required to operate the medical marijuana establishment, including any applicable food or victualer's license.

(11) Evidence of compliance with the requirements of this ordinance. If the Town Clerk determines that a submitted application is not complete, the clerk shall notify the applicant within ten (10) business days of the additional information required to process the application. If such additional information is not submitted within thirty (30) days of the clerk's request, the application may be denied.

Article 6 - Investigation of applicant, officers, etc.

Upon receipt of an application or of a notice of a change of any of the individuals listed in Article 5 above, the town shall provide copies of the completed application to the following staff members for purposes of conducting the investigations and issuing reports as listed below:

(1) The Code Officer shall inspect the location or the proposed location to determine whether the applicable ordinances relating to land use issues and building and safety codes issues have been satisfied and shall report findings in writing to the Town Clerk.

(2) The Fire Chief or his/her agent shall inspect the location or proposed location to determine if all town ordinances and any other applicable regulations concerning fire, health, and safety have been satisfied and shall report findings in writing to the Town Clerk; and

(3) The Police Chief or his/her agent shall investigate the application, including the criminal history record information and shall report findings in writing to the Town Clerk.

Article 7 - Action on application.

(1) Public hearing. The Town Clerk upon receipt of a completed application and upon receipt of the reports required under Article 6 above, shall schedule a public hearing at a regular or special meeting of the Board of Selectmen and shall arrange for public notice of the public hearing to appear in the newspaper of general circulation within the Town of Wiscasset at least six days prior to the date of the scheduled public hearing. Costs of the hearing notice shall be paid out of the license and processing fee.

(2) Board of Selectmen action. The Board after notice and public hearing, shall determine whether the applicant complies with the requirements of this article. Upon such determination by the Board, the Town Clerk shall be authorized to issue the license.

Article 8 - Status of license—Display. No license issued under this article may be assigned or transferred to another entity. Any change in ownership or change in the officers of an owner shall require a new license. Licenses are limited to the premises for which they are issued and are not transferable to another location. The license shall be displayed in a conspicuous place in the medical marijuana establishment for which the license is issued.

Article 9 - Duty to update information. Any licensee issued a license under this article shall have the duty to maintain updated and accurate information regarding all of the information provided pursuant to the application process within ten days of any change of status. Failure to provide and maintain current and accurate information may result in revocation of the applicant's license.

Article 10 - Standards for approval, denial, revocation. A license application for a medical marijuana establishment shall be denied by the Board of Selectmen, and an existing license may be suspended or revoked by the Board of Selectmen after notice and hearing, if the applicant, or any owner of the applicant or licensee:

- (1) Fails to meet the requirements of this ordinance.
- (2) Is not at least twenty-one (21) years of age.
- (3) Is not a resident of the state of Maine.
- (4) Has had a license for a marijuana establishment revoked by a municipality or by the state.
- (5) Has not acquired all necessary state and local approvals prior to issuance of the license.
- (6) Has been convicted of a disqualifying drug offense.
- (7) Has provided false or misleading information in connection with the license application.

Article 11 - Operating Requirements. In order to obtain a license pursuant to this ordinance, the applicant shall demonstrate to the Board of Selectmen that the following requirements will be met. A licensee shall comply with all of these requirements during the term of the license.

- (1) Fixed location. All licensed premises shall be fixed, permanent locations. Licensees shall not be permitted to operate medical marijuana establishments in other than the licensed premises.
- (2) i. Marijuana businesses may not be located on property within one thousand (1,000) feet of the property line of a public or private school, public or private pre-school pre-existing childcare facility, place of worship, a municipal "safe zone" per 30-A M.R.S. 9253, ball field or the Town Hall. For purposes of this section, the term "school" means a "public school" as that term is defined in Title 20-A M.R.S. §1(24), as may be amended; a "private school" as that term is defined in Title 20-A M.R.S. 1(22), as may be amended; and/or a "public preschool program" as that term is defined in Title 20-A M.R.S. 1(23-A), as may be amended. The term "childcare facility" means a "childcare facility" as that term is defined in Title 22 M.R.S. §83011-A (IA) (B), as may be amended, and/or a "family childcare provider" as that term is defined in Title 22 M.R.S. 8301-A (I-A) (C), as may be amended.
- (3) Security. (a) The licensed premises shall have lockable doors and windows and shall be served by an alarm system that includes automatic notification to the Wiscasset Police Department. (b) The licensed premises shall have video surveillance capable of covering the exterior and interior of the facility. The video surveillance system shall be operated with continuous recording twenty-four hours per day, seven days per week and video shall be retained for a minimum duration of thirty (30) days. Such records shall be made available to law enforcement agencies when investigating a criminal complaint. (c) The licensed premises shall have exterior spot lights with motion sensors covering the full perimeter of the building(s).
- (4) Ventilation. (a) The licensed premises shall comply with all odor and air pollution standards established by ordinance. (b) All medical marijuana establishments shall have an odor mitigation system

installed that has been approved by a Maine licensed engineer, indicating that the system will provide odor control sufficient to ensure that no odors are perceptible off the premises.

(5) Loitering. The facility owner/operator shall make adequate provisions to prevent patrons or other persons from loitering on the premises. It shall be the licensee's obligation to ensure that anyone found to be loitering or using marijuana or marijuana products in the parking lot or other outdoor areas of a licensed premises is ordered to leave.

(6) Compliance with requirements of state and local law. A medical marijuana establishment shall meet all operating and other requirements of state and local law. To the extent the state has adopted or adopts in the future any law or regulation governing medical marijuana establishments that conflicts in any way with the provisions of this article, the more restrictive shall control.

Article 12 - In addition to revocation or suspension of a medical marijuana establishment license as provided in this article, the violation of any provision of this article shall be punished by a fine of not less than \$500.00 nor more than \$2,500.00 for each offense. Each act of violation and every day upon which any such violation shall occur shall constitute a separate offense. In addition to such penalty, the town may enjoin or abate any violation of this article. All fines and penalties, together with costs of prosecution of violations, which shall include the town's cost and attorney's fees, shall inure to the benefit of the town. This section shall be enforced by the Wiscasset Police Chief, the Wiscasset code enforcement officer, and/or their designees. Notice of violations by medical marijuana establishment licensees of other provisions of this Code shall be provided to the Police Chief, Town officers, and Town Attorney

Article 13 – Limitations in licenses. Lottery. No more than the specified quantities of licenses shall be issued.

- Registered caregiver retail store: 2
- Registered dispensary: 1
- Medical Marijuana Manufacturing facility: 1
- Medical Marijuana testing facility: 4

In the event that a greater number of valid license applications (including the applicable fees) are submitted than can be issued within these limitations, a lottery shall be conducted to randomly determine which qualified applicants shall have the first opportunity to receive the public hearings required to complete the licensing process pursuant to this ordinance.

Article 14 - License fees. The initial annual license fees shall be set by the Board of Selectmen.

Article 15 - Severability. If any section, phrase, sentence or portion of this article is for any reason held invalid by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Article 16 - Appeals. An appeal from any final decision of the Board of Selectmen under this article may be taken by any party to Board of Appeals within 30 days of the decision, pursuant to Board of Appeals Article 1, Section 5.

WISCASSET MEDICAL MARIJUANA LICENSING ORDINANCE – 6/22/2022 draft

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(1) Public hearing. The Town Clerk upon receipt of a completed application and upon receipt of the reports required under Article 6 above, shall schedule a public hearing at a regular or special meeting of the Board of Selectmen and shall arrange for public notice of the public hearing to appear in the newspaper of general circulation within the Town of Wiscasset at least six days prior to the date of the scheduled public hearing. Costs of the hearing notice shall be paid out of the license and processing fee.

(2) Board of Selectmen action. The Board after notice and public hearing, shall determine whether the applicant complies with the requirements of this article. Upon such determination by the Board, the Town Clerk shall be authorized to issue the license.

Article 8 - Status of license—Display. No license issued under this article may be assigned or transferred to another entity. Any change in ownership or change in the officers of an owner shall require a new license. Licenses are limited to the premises for which they are issued and are not transferable to another location. The license shall be displayed in a conspicuous place in the medical marijuana establishment for which the license is issued.

Article 9 - Duty to update information. Any licensee issued a license under this article shall have the duty to maintain updated and accurate information regarding all of the information provided pursuant to the application process within ten days of any change of status. Failure to provide and maintain current and accurate information may result in revocation of the applicant's license.

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- (1) Fails to meet the requirements of this ordinance.
- (2) Is not at least twenty-one (21) years of age.
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installed that has been approved by a Maine licensed engineer, indicating that the system will provide odor control sufficient to ensure that no odors are perceptible off the premises.

(5) Loitering. The facility owner/operator shall make adequate provisions to prevent patrons or other persons from loitering on the premises. It shall be the licensee's obligation to ensure that anyone found to be loitering or using marijuana or marijuana products in the parking lot or other outdoor areas of a licensed premises is ordered to leave.

(6) Compliance with requirements of state and local law. A medical marijuana establishment shall meet all operating and other requirements of state and local law. To the extent the state has adopted or adopts in the future any law or regulation governing medical marijuana establishments that conflicts in any way with the provisions of this article, the more restrictive shall control.

Article 12 - In addition to revocation or suspension of a medical marijuana establishment license as provided in this article, the violation of any provision of this article shall be punished by a fine of not less than \$500.00 nor more than \$2,500.00 for each offense. Each act of violation and every day upon which any such violation shall occur shall constitute a separate offense. In addition to such penalty, the town may enjoin or abate any violation of this article. All fines and penalties, together with costs of prosecution of violations, which shall include the town's cost and attorney's fees, shall inure to the benefit of the town. This section shall be enforced by the Wiscasset Police Chief, the Wiscasset code enforcement officer, and/or their designees. Notice of violations by medical marijuana establishment licensees of other provisions of this Code shall be provided to the Police Chief, Town officers, and Town Attorney

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- Registered caregiver retail store: 2
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Article 15 - Severability. If any section, phrase, sentence or portion of this article is for any reason held invalid by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Article 16 - Appeals. An appeal from any final decision of the Board of Selectmen under this article may be taken by any party to Board of Appeals within 30 days of the decision, pursuant to Board of Appeals Article 1, Section 5.

Community Resilience Partnership

Program Contact: Brian Ambrette
brian.ambrette@maine.gov

[Community Resilience Partnership | Office of Policy Innovation & Future \(maine.gov\)](#)

Sample Municipal Resolution language

Instructions: The following language is provided for the municipal resolution. The three preamble and resolution sections on this page are required. Municipalities may select from and modify the optional preamble on statements on the following pages and add other statements as desired.

REQUIRED STATEMENTS

WHEREAS, the [Town/City of ...] has completed the Community Resilience Partnership's Community Resilience Self-Assessment and List of Community Actions, and held a community workshop(s) on [date(s)] which prioritized the following action areas: [list 2-6 actions];

BE IT RESOLVED, the [Town/City of ...] commits to participating in the Community Resilience Partnership, which supports community leadership in reducing greenhouse gas emissions and increasing resiliency to extreme weather and climate change impacts;

BE IT FURTHER RESOLVED, the [Town/City of ...] designates [choose a or b: a) name a specific municipal staff position, b) name an existing or newly established committee] to coordinate planning, implementation, and monitoring of energy and resilience projects and to be the primary point of contact to the Community Resilience Partnership;

OPTIONAL PREAMBLE STATEMENTS

WHEREAS, the [Town/City of ...] experiences [**select all that apply**: coastal flooding, intense rainstorms, riverine flooding, ice jams, drought, wildfires, high heat emergencies], and other natural hazards and seeks to better prepare for future conditions;

WHEREAS, planning for community and infrastructure resilience will protect people, preserve businesses and the local economy, and reduce the impact and costs of natural disasters;

WHEREAS, investing in energy efficiency and weatherization improvements is proven to lower municipal electricity expenses and make buildings more comfortable for employees and visitors;

WHEREAS, transitioning municipal fleet vehicles to electric vehicles lowers fuel and maintenance costs and reduces the uncertainty of variable fuel prices on municipal budgets;

WHEREAS, the Gulf of Maine is warming 99% faster than other oceans around the world, and ocean acidification and warming ocean temperatures pose a serious economic and cultural risk to Maine maritime industries, heritage, and tourism;

WHEREAS, shifting seasonal temperature and precipitation patterns threaten local natural ecosystems, economic activity such as [**select all that apply**: agriculture, tourism and seasonal recreation, including winter sports and other outdoor activities], and public health due to increased incidence of heat-related illness and tick-borne illnesses such as Lyme disease;

WHEREAS, the [Town/City of ...] is prepared to demonstrate leadership in reducing energy use and greenhouse gas emissions, and increasing the resilience of people, infrastructure, and businesses;

WHEREAS, addressing climate change will present economic opportunities for the [Town/City of...] as well as opportunities to invest in the public good and cost-saving practices;

WHEREAS, the State of Maine's four-year climate action plan, *Maine Won't Wait*, seeks to put Maine on a trajectory to decrease greenhouse gas emissions 45% by 2030 and 80% by 2050, and achieve carbon neutrality by 2045;

WHEREAS, achieving these emissions and resilience goals will require Maine to act with urgency to slow the causes of climate change and prepare people, communities, and the environment for climate-related impacts to come;

WHEREAS, the Community Resilience Partnership provides grants to municipalities and Tribal Governments for activities that lower energy expenses, reduce greenhouse gas emissions, and increase community resilience in alignment with the state’s climate action plan and goals;

Community Resilience Self-Evaluation

Instructions: This tool is intended to help organize your community’s approach to increasing resilience to natural hazards and climate change impacts. Answer the questions to the best of your knowledge and seek information from your colleagues in municipal and county government and organizations in your community. Provide any relevant information in the explanation field. If it is difficult to give a clear yes or no response to a question, use the explanation field to explain why. **There are no wrong answers and the responses here will not affect your community’s eligibility to receive grants.** Where the response to a question is no, that may indicate an area of opportunity to address through a Community Action Grant.

Community name:	
Self-Evaluation responses provided by: Please include contact info	
Date:	
Was this evaluation discussed during a community workshop? Include the date of the workshop.	

Once the questions on the following pages are complete, use these prompts to identify potential next steps for your community:

What are two things your community is doing well?	
What are two areas that could be improved in the short-term?	
What is important for your community to address in the long-term?	
What specific 3 to 5 actions are priorities for your community?	

Minimizing Risk and Exposure to Hazards	
1) Has your community assessed the likelihood of various types of hazards or disruptive events?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Your local or county hazard mitigation plan is a good starting place to find this information. Hazards can include storms, floods, wind, fire, extreme temperatures, drought, etc. Likelihood could be indicated either numerically or qualitatively as low, medium, or high.	Explanation:
2) Has your community assessed how the likelihood of each hazard has changed over time and may change in the future?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If your community has not tracked trends historically, you might infer past trends by determining if current priorities have shifted compared to past hazard mitigation plans. For example, drought or wildfire might be an emerging concern.	Explanation:
3) Has your community assessed the impacts or consequences of each type of hazard for the community?	<input type="checkbox"/> Yes <input type="checkbox"/> No
For example, flooding on Main Street impedes emergency services or affects local businesses.	Explanation:
4) Is your community taking steps to reduce exposure to multiple risk types?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Your local or county hazard mitigation plan probably contains this information.	Explanation:
6) Is your community preparing for low-probability-but-high-consequence events?	<input type="checkbox"/> Yes <input type="checkbox"/> No
These events could be, for example, a 1-in-100 year flood, or a prolonged electricity outage or heating fuel shortage. What events might the community need to consider?	Explanation:
7) Has your community assessed the consequences of multiple events or different types of hazards occurring in geographic or temporal proximity?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Examples could include back-to-back flooding events or a power outage during a heat wave.	Explanation:
8) Is your community assessing emerging risks (e.g. drought, wildfire) and identifying blind spots?	<input type="checkbox"/> Yes <input type="checkbox"/> No
In addition to natural hazards, consider public health threats that might be worsened by climate change, such as contamination of drinking water sources and vector-borne diseases from ticks and mosquitos.	Explanation:

Understanding Sensitivity and Building Resilience	
9) Is your community tracking underlying societal characteristics and trends that increase vulnerability?	<input type="checkbox"/> Yes <input type="checkbox"/> No
This information might be found in your community's comprehensive plan or economic development plan. Examples of characteristics and trends might include older or low-income populations, low housing availability, reliance on a single economic driver, aging infrastructure, environmental degradation, etc.	Explanation:
10) Is your community proactively addressing vulnerabilities associated with these underlying characteristics?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Look in your community's comprehensive plan or economic development plan for strategies that might address these trends.	Explanation:
10) Does your community have financial resources in reserve to cope with or absorb shocks?	<input type="checkbox"/> Yes <input type="checkbox"/> No
For example, a rainy-day fund.	Explanation:
12) Is your community building flexible human capacity that can be drawn on in emergencies?	<input type="checkbox"/> Yes <input type="checkbox"/> No
For example, community emergency response teams (CERT) or mutual aid agreements with neighboring communities.	Explanation:

Improving Long-term Adaptive Capacity	
13) Does your community have plans or policies that anticipate future climate risks and community sensitivity trends?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Examples might include a comprehensive plan chapter that describes how the community is planning for climate change impacts, or a capital improvement plan that requires construction projects to consider future conditions like sea level rise, extreme rain, or drought.	Explanation:

<p>14) Are there resources to sustain new capacity when needed?</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>This is different from Question 10 in that these resources would need to sustain a new long-term commitment rather than a one-time, short-term response. For example, if flooding emerges as an issue, a revenue source such as a stormwater utility fee could sustain a new community stormwater management program.</p>	<p>Explanation:</p>
<p>15) Does the community have policies in place to build back smarter or recover with resilience after a disruptive event?</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Examples might include a flood ordinance that requires compliance with the current building codes after substantial damage, or a communitywide post-disaster recovery plan.</p>	<p>Explanation:</p>
<p>16) Does the community stress test to ensure plausible risks are manageable?</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>This might be a table-top exercise with emergency management and community stakeholders, or a financial health analysis.</p>	<p>Explanation:</p>
<p>17) Does the community have a policy or process for managing uncertainty?</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Does the community have a way of making important decisions when information is incomplete or unavailable?</p>	<p>Explanation:</p>

Community Resilience Partnership

List of Community Actions

Revised December 1, 2021

Additional Resources (\$=funding source)

Strategy Areas & Actions

Strategy Area A: Embrace the Future of Transportation

Accelerate the Transition to Electric Vehicles (EVs)		
A1	Purchase or lease electric vehicles for municipal or tribal government-owned vehicle fleets. (Grants capped at \$2,000 per light duty EV.)	Efficiency Maine: Municipal EV rebates (\$)
A2	Install EV chargers in public parking areas.	Efficiency Maine: EV supply equipment initiative (\$)
A3	Adopt ordinances to encourage EV charging infrastructure, including at multifamily dwellings, businesses, and public parking areas.	Municipal Electric Vehicle Readiness Toolkit (Southern Maine Planning and Development Commission)
A4	Adopt an anti-idling ordinance.	Example: Bar Harbor Municipal Code
Improve Mobility and Reduce Vehicle Miles Traveled (VMT)		
A5	Implement strategies that increase public transit ridership and alternative transportation modes, including bike and walking infrastructure.	
A6	Implement strategies that encourage municipal/tribal employees to commute via carpools, public transit, bike/walk, or other alternatives to single-occupancy vehicles.	
A7	Adopt a telework policy for municipal/tribal government staff positions that can work remotely some days per week.	
A8	Adopt land use and development policies in plans and codes that reduce the need for driving (e.g. locating schools, workplaces, and shopping near where people live; encouraging density of development near housing and transportation).	
A9	Adopt a Complete Streets policy which addresses safety, bike/pedestrian uses, and transit.	Maine DOT Complete Streets
A10	Adopt a broadband plan that reduces the need to drive by increasing access to high speed internet for underserved residents to support telecommuting, access to remote education and telehealth.	Connect Maine planning and infrastructure grants (\$)

Strategy Area B: Modernize Maine's Buildings

Transition to Cleaner Heating and Cooling, and Efficient Appliances in Municipal/Tribal Buildings

B1	Adopt and execute a plan for energy efficiency and building envelope weatherization improvements for municipal/tribal buildings. Collaborate with local school district for school building improvements.	Efficiency Maine: Public Sector (\$)
B2	Upgrade to energy efficient interior lighting in municipal/tribal buildings.	Efficiency Maine: Public Sector (\$)
B3	Upgrade to energy efficient appliances in municipal/tribal buildings.	Efficiency Maine: Public Sector (\$)
B4	Install a heat pump system or VRF system for heating/cooling and heat pump water heating in municipal/tribal buildings.	Efficiency Maine: Public Sector (\$)
B5	Upgrade streetlights and exterior lighting for municipally/tribally-owned facilities with energy efficient LED lighting (and minimize light pollution with downlighting where possible).	Efficiency Maine: Public Sector (\$)
B6	Adjust procurement policies to prioritize climate-friendly Maine forest products (e.g. mass timber, wood-fiber insulation) in construction projects.	
Advance the Design and Construction of New Buildings		
B7	Adopt the energy efficiency stretch building code (currently IECC 2021).	International Energy Conservation Code 2021
B8	Require EV charging readiness and solar energy readiness for all new construction.	Municipal Electric Vehicle Readiness Toolkit (Southern Maine Planning and Development Commission)
B9	Support regular professional development for code enforcement officers, especially Efficiency Maine's code trainings.	Efficiency Maine trainings
B10	Adopt C-PACE ordinance for commercial property owners to install renewable energy systems, energy efficiency measures, and EV charging infrastructure (pending state program launch).	Efficiency Maine: Energy Loan Comparison Chart (PDF)

Strategy Area C: Reduce Emissions through Clean Energy Innovation

Reduce Greenhouse Gas (GHG) Emissions

C1	Conduct a baseline for energy usage by municipal/tribal government including electricity, heating and transportation fuels, and other energy sources.	
C2	Identify and track a simplified set of emissions indicators for community emissions reduction (e.g. number of EVs registered in the community, number of homes with solar panels, number of heat pump rebates from Efficiency Maine).	
C3	Adopt a resolution setting targets and a plan for reducing emissions and advancing clean energy from municipal/tribal operations that align with the state's targets.	

Advance Clean Energy Adoption

C4	Adopt a renewable energy ordinance(s) that allows, enables, or encourages community-appropriate renewable energy and energy storage installations.	US DOE SolSmart program and technical assistance
C5	Adopt a streamlined permitting process for small-scale renewable energy installations.	US Department of Energy: SolarApp

Transition to Clean Energy

C6	Enter into a long-term service contract or power purchase agreement (PPA) or adopt a clean power purchase policy to ensure increasing local government energy supplies come from renewable energy.	USDA Rural Development: Rural Energy for America (\$)
C7	Install a renewable energy project (solar, wind, geothermal, anaerobic digestion, etc.) on municipal/tribal property (e.g. school rooftop, wellhead protection area, landfill, brownfield site, etc.).	USDA Rural Development: Rural Energy for America (\$)

Strategy Area D: Grow Jobs and Protect Natural Resource Industries

Support Maine's Natural Resource Economy

D1	Adopt policies that enable, support, or incentivize local food production and consumption, including community gardens.	
D2	Adjust procurement policies to prioritize climate-friendly Maine forest products (e.g. mass timber, wood-fiber insulation) in construction projects.	
Support Clean Energy Jobs and Businesses		
D3	Assess the suitability of privately-owned brownfield and disturbed/contaminated sites for clean energy projects and encourage project development.	US EPA RePowering America's Land program
D4	Establish incentives for clean energy industry or businesses to locate in community.	
D5	Encourage and support clean energy industries in economic development plans.	

Strategy Area E: Protect the Environment & Promote Natural Climate Solutions

Protect Natural and Working Lands and Waters

E1	Set targets for increasing green space and tree planting to increase shade and water access in public spaces and carbon sequestration.	DACE Project Canopy (\$)
E2	Incorporate a goal into conservation plans of conserving 30% of land in the community by 2030 (including undeveloped town property), with a priority on addressing conservation gaps related to high biodiversity areas, undeveloped blocks, and land and water connectivity.	IWF: Beginning with Habitat
E3	Create or update a watershed plan to identify flooding and water quality priorities and adaptation options.	
E4	Develop a natural resource and habitat inventory that includes climate stressors and impacts.	ME Natural Areas Program: Maps, Data, and Technical Assistance
E5	Conserve, revegetate and reconnect floodplains and buffers in riparian areas.	
E6	Preserve climate-threatened natural areas such as wetlands, riparian areas, and headwater streams through zoning or other regulations.	
E7	Implement a source water protection program.	
E8	Adopt policies that prioritize natural, nature-based or ecologically enhanced shoreline protection for coastlines, rivers, and lakes.	
E9	Identify and protect sites for living shorelines and saltmarsh migration areas.	ME Natural Areas Program: Maps, Data, and Technical Assistance
E10	Identify and protect open space in the floodplain to increase flood buffers and community resilience.	ME Natural Areas Program: Maps, Data, and Technical Assistance

Strategy Area F: Build Healthy & Resilient Communities

Plan for Community Resilience

	Conduct a community vulnerability assessment that identifies climate risks and vulnerable populations and includes a review of existing plans and policies. Adopt a climate resilience plan that describes high priority strategies for reducing risk and vulnerabilities (may be a standalone plan or included in a comprehensive plan).	
F1	Update the local or county EMA hazard mitigation plan to address changing/future conditions and identify specific strategies to reduce vulnerability and increase resilience to climate change impacts.	
F2	Develop or enhance early warning systems and community evacuation plans.	
F3	Develop a storm debris management plan.	
F4	Develop a storm debris management plan.	
Reduce Flood Risk		
F5	Complete the Maine Flood Resilience Checklist.	Maine Flood Resilience Checklist
F6	Participate in the National Flood Insurance Program (NFIP).	FEMA's Community Rating System
F7	Enroll in the NFIP's Community Rating System (CRS) at Class 9 or better, reducing flood insurance premiums for community residents.	FEMA's Community Rating System
F8	Achieve CRS Class 6 or better, maximizing flood insurance savings for community residents.	FEMA's Community Rating System
F9	Map sea level rise projections in the local or county EMA hazard mitigation plan.	
F10	Require consideration of sea level rise projections and impacts in planning and permitting coastal development.	
F11	Adopt freeboard requirements in the special flood hazard area and higher freeboard critical infrastructure and long-lifespan assets.	
F12	Adopt a low-impact design (LID) standard for stormwater management.	Low Impact Design Manual for Maine Communities (PDF)

Strengthen Public Health		
F13	Identify and plan to reduce public health threats in the community that are exacerbated by climate change.	US CDC Health Harm Cards and Climate & Health Planning Worksheet
F14	Develop and implement an extreme temperatures emergency plan, including strategies that increase use of cooling centers by residents.	US CDC Heat & Health Tracker Resources: Heat Response Plans and Use of Cooling Centers
F15	Establish a peer-to-peer program for checking in on vulnerable community members during extreme heat or cold events.	
F16	Increase community-level resilience to mosquito-borne diseases by implementing vector controls to decrease mosquito habitat.	Maine CDC Mosquito-Borne Illness Prevention & Response Guidance for Maine Towns and Communities (PDF)
F17	Implement school-based programs to educate students about prevention of mosquito- and tick-borne diseases.	https://www.maine.gov/dhhs/mecdc/infectious-disease/epi/school-curriculum/index.shtml

Strategy Area G: Invest in Climate-Ready Infrastructure

Assess climate vulnerability of infrastructure

G1	Conduct a vulnerability assessment for critical community infrastructure that includes: 1) the climate hazards to which infrastructure assets are exposed and how the intensity and likelihood will change over time; 2) the susceptibility to damage or failure given location, design, age, condition, and state of repair; and 3) the consequences that impairment or failure of the infrastructure will have on the community.	
G2	Develop a Capital Investment Plan that a) identifies vulnerable municipal/tribal facilities and assets, and b) prioritizes resilience in improvements and/or new construction.	
Utilize climate-ready standards, designs, and practices to improve infrastructure		
G3	Improve and protect drinking water and wastewater treatment facilities to reduce physical damage and sustain function during extreme weather events.	
G4	Adopt a policy that prioritizes green infrastructure to manage stormwater in developed areas.	
G5	Adopt DEP's Stream Smart Crossing Guidelines as standard practice for culvert and bridge improvements. Identify vulnerable crossings and apply for DEP improvement funds.	DEP Stream Smart Crossings Grants and Pocket Guide (\$)
G6	Assess wastewater treatment facilities for clean energy potential (solar, anaerobic digester, etc.).	

Strategy Area H: Engage Maine People

H1	Establish or recognize an official committee of community stakeholders.	
Increase public awareness of climate change impacts and opportunities to take action		
H2	Create a climate change education, outreach, and engagement program, focusing on mitigation and adaptation for residents and businesses.	US CDC Climate & Community Health (PDF)
H3	Amplify public health advisories for climate-related health and weather events, such as air quality advisories, extreme heat or cold events, extreme storms, power outages, waterborne disease outbreaks, harmful algal blooms, vectorborne disease trends, etc.	NWS advisories (weather.gov/gyx and weather.gov/car); DEP air quality advisories (maine.gov/dep/air/ozone/index.html); ME Tracking Network displays of near real-time heat illness, cold illness, or tickborne diseases (data.mainepublichealth.gov/tracking)
H4	Engage youth in resilience, clean energy, and energy use reduction.	
H5	Engage populations that are vulnerable to climate impacts in resilience, clean energy, and GHG emissions reduction.	
Engage the business community and recognize climate leadership		
H6	Create and support an energy reduction campaign or challenge among businesses.	
H7	Initiate a community bulk purchasing program with a vendor, or vendors, to provide low cost equipment such as heat pumps and solar for interested residents and businesses.	Portland's "Electrify Everything!" Initiative

47



Office of the Town Clerk

51 Bath Road
Wiscasset, ME 04578

Phone: (207) 882-8200
Fax: (207) 882-8228

E-mail: clerk@wiscasset.org

BUSINESS LICENSE APPLICATION

Every person, firm, corporation, LLC, professional association or partnership doing business within the Town of Wiscasset must complete this Application.

***** DBA "THE ROCK II SHOP" *****

Name/Title of Business: Rock Shop
New Business Existing Business 12 years in operation Ownership/Location Change

Location of business: 731 BATH ROAD Map/Lot _____

Preferred mailing address: _____

Business phone number: 207-449-2588

Description of Business: miscellaneous goods - no other things

Owner's name: DAVID HARRIS Owner's phone: 207-449-2588

Owner's home address: 18 HARRIS HARBOR RD CROCKETT ME 04174

*Emergency contact person: 207-449-2588

*Emergency phone numbers: home: same cell: ✓

*This information will be shared with 911 so you can be contacted in case of after hour emergencies.

*If you are an existing business and would like to be placed on the Town of Wiscasset Website please complete the section in the "New Business" box below.

NEW BUSINESSES ONLY COMPLETE BELOW INFORMATION	
Have you seen the Code Enforcement Officer and Town Planner for approval?	<u>YES</u>
Will you need a sign permit?	<u>YES</u>
Will this business be a home occupation?	<u>NO</u>
This business will be a:	Corporation or LLC _____ Partnership _____ Sole proprietor <input checked="" type="checkbox"/>
Would you like a link to your business placed on the Town of Wiscasset Website?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Provide e-mail and/or web address:	<u>YSM@BOSTON.COM@gmail.com</u>

Please be aware that State licenses and permits may be required. This application must be updated every three years with the Town of Wiscasset.

I, DAVID HARRIS, state that I am David Harris of the above name firm or business, and make oath that the information stated above is true and I am aware that all applicable local, state and federal ordinances, laws, rules, and regulations must be complied with before this License can be issued.

Date: 6/22/2022 Signature: David Harris

(TOWN CLERK SECTION BELOW)

DATE RECEIVED: 6/28/2022 DATE APPROVED: _____ ASSESSING: _____ WEB/LIST: _____
emailed to DH



Town of Wiscasset

Office of the Town Manager

July 26, 2022

To: Wiscasset Selectboard

Ref: Town Manager's Report

Kathy has spent some time reviewing previous years capital project funds. Several projects or purchases have been completed and a few had funds that were not spent. Since the purchases or projects are completed, these funds are no longer needed and have been returned to the Payson account. Total was just over \$47,000.

Last November the Town approved funding for the construction of an archway and entrance to the Ancient Cemetery. Peter Wells has provided the plans so that we may go out to bid on the project. This essentially is the same concept that was presented before the vote, except that a handrail has been added. I am looking to make sure everyone is good with this before sending it to bid. We are still waiting for the materials to arrive for the fence.

The ORC has provided the requested draft marijuana ordinances. If it is the Board's intention to have them voted on during the November election we need to have them finalized and the process completed by the end of August so that we can draft a town meeting warrant. (Preferably by your meeting of August 16th)

The Town has received its second tranche of ARPA funds. We have some funds remaining from the first tranche so the total available is \$209,223. The interim rule that came with the initial set of funds allowed a broader use of the funds if the recipient could prove a revenue loss due to the pandemic. Wiscasset, like many towns, did not have a revenue loss, so we were more limited with our use of the funds. The final rule allows the town to take a "standard allowance" of revenue loss equal to the award amount. This means that the funds can be used for "government services" that we would normally provide, which broadens the uses of the funds. We certainly have any number of needs for these funds.

I have included in your packets some information on the Community Resilience Partnership with the Governor's Office of Policy Innovation and the Future. The Partnership provides some grants opportunities to support projects that reduce energy use and costs and/or make our community more resilient to climate change effects. Of particular interest to me are the grant funds that could be used for improving the energy efficiency of our municipal buildings, especially in light of the fact that we have to upgrade the HVAC system in the town office complex. The grant amounts are not huge, but every little bit helps.

The ORC is requesting Board permission to revisit Subdivision Ordinance. Chair Karl Olson advises that it needs some "tweaking". This would be a good time for the Board to make suggestions about other ordinances they would like to see updated.