

Town of Waldoboro
Marijuana Committee Minutes
December 16, 2019

1. Call to Order

Attending members at the starting time of 4:00 pm: Theodore Wooster, Renee Grover, Freeman Zausner, and Max Johnstone for minutes.

2. Minutes

Renee-Ted motioned to accept the minutes as presented. Motion approved 3-0.

3. Town Rules

Max distributed four (4) zoning rules for municipalities that implemented rules allowing marijuana. The examples were from Cumberland, Damariscotta, Augusta, and Ellsworth. Freeman provided a summary sheet for distinct local rules for Gray, Brunswick, and Cumberland.

Cumberland:

Max discussed Cumberland, ME's ordinance first by noting that they created an Overlay District that would have the properties still apply to regular zoning rules but would give specific rules to properties in the underlying zoning district as well. After reading through all the requirements, Renee believes that the only addition made was the inclusion of C (f), which involves the Fire Department installing safety devices. Renee continued by stating that she's already required to have a fire extinguisher from the state, but not to have sprinklers; Freeman responded saying monitoring should be required instead because sprinklers would only work if applied to the entire town. Renee noted that for C (i), business hours would be hard to enforce for caregivers operating out of their home since it would be difficult to distinguish regular traffic compared to patient traffic and could violate HIPA rules. Freeman asked about the cost of a charcoal filtration system to handle the ventilation requirement C (d); Renee said that ventilation systems are not too expensive for this business. Freeman believes that daycares and other facilities relating to C (e) should be licensed before a caregiver operation moves in to prevent intentional closings of marijuana facilities. For security measures, Renee noted that security cameras are only required to be at distribution centers and not growing facilities and that the recordings are held for at least thirty (30) days. Freeman wanted to confirm if the window intrusion language from C (g)(4) is state required or if we can have language that does not require dead bolts. Freeman also added that motion-detected flood lights should be language added with C (g)(3) for Waldoboro's potential ordinance.

Ellsworth:

Max read the opening paragraph of Ellsworth's marijuana caregiver ordinance, stating that caregiver operation are treated like Home Occupations and non-domicile caregiver operations are prohibited in all zoning districts. Compared to other ordinances, Ellsworth's example shows

combining caregiver language into the zoning ordinance as a part of the Home Occupation section.

Damariscotta:

Max then presented Damariscotta's example of ordinances involving medical marijuana. Max's example shows Damariscotta incorporating marijuana businesses in the zoning ordinance with included language that all manufacturing, stores, and testing facilities be at least 1,000 feet from the schools. Max noted that this did not include the recent language that Damariscotta was adopting.

Augusta:

Max quickly showed Augusta's marijuana ordinance that shows caregivers as a home occupation. Freeman wanted to discuss the licensing fee structure; Max wanted to wait to discuss that item next meeting when there are other examples and because the committee was approaching the usual end time at the one-hour mark. Freeman quickly mentioned that he wanted a minor fee for home caregivers just so the town can be aware of how many are currently operating in Waldoboro. Max stated that he would bring in Stan Waltz--who was involved with Damariscotta's licensing fees—to provide some insight on his experience and what Waldoboro should consider.

4. Next Meeting

Because the usual meeting time would be on Martin Luther King Jr. Day, Max suggested having the meeting on January 27th at 4pm.

ADJOURN