

Article _____. Shall an ordinance entitled “2024 Amendments to the Town of Parsonsfield Land Use and Development Ordinance Regarding Cannabis Facilities” be enacted?

(The proposed ordinance is available for review and inspection at the Town Clerk’s Office and will be available at Town Meeting.)

2024 AMENDMENTS TO THE TOWN OF PARSONSFIELD LAND USE AND DEVELOPMENT ORDINANCE REGARDING CANNABIS FACILITIES

The Town of Parsonsfield Land Use and Development Ordinance shall be amended as follows (additions are **underlined** and deletions are ~~struck out~~):

- Amend Section 4, Land Uses, by Amending Table 1, Table of Permissible Uses, as set forth below:

TABLE 1
Table of Permissible Uses

USE/STRUCTURE	V	VR	R	FF	LIO	PW	RC
RESIDENTIAL							
Accessory Structure	P	P	P	P	P	R	N
Group Homes	R	R	R	R	N	R	N
Duplex/Two Family Dwelling	P	P	P	P	N	R	N
Home Occupation	P	P	P	P	P	R	N
Manufactured Housing	P	P	P	P	N	R	N
Mobile Home Park	N	N	R	N	N	N	N
Multi-Family Dwelling	R	R	R	S	N	R	N
Single-family Dwelling	P	P	P	P	N	R	N
Subdivision	R	R	R	R	R	R	R
COMMERCIAL							
Accessory Structure	1	1	1	1	1	1	1
<u>Adult Use Cannabis Store</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Adult Use Cannabis Cultivation Facility (Tier 1 or Tier 2)</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Adult Use Cannabis Products Manufacturing Facility</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Adult Use Cannabis Testing Facility</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Amusement Facilities	R	R	S	N	N	R	N
Auto, Rec. Vehicle, Small Engine Repair Shop	R	R	S	N	N	N	N
Automotive Body Shop	R	N	N	N	N	N	N
Automotive Service Station	R	S	N	N	N	N	N
Automobile, Rec. Vehicle, Small Engine Sales	R	R	N	N	R	N	N
Banks	R	R	N	N	N	R	N
Bed and Breakfast	P	P	P	P	N	R	N
Boarding, Lodging (four or less persons)	P	P	P	P	N	R	N
Car Wash	R	N	N	N	N	N	N
Commercial Communication Tower	R	R	R	R	R	R	R
Dry Cleaners; Laundromat	R	S	N	N	N	N	N
Firewood Processing	N	N	R	Y	N	N	R
Funeral Home	R	R	R	N	N	R	N
Hotel/Motel/ Inns	R	R	R	R	R	N	N

Junkyard, Minor	N	N	N	R	S	N	N
Neighborhood Convenience Store	P	P	R	N	N	R	N
General Convenience Store	R	R	N	N	N	N	N
Offices: Business, Professional, Medical, Clinics	R	R	S	N	R	R	N
<u>Medical Cannabis Caregiver Retail Store</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Medical Cannabis Manufacturing Facility</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Medical Cannabis Testing Facility</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Printing/Photocopying	R	R	S	N	R	N	N
Recreational/Indoors (bowling,skating,tennis, squash, racquetball,billiards, exercise, etc.)	R	R	S	N	R	R	N
Recreational/Outdoors (golf driving ranges, miniature golf, water slides)	N	R	R	R	N	R	N
<u>Registered Dispensary</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Restaurant	R	R	R	S	R	R	N
Retail Fuel Distributor (petroleum products)	R	S	N	N	S	N	N
Retail Business (less than 4000 sq.ft.)	R	R	R	N	N	R	N
Retail Business (more than 4000 sq.ft.)	S	N	N	N	R	N	N
Shopping Center	S	N	N	N	R	N	N
Taverns	R	N	N	N	N	N	N
Transmission Tower	N	N	S	R	N	S	R
Vendor, Mobile or Temporary,3 or more days	P	P	P	N	N	N	N
Veterinary Hospital	R	S	S	R	S	N	N
Wholesale Business	S	N	N	N	R	N	N

USE/STRUCTURE	V	VR	R	FF	LIO	PW	RC
INDUSTRIAL							
Manufacturing – Light	R	N	N	N	R	N	N
Manufacturing – Heavy	N	N	N	N	R	N	N
<u>Adult-Use Cannabis Products Manufacturing Facility</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Adult-Use Cannabis Testing Facility</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Medical Cannabis Caregiver Facility</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>N</u>
<u>Medical Cannabis Testing Facility</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Sawmill and Related Operations	N	N	N	R	S	N	N
Sludge and Ash Spreading/Disposal	N	N	N	S	N	N	N
Trucking, Distribution Terminal	N	N	S	N	R	N	N
Warehousing and Storage	R	N	S	N	R	N	N
Waste Disposal/Landfill	N	N	N	S	N	N	N
EDUCATION, INSTITUTIONAL, PUBLIC							
Accessory Structure	1	1	1	1	1	1	1
Church, Synagogue, Parish House	R	R	R	N	N	R	N
Community Centers, Clubs	R	R	S	N	N	R	N
Day Care Facility	R	R	R	R	N	R	N
Essential Services	R	R	R	R	R	R	R
Fire, Police Station	R	R	R	R	R	R	N
Government Office	R	R	S	N	N	R	N
Congregate Housing/Nursing Home	R	R	R	N	N	N	N
Museum Library	R	R	S	S	N	R	N
Nursery School	R	R	R	R	N	R	N

Public, Private School	R	R	R	S	N	R	N
Public Utility Facility	R	R	R	S	R	R	N
Transfer Station	N	N	R	R	N	N	N
Residential Treatment Facility	R	R	R	N	N	N	N
OUTDOOR, RESOURCE BASED USES							
Accessory Structure	1	1	1	1	1	1	1
Agriculture	N	R	R	Y	N	R	R
Agricultural Packaging and Storage	R	R	R	R	R	S	N
Agricultural Products Processing	R	N	R	R	R	N	N
Animal Breeding/Care and Kennels	N	R	R	R	N	N	N
Campground	N	N	R	R	N	N	N
Cemetery	N	R	R	R	R	R	N
Extractive Industry	N	N	R	R	N	N	R
Large Scale Water Extractions	N	N	C	C	N	N	N
Farm Stands	R	R	R	R	N	R	N
Forestry (meet applicable Requirements)	Y	Y	Y	Y	Y	R	Y
Golf Course(excluding miniature golf)	N	N	R	R	N	N	N
Mass Gathering (more than 1,000	R	R	R	R	R	N	R
Parks	R	R	R	R	R	R	R
Stables/Barns	R	R	P	P	N	S	N

2. Amend Appendix A, Definitions, by adding the following definitions as set forth below:

Adult Use Cannabis Cultivation Facility: A “cultivation facility,” as that term is defined in 28-B M.R.S. § 102(13), as may be amended.

Tier 1: An adult use cannabis cultivation facility that is permitted to cultivate not more than 30 mature cannabis plants and an unlimited number of immature cannabis plants and seedlings or not more than 500 square feet of plant canopy.

Tier 2: An adult use cannabis cultivation facility that is permitted to cultivate not more than 2,000 square feet of plant canopy.

Adult Use Cannabis Products Manufacturing Facility: A “products manufacturing facility,” as that term is defined in 28-B M.R.S. § 102(43), as may be amended.

Adult Use Cannabis Store: A “cannabis store,” as that term is defined in 28-B M.R.S. § 102(34), as may be amended.

Adult Use Cannabis Testing Facility: A “testing facility,” as that term is defined in 28-B M.R.S. § 102(54), as may be amended.

Cannabis: The leaves, stems, flowers, and seeds of the cannabis plant, whether growing or not.

Immature Cannabis Plant: An “immature cannabis plant,” as that term is defined in 28-B M.R.S. § 102(19), as may be amended.

Manufacture or manufacturing (of cannabis): The production, blending, infusing, compounding, or other preparation of cannabis and cannabis products, including but not limited to cannabis extract or preparation of means of chemical synthesis.

Mature Cannabis Plant: A “mature cannabis plant,” as that term is defined in 28-B M.R.S. § 102(36), as may be amended.

Medical Cannabis Caregiver Facility: A facility used for the cultivation, processing, storage and/or distribution of medical cannabis to be used under the Maine Medical Use of Cannabis program, which is not the registered caregiver’s primary residence. For the avoidance of doubt, the Town of Parsonsfield does not require permits or licenses for the carrying out of activities authorized under 22 M.R.S. § 2423-A(2), as may be amended, that are conducted from the registered caregiver’s primary residence.

Medical Cannabis Caregiver Retail Store: A “caregiver retail store,” as that term is defined in 22 M.R.S. § 2422(1-F), as may be amended.

Medical Cannabis Manufacturing Facility: A “manufacturing facility,” as that term is defined in 22 M.R.S. § 2422(4-R), as may be amended.

Medical Cannabis Testing Facility: A “cannabis testing facility,” as that term is defined in 22 M.R.S. § 2422(5-C), as may be amended.

Plant Canopy: “Plant canopy,” as that term is defined in 28-B M.R.S. § 102(41), as may be amended.

Registered Dispensary: A “registered dispensary or dispensary,” as those terms are defined in 22 M.R.S. § 2422(6), as may be amended.

Seedling: A “seedling,” as that term is defined in 28-B M.R.S. § 102(51), as may be amended.