



HAMPDEN TOWN COUNCIL WORKSHOP  
HAMPDEN MUNICIPAL BUILDING  
AGENDA

MONDAY

JUNE 08, 2020

6:30 P.M.

- A. CALL TO ORDER
- B. UNFINISHED BUSINESS
- C. NEW BUSINESS
  - a. Discussion regarding Hampden Water District
  - b. Review of Town of Hampden Marijuana Ordinance – presented by Karen Cullen, Planner
  - c. Discussion on town solar project – presented by Amy Ryder, Economic Developer Director
  - d. Discussion on a Donated Walking Trail – presented by Amy Ryder, Economic Developer Director
  - d. Consideration of a proclamation condemning racial violence – requested by Councilor Marble
- D. ADJOURNMENT

Note: Council will take a five-minute recess at 8:00 p.m.

FOR THOSE THAT WISH TO PARTICIPATE IN THE  
REMOTE HAMPDEN TOWN COUNCIL  
WORKSHOP ON JULY 08, 2020, AT 6:30 PM  
YOU MAY PHONE IN USING THE FOLLOWING  
NUMBER (FOLLOWED BY THE PIN #)

**1-541-702-7903      PIN 309 260 600#**

OR-

FROM A LAPTOP OR A DESKTOP, YOU MAY GO  
TO THIS URL: [https://meet.google.com/yod-  
npwo-ntx?hs=122&authuser=0](https://meet.google.com/yod-npwo-ntx?hs=122&authuser=0) AND JOIN US  
THAT WAY

INSTRUCTIONS ARE POSTED WITH THE AGENDA  
AND SEPARATELY ON THE TOWN CALENDAR AT  
[WWW.HAMPDENMAINE.GOV](http://WWW.HAMPDENMAINE.GOV)

## **Using Google Meet to Participate in Hampden Town Council Remote Meetings**

### **How to join:**

1. Town Council members will receive an email or a Google Calendar Invite with a link to join the meeting.
2. People interested in joining will need to go to the link posted on the town events calendar at [www.hampdenmaine.gov](http://www.hampdenmaine.gov).
3. Anyone can also join for audio-only participation by calling the number provided on the town events calendar and then entering the PIN provided followed by the # symbol.

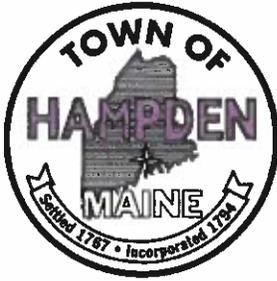
### **Protocols for Remote Meetings:**

1. Log in or call in at least 5 minutes before scheduled start of meeting.
2. For the audio portion, use either your phone or your computer microphone, not both.
3. Mute your phone or computer mic unless speaking. Remember to un-mute if you want to speak. To mute or unmute in Google Meet, click on the little microphone icon at the bottom of the screen; note you may need to move your mouse pointer around the bottom of your screen to get the bottom bar to appear.
4. Speak up if using a computer microphone or if using the speaker function on your telephone.
5. Do not rustle papers in front of your mic unless it's muted. Please minimize background noise.
6. If you're referring to a document, identify it including page or sheet number.
7. If using the video function, have a light source in front of you if possible. Try to avoid backlighting.
8. If you want to look good, have your camera mounted at eye level or above. Look at yourself on screen to check the lighting, camera position, what's in the background, etc. In Google Meet, you can do this "video check" when you open the program before you join the meeting.
9. If you are participating by audio only, identify yourself when speaking.
10. All votes will be by roll call.
11. After the meeting is adjourned, click on the red phone icon on the bottom bar to leave the meeting, or (obviously) just hang up the phone if that is how you are participating.

For detailed instructions on using Google Meet, please refer to their website:

[support.google.com/a/users/answer/9282720?hl=en](https://support.google.com/a/users/answer/9282720?hl=en)

C-B



Town of Hampden  
Town Planner

### Memorandum

To: Town Council – For Workshop  
From: Karen M. Cullen, AICP, Town Planner *KME*  
Date: June 4, 2020  
RE: Amendments to Marijuana Ordinance

The attached draft of the Marijuana Ordinance reflects changes made based on comments from the public forum held in January as well as discussions with the Planning & Development Committee in December.

The Ordinance is proposed to include provisions for medical marijuana, including performance standards and local licensing. Administrative articles for indemnification and amendments are also being added. A number of new definitions are proposed as well. Three articles are reserved for provisions pertaining to adult use marijuana, which is a more complex and controversial topic and while I don't believe the Town is ready to completely abandon the idea of including those uses, I also don't believe this is the right time to include them.

For medical marijuana, since state law now allows municipalities to regulate registered caregivers, new provisions are included to do that in Hampden. Section 4.24 of the current Zoning Ordinance includes performance standards for medical marijuana registered dispensaries, medical marijuana cultivation facilities, and methadone clinics. The first two uses are no longer consistent with state law for medical marijuana, and are being deleted from the Zoning Ordinance. Performance standards for methadone clinics remain in the Zoning Ordinance, since that use is not a marijuana use.

The current state law covers dispensaries and cultivation differently than the old law, and the proposed amendments to the Marijuana Ordinance include provisions for medical marijuana dispensaries, manufacturing facilities, and testing facilities that are consistent with current state law. Note that Article 10 of the proposed amendments to the Marijuana Ordinance covers performance standards that are applicable to all uses regulated by the ordinance.

As you may recall, previous discussions regarding the number of registered caregivers operating on a single property resulted in a decision to keep some level of a sliding scale, but to simplify it to some degree. The proposed amendments do that. In addition, the maximum number of caregivers operating on a single property was reduced as we had discussed, basically by half.

The adoption process for these amendments must occur in coordination with proposed amendments to the Zoning Ordinance due to the elimination of those provisions in §4.24.

TOWN OF HAMPDEN

The Town of Hampden Hereby Ordains  
Proposed Amendments to the Marijuana Ordinance

Deletions are ~~Strikethrough~~ Additions are Underlined

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TOWN OF HAMPDEN MAINE  
MARIJUANA ORDINANCE

ADOPTED: August 20, 2018

EFFECTIVE: September 19, 2018

AMENDED: \_\_\_\_\_, 2020

EFFECTIVE: \_\_\_\_\_, 2020

Certified By: Gayle Decker, Town Clerk

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## Article 1 – Purpose and Authority

The purpose of this Ordinance is to provide for the health, safety, and general welfare of the citizens of the Town of Hampden through regulation of marijuana related activities, including the number of marijuana plants that can be grown for personal adult use (non-medical) on a single property, as permitted under Title 28-B MRSA §1502. The Town of Hampden enacts this Ordinance pursuant to 30-A MRSA §3001, municipal home rule ordinance authority.

Article 2 – Home Cultivation for Personal Adult Use Marijuana. A maximum of nine mature marijuana plants may be grown on a single property (as defined in this ordinance), with the exception that in addition to this limit, a maximum of three mature marijuana plants plus 12 immature marijuana plants plus an unlimited number of marijuana seedlings may be grown by each person age 21 or older who is domiciled on the property.

## Article 3 – Medical Marijuana Registered Caregivers.

### 3.1 Administration

3.1.1 All proposals that involve more than one Registered Caregiver on a single property are required to submit a Major Site Plan for review and approval by the Planning Board, per §4.1 of the Zoning Ordinance.

3.1.2 All Registered Caregivers are required to obtain a local license pursuant to §3.4 below.

3.2 Maximum number on a single property. In order to protect the public health, safety, and welfare, the maximum number of Registered Caregivers permitted to operate on a single property, which includes cultivation, processing, packaging, and any other activity involving medical marijuana is as follows:

3.2.1 In the Residential A, Residential B, and Town Center zoning districts – 1 Registered Caregiver.

3.2.2 In the Rural zoning district:

3.2.2.1 On parcels where marijuana activity will be conducted at least 250 feet but less than 500 feet from any property line – 5 Registered Caregivers.

3.2.2.2 On parcels where marijuana activity will be conducted at least 100 feet but less than 250 feet from any property line – 3 Registered Caregivers.

3.2.2.3 On parcels where marijuana activity will be conducted less than 100 feet from any property line – 1 Registered Caregiver.

3.2.3 In the Industrial or Industrial 2 zoning districts:

3.2.3.1 On parcels where all marijuana activity will be conducted at least 500 feet from the Residential A, Residential B, or Town Center districts and at least 100 feet from any property line – 10 Registered Caregivers.

- 3.2.3.2 On parcels where all marijuana activity will be conducted at least 100 feet from the Residential A, Residential B, or Town Center districts and at least 50 feet from any property line – 5 Registered Caregivers.
- 3.2.3.3 On all other parcels – 1 Registered Caregiver.
- 3.2.4 In all other zoning districts:
- 3.2.4.1 On parcels where marijuana activity will be conducted at least 100 feet from any property line of a property in residential use – 3 Registered Caregivers.
- 3.2.4.2 On parcels where marijuana activity will be conducted at least 100 feet from the boundary of the Residential A, Residential B, or Town Center zoning districts – 3 Registered Caregivers.
- 3.2.4.3 On all other parcels – 1 Registered Caregiver.
- 3.2.5 In all zoning districts, the following additional locational restrictions apply. The distances stipulated are measured in a straight line from the property boundary of the parcel proposed for use by one or more Registered Caregivers and the nearest property boundary of the listed use.
- 3.2.5.1 No property located between 500 feet and 1,000 feet of any parcel used for a preexisting school may have more than one Registered Caregiver.
- 3.2.5.2 No property located within 500 feet of any parcel used for a preexisting school may have any Registered Caregiver.
- 3.2.5.3 No property located within 750 feet of any parcel used primarily for a place of worship, a daycare, daycare facility, or child care center as those terms are defined in the Hampden Zoning Ordinance, or a recreational area designed for use by children up to 18 years of age may have more than one Registered Caregiver.
- 3.2.5.4 No property located within 1,000 feet of any parcel used for multiple Registered Caregivers or any type of marijuana business (medical or adult use as may be permitted by the Town) may have more than one Registered Caregiver.
- 3.3 Standards – In addition to the standards listed in Article 10 of this ordinance, the following applies to Registered Caregivers:
- 3.3.1 No customers or clients are permitted to visit the site for the purpose of purchasing any marijuana or related products. Registered Caregiver retail stores are not permitted in the Town of Hampden.

#### Article 4 – Medical Marijuana Registered Dispensaries

- 4.1 Permitted Activities. A Medical Marijuana Registered Dispensary operating within the Town of Hampden may include the following activities:

- 
- 4.1.1 Cultivate marijuana;
  - 4.1.2 Sell marijuana or marijuana products to patients, caregivers, or other registered dispensaries;
  - 4.1.3 Obtain prepared marijuana from a caregiver or another registered dispensary;
  - 4.1.4 Manufacture marijuana products in accordance with Article 5 of this ordinance;
  - 4.1.5 Manufacture marijuana concentrate in accordance with Article 5 of this ordinance, provided inherently hazardous substances are not used unless authorized pursuant to the Maine Medical Use of Marijuana Act; and
  - 4.1.6 Store and transport marijuana or marijuana products as necessary and permitted under the Act.
- 4.2 Location Requirements. A Medical Marijuana Registered Dispensary is permitted within the Industrial, Industrial 2, or Industrial Park zoning districts. A registered dispensary must be a minimum of 750 feet from the property line of a preexisting school.
- 4.3 Adequacy of Building for the Subject Use. The property and building for a Medical Marijuana Registered Dispensary shall be adequate to accommodate sufficient interior space so as not to have outside patient queuing on sidewalks, parking areas, and other areas outside of the building(s). The size of the inside waiting area shall be calculated at a minimum of 15 square feet per person based on total client capacity.
- 4.4 Maximum Number Within the Town of Hampden. No more than one Medical Marijuana Registered Dispensary may be located within the Town.
- 4.5 Hours of Operation. A Medical Marijuana Registered Dispensary shall only be open for business between the hours of 8:00 a.m. and 8:00 p.m. daily.
- 4.6 Consumption, Ingestion Or Inhalation Of Medical Marijuana. The consumption, ingestion or inhalation of medical marijuana on or within the property of a Medical Marijuana Registered Dispensary is prohibited; provided, however, that a Dispensary employee who is a registered patient, as that term is defined in 22 M.R.S.A. Section 2422(12), as the same may be amended from time to time, may consume medical marijuana inside the building(s) on the licensed property, if such consumption occurs via oral consumption and not by smoking. For purposes of this subsection, the term "licensed property" shall include the lot or parcel of land upon which the Medical Marijuana Registered Dispensary is located.
- 4.7 Limitations of Food Products. No food products shall be sold, prepared, produced or assembled by a Medical Marijuana Registered Dispensary except in compliance with all operation and other requirements of state and local law and regulation, including without limitation, food establishment licensing requirements. Any goods containing marijuana for human consumption shall be stored in a secure area.

Article 5 – Medical Marijuana Manufacturing Facilities

- 5.1 Prohibited Activities. Medical Marijuana Manufacturing Facilities are not permitted to sell or otherwise transfer any product in any form directly to a patient; all such transfers must be made through a Caregiver, a Registered Caregiver, or a Registered Dispensary. No retail sales are permitted in the Town of Hampden except by a Registered Dispensary.
- 5.2 Location requirements. Tier 1 manufacturing facilities are permitted within the Industrial, Industrial 2, or Industrial Park zoning districts. Tier 2 manufacturing facilities are permitted in the Industrial or Industrial 2 zoning districts. A manufacturing facility must be a minimum of 750 feet from the property line of any preexisting school.
- 5.3 Maximum Number Within the Town of Hampden. No more than one Medical Marijuana Manufacturing Facility (Tier 1 or Tier 2) may be located within the Town.
- 5.4 Limitations of Food Products. No food products shall be sold, prepared, produced or assembled by a Medical Marijuana Manufacturing Facility except in compliance with all operation and other requirements of state and local law and regulation, including without limitation, food establishment licensing requirements. Any goods containing marijuana for human consumption shall be stored in a secure area.

Article 6 – Medical Marijuana Testing Facilities

- 6.1 Location Requirements. Medical Marijuana Testing Facilities are permitted in the Industrial, Industrial 2, and Industrial Park zoning districts. A testing facility must be a minimum of 750 feet from the property line of any preexisting school.
- 6.2 Maximum Number within the Town of Hampden. No more than three Medical Marijuana Testing Facilities may be located within the Town.

Article 7 – RESERVED (Adult Use Cultivation Facilities)

Article 8 – RESERVED (Adult Use Manufacturing Facilities)

Article 9 – RESERVED (Adult Use Testing Facilities)

Article 10 – Performance Standards (Applicable to all marijuana activities regulated by this ordinance)

- 10.1 All applicable state and local laws and regulations must be complied with by anyone conducting any activity related to marijuana.
- 10.2 No outside cultivation, processing, or storage of marijuana, marijuana products, or related supplies is permitted with the exception of home cultivation for personal adult use marijuana.
- 10.3 No marijuana or paraphernalia shall be displayed or kept so as to be visible from outside the building(s).

- 10.4 For all applications before the Planning Board, Class II Buffers in accordance with §4.7.2 Buffers and Landscaping shall be provided along each lot line or at least along each line of the developed area of buildings and parking areas. The Planning Board may, at their discretion, waive this requirement only if they find the location of the proposed marijuana business (medical or adult use) is such that buffers are not necessary to protect abutters or the general public.
- 10.5 All buildings, including greenhouses, used for marijuana activities (including cultivation) must have an odor mitigation system in place prior to starting any operations. Applicants must demonstrate appropriate measures, such as carbon filtration, ventilation, and exhaust systems, facility plans, or other practices adequate to mitigate odors such that they are not detectable at the property line. For Registered Caregivers operating within a multi-family building, odors must not be detectable at the exterior of the unit where the Registered Caregiver operation is located.
- 10.6 Signage is permitted in accordance with §4.7.5 of the Hampden Zoning Ordinance, with the following exceptions:
- 10.6.1 For Registered Caregivers, the only information permitted on such signage is the name of the property owner, the address of the property, and the words "Medical Marijuana Registered Caregiver Facility."
- 10.6.2 For any other marijuana business (medical or adult use), any signage is limited to displaying the following information: name of business, logo of business, address of business, hours of operation, and contact information. No other advertising of marijuana or marijuana products may be displayed on any sign in any publicly visible location. If a business logo includes an image or graphical representation of the marijuana plant or any marijuana product, it must not exceed 20 percent of the area of the sign face.
- 10.6.3 Signage must not make any claims of health or physical benefit, and must not be designed to appeal specifically to people under the age of 21.
- 10.6.4 No changeable signs as permitted in §4.7.5.2.8 of the Zoning Ordinance are permitted. This includes electronic message center signs.
- 10.6.5 No temporary event signs as permitted in §4.7.5.3.8 of the Zoning Ordinance are permitted.
- 10.6.6 All portable signs including feather signs and sandwich board signs are prohibited.
- 10.6.7 These restrictions apply to signage installed outdoors and on the inside of windows (facing outwards), including windows within doors.
- 10.6.8 No signage related to any marijuana activity or business is permitted within 1,000 feet of a preexisting school or within 750 feet of a place of worship, a daycare, daycare facility, or child care center as those terms are defined in the Hampden Zoning Ordinance, or a recreational area designed for use by children up to 18 years of age.

- 10.7 Measures must be made to prevent smoke, debris, dust, fluids, and other substances from exiting the property upon which a Registered Caregiver operation or marijuana business (medical or adult use) is conducted.
- 10.8 Security Measures must meet or exceed the following:
- 10.8.1 Security surveillance cameras installed and operating 24 hours a day, 7 days a week, with 30 day video storage, to monitor all entrances, along with interior and exterior of the premises, to discourage and facilitate the reporting of criminal acts and nuisance activities occurring at the premises.
  - 10.8.2 All exterior doors and any other access points must have deadbolt locks, except windows which must have locks and bars to prevent entry from the outside.
  - 10.8.3 Door and window intrusion alarm system with audible alarm and Public Safety Department notification components that are professionally monitored and maintained in good working condition.
  - 10.8.4 A locking safe or its functional equivalent permanently affixed to the premises that is suitable for storage of all marijuana products and cash stored overnight on the premises.
- 10.9 Due to fire, explosion, and other hazards inherent in marijuana cultivation and manufacturing facilities, including but not limited to heavy electrical loads, hot lighting fixtures, CO<sup>2</sup> enrichment, extraction solvents (e.g. acetone, butane, propane, ethanol, heptane, isopropanol, CO<sup>2</sup>, etc.), high pressure extraction methods, and flammable contents, the owner of any such facility must agree to annual inspection by the Hampden Fire Department, and furthermore must install a Knox Box at each locked entry (e.g. gate, door) for emergency access. Installation of Knox Boxes must be done in coordination with the Hampden Fire Department.
- 10.10 Disposal. All marijuana operations must provide for the safe, sanitary, and secure disposal of any by-products or materials resulting from the operation.

## Article 11 – Local Licensing

### 11.1 Registered Caregivers and Medical Marijuana Businesses

- 11.1.1 Each Registered Caregiver or Medical Marijuana Business must obtain a license from the Town Manager to operate within the Town of Hampden. Caregivers who are not registered with the State are not required to obtain a license under this ordinance. Licenses are not transferable to any other person or entity, or to any other location.
- 11.1.2 Procedure:
  - 11.1.2.1 Applicants must submit three copies of the completed application form, available from the Town Clerk, along with any supplemental documentation and the application fee per the Fees Ordinance.
  - 11.1.2.2 The Town Manager will forward copies of the application to the Public Safety Director and Code Enforcement Officer for review to ensure the

application meets all applicable requirements; comments are due to the Town Manager within 14 days.

11.1.2.3 Within 14 days of receipt of all comments from staff, the Town Manager must approve or deny the license application, or request additional information from the applicant to ascertain compliance with all applicable provisions of this ordinance.

11.1.2.4 All applications and related documents are to be kept confidential by the Town.

11.1.3 License expiration and renewal. A license is valid for a period of one year from the date of its issuance. An application for renewal must be submitted to the Town Manager at least 45 days prior to the expiration of the existing license, along with the required fee per the Fees Ordinance. Registered Caregiver operations or Medical Marijuana Businesses that continue after the expiration of a license will be subject to enforcement action under this ordinance.

11.1.4 Revocation of License. A Registered Caregiver or Medical Marijuana Business license can be revoked by the Town Manager if the licensee is convicted of selling, furnishing, or giving marijuana in any form to a person who is not allowed to possess marijuana in accordance with the applicable state statutes, or for providing materially inaccurate or incomplete information, or if the state registration is terminated for any reason.

11.1.5 Appeals. Any appeal of a Town Manager decision may be made by an applicant to the Town Council by submitting a letter detailing the reason for the appeal. The Council may consider the appeal in executive session if it includes confidential information pursuant to state statutes. Any appeal of a Town Council decision is to be made to the Superior Court, in accordance with the requirements of Rule 80B of the Maine Rules of Civil Procedure.

## 11.2 RESERVED (Adult Use Marijuana Businesses)

### Article ~~3~~12 – Enforcement

~~3~~12.1 It is the duty of the Code Enforcement Officer to enforce the provisions of this ordinance pursuant to 30-A MRSA §4452.

~~3~~12.2 It is unlawful for any person to violate any provision of this ordinance.

~~3~~4.3 The penalties contained in 30-A MRSA §4452 will apply to any violation of this ordinance.

~~1~~2.4 The Code Enforcement Officer has the right to enter any marijuana operation for the purpose of checking compliance with this ordinance.

~~1~~2.5 Law Enforcement Officers may at any reasonable time conduct on-site inspections to ensure compliance with all applicable laws and conditions attached to any permit or license, and shall investigate all complaints of alleged violations of this Ordinance.

Article 13 – 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 Registered Caregiver or marijuana business owners (medical or adult use), operators, employees, clients, or customers, by any state or federal official, for a violation of Federal laws, rules, and regulations. By accepting a license issued pursuant to this ordinance, the 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 the Town’s licensing of a Registered Caregiver or marijuana business (medical or adult use).

#### Article 14 – Amendments

14.1 Initiation of amendments. An amendment to this Ordinance may be initiated by:

14.1.1 The Town Council, provided a majority of the Council votes to initiate an amendment;  
or

14.1.2 Written petition of one hundred (100) registered voters of the town.

14.2 Public Hearing. The Town Council shall hold a public hearing on the proposed amendment. Notification of the hearing must be posted and advertised in a newspaper of general circulation in the town a minimum of 14 days prior to the hearing. In cases where an amendment has the potential to have a direct impact on an existing Registered Caregiver or marijuana business (medical or adult use), notification must also be mailed to all owners of said property and all owners of property within 500 feet of said property. All costs of notification for amendments submitted by petition must be paid by the petitioner; refusal to do so will result in no hearing and no action by Town Council on the petition.

14.3 Adoption of Amendment. An amendment to this Ordinance requires a majority vote of the Town Council members present and voting.

14.4 Effective Date of Amendment. An amendment to this Ordinance will become effective 30 days after adoption by the Town Council.

#### Article 415 – Severability.

If any section or provision of this ordinance is declared by the courts to be invalid, such decision will not invalidate any other section or provision of this ordinance.

Article §16 – Definitions

§16.1 Construction Language. In this Ordinance, certain terms or words shall be interpreted as follows: The word "person" includes a firm, association, organization, partnership, trust, company or corporation as well as an individual; the present tense includes the future tense, the singular number includes the plural, and the plural includes the singular.

§16.2 As used in this ordinance, unless the context indicates otherwise, the following terms have the following meanings. Terms not specifically listed here which are listed in MRSA Title 28-B or Title 22 Chapter 558-C have the meanings provided in those laws. Terms not defined shall have the customary dictionary meaning in the Merriam-Webster print or online dictionary.

Adult Use Marijuana Business: A cultivation facility, a products manufacturing facility, or a testing facility for adult use marijuana.

Caregiver: A person or an assistant of that person that provides care for a qualifying patient in accordance with 22 MRSA §2423-A subsection 2.

Domicile: A person's fixed, permanent, and principal home.

Medical Marijuana Business: A cultivation facility, a products manufacturing facility, or a testing facility for medical marijuana.

Property: A parcel or tract of land including all contiguous land in the same ownership, except that lands located on opposite sides of a public or private road are considered each a separate tract or parcel of land unless the road was established by the owner of land on both sides of the road after September 22, 1971.

Registered Caregiver: A caregiver who is registered by the state pursuant to 22 MRSA section 2425-A.

School: For the purposes of this ordinance, "school" includes a public school, private school, or public preschool program as defined in 20-A M.R.S.A. §1, or any other educational facility that serves children from prekindergarten through grade 12.

Tier 1 Manufacturing Facility: A medical marijuana manufacturing facility which may possess up to 40 pounds of harvested marijuana and (including?) marijuana in various stages of processing at any one time.

Tier 2 Manufacturing Facility: A medical marijuana manufacturing facility which may possess up to 200 pounds of harvested marijuana and (including?) marijuana in various stages of processing at any one time. [NOTE: I have no clue if the second part of this is in addition to the 40/200 pound limit or not; sent email to David Heidrich at state OMP.]



# Town of Hampden

106 Western Ave.  
Hampden, ME 04444  
207-862-3034  
www.hampdenmaine.gov

## Application for Medical Marijuana Registered Caregiver License

*Notice: All information within this application submittal is confidential in accordance with state law.*

Type of Application:  Initial License  Renewal

Will this property have more than one registered caregiver operating?  Yes  No

**Applicant**  
Name of Applicant (Registered Caregiver): \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Emergency phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**Owner**  
Name of Property Owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
Daytime phone: \_\_\_\_\_ Emergency phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**Proposal**  
Location of Property where registered caregiver operations are to occur: \_\_\_\_\_  
Tax Map/Parcel Number: \_\_\_\_\_ Acreage: \_\_\_\_\_ Zoning District: \_\_\_\_\_  
Proof of interest in property:  Own  Lease  P&S Agreement  Other Agreement with Owner  
Expiration Date of the State of Maine Registration Certificate: \_\_\_\_\_  
For proposals where multiple registered caregivers will operate on a single property:  
Date of Planning Board approval: \_\_\_\_\_ Maximum number of registered caregivers: \_\_\_\_\_

**Signatures**  
Applicant's signature: \_\_\_\_\_  
Owner's signature: \_\_\_\_\_  
*(or proof that owner has given applicant all rights to submit the application)*  
Date of application submittal: \_\_\_\_\_

Official Use Only

Application Fee: \$ \_\_\_\_\_ Date Paid: \_\_\_\_\_ Check #: \_\_\_\_\_  
Decision:  Approved  Denied  
Date of Decision: \_\_\_\_\_ Expiration Date: \_\_\_\_\_  
Notes: \_\_\_\_\_  
\_\_\_\_\_

Date Received Stamp

DRAFT

## Additional Information

**All applications will be acted on by the Town Manager.** One original (with original signatures) and two copies of the application, including all required supporting documentation and payment of the application fee, should be submitted to the Town Clerk in the Town Office located at 106 Western Ave, Hampden, Maine, 04444.

**Fee:** Please refer to the Fees Ordinance, available online at [hampdenmaine.gov](http://hampdenmaine.gov), look under Ordinances and Policies.

The **Marijuana Ordinance** and the **Zoning Ordinance** are available online at [www.hampdenmaine.gov](http://www.hampdenmaine.gov), look under Ordinances and Policies.

### **Required Documentation to accompany this application form:**

Proof of interest in the property where the registered caregiver operations are to occur.

A copy of the State of Maine registration certificate.

A copy of the Planning Board's approval including the site plan, for proposals that involve multiple registered caregivers operating on a single property.

A copy of a sketch plan for proposals that involve only a single registered caregiver operating on a single property, which must:

- ◆ Be drawn to scale (but does not require a surveyor to prepare).
- ◆ Show the configuration of the property including buildings, driveways, parking areas.
- ◆ Include a floorplan sketch of the area to be used for the registered caregiver activities.
- ◆ Show distances from any buildings where registered caregiver activities will take place to the property boundaries and to abutting residences.

A copy of the security plan for the registered caregiver operations.

A copy of the odor mitigation system.

**Note:** Pursuant to 22 MRSA Section 2423-A, subsection 3, two caregivers who are qualifying patients and are members of the same household and assist one another with cultivation are not required to register with the state. This is the only situation when more than one caregiver can operate on a single property without being registered with the state.

**Questions?** Call the Town Clerk at 207-862-3034, or email [clerk@hampdenmaine.gov](mailto:clerk@hampdenmaine.gov).

DRAFT



# Town of Hampden

106 Western Ave.  
Hampden, ME 04444  
207-862-3034  
www.hampdenmaine.gov

## Application for Medical Marijuana Business License

Type of Application:  Initial License  Renewal

Type of Business:  Registered Dispensary  Manufacturing Facility  Testing Facility

**Applicant**

Name of Applicant: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Emergency phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

**Owner**

Name of Property Owner: \_\_\_\_\_

Address: \_\_\_\_\_

Daytime phone: \_\_\_\_\_ Emergency phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

**Proposal**

Location of Property where business operations are to occur: \_\_\_\_\_

Tax Map/Parcel Number: \_\_\_\_\_ Acreage: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Proof of interest in property:  Own  Lease  P&S Agreement  Other Agreement with Owner

Expiration Date of the State of Maine Registration Certificate: \_\_\_\_\_

Date of Planning Board approval of conditional use: \_\_\_\_\_

**Signatures**

Applicant's signature: \_\_\_\_\_

Owner's signature: \_\_\_\_\_  
*(or proof that owner has given applicant all rights to submit the application)*

Date of application submittal: \_\_\_\_\_

### Official Use Only

Application Fee: \$ _____	Date Paid: _____	Check #: _____
Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		
Date of Decision: _____	Expiration Date: _____	
Notes: _____		
_____		

Date Received Stamp

DRAFT

## Additional Information

**All applications will be acted on by the Town Manager.** One original (with original signatures) and two copies of the application, including all required supporting documentation and payment of the application fee, should be submitted to the Town Clerk in the Town Office located at 106 Western Ave, Hampden, Maine, 04444.

**Fee:** Please refer to the Fees Ordinance, available online at [hampdenmaine.gov](http://hampdenmaine.gov), look under Ordinances and Policies.

The **Marijuana Ordinance** and the **Zoning Ordinance** are available online at [www.hampdenmaine.gov](http://www.hampdenmaine.gov), look under Ordinances and Policies.

**Required Documentation to accompany this application form:**

Proof of interest in the property where the business is to be located.

A copy of the State of Maine registration certificate.

A copy of the Planning Board's approval including the site plan.

A copy of the security plan for the business.

A copy of the odor mitigation system.

**Questions?** Call the Town Clerk at 207-862-3034, or email [clerk@hampdenmaine.gov](mailto:clerk@hampdenmaine.gov).

DRAFT

C-C



Town of Hampden  
Economic Development

## MEMORANDUM

To: Town Counsel

From: Amy Ryder, Economic Development Director

Date: June 4, 2020

RE: Solar Array Leased land project

In this meeting we will be discussing the benefits of leasing town land to utilize solar electricity credits for our municipality buildings as well as annual revenue through the lease program.

After several inquiries with different solar companies, there were two that were capable and suitable for our needs and desires. We will review in detail the advantages of solar development.

Attached are numbers that compare two of the solar companies for us to further discuss in detail. The maps are proposed areas and surveys that have taken place.

4.95MWac = 7000 kWdc (30acres)

20 acres

	ReVision	Bluewave	Bluewave
	20 year term	20 year	20 year
Power Purchase Agreement			
PPA price	\$ .09/kWh	\$0.00	0.11/kWh (or 20% savings)
kWh savings	\$ .06/kWh	0.149	\$ .04/kWh
Annual Escalator	1.5% year 3-20	0	0
Current total annual electric cost	\$176,000.00	\$176,000.00	\$176,000.00
NEB Value	\$0.149/kWh	\$0.149/kWh	\$0.149/kWh
total annual cost/NEB Value	\$176000/.149 = 1182000 kWh	\$176000/.149 = 1182000 kWh	176000/.149 = 1182000 kWh
Cost with PPA	1182000kWh * .09 = 106,380	0	1182000 kWh * 0.11 = 130020
Annual savings	\$176000- \$106380 = \$69620	\$176,000	176000- 106380 = 45980
Savings Year 1 & 2	\$139,240	\$352,000	\$91,960.00
Ground Lease Agreement	25 years (+ two 5 year options)	20years (+ two 5 year options)	20years (+ two 5 year options)
Lease Payment	\$5 per Kilowatt per year	\$1000.00/acre	\$1000/acre
Escalator	2%	1.50%	1.50%
Lease Payment * 7000 kWdc	\$35000/annually	\$30000/annually	\$20000/annually
Year 10 Payment	\$41,825.00	\$34,298.00	
Year 25 or 20 Payment	\$56,281.00	\$39,800.00	



**Bluewave Solar** | Hampden, Maine  
**Preliminary Wetland Delineation**  
 Source: VHB, MEGIS



## REVISION ENERGY

Route 202/Ammo Industrial Park proposed 30-acre lease area

Town of Hampden Tax Map 10, Lot 56-2

Size: 4.95MWac

Equivalent to charging 782,000,000 smart phones a year and powering 707 homes electricity needs annually



**Proposed Lease Area  
(Approx. 30 acres)**

ReVision Energy is New England's leading solar design, installation, and service company. Our 275 in-house solar professionals have completed nearly 10,000 clean energy installations in ME, NH and MA since 2003, including hundreds of rooftop, carport, and ground-mounted solar arrays. ReVision has been ranked #1 Rooftop Solar Installer in New England by Solar Power World magazine since 2017. We are 100% employee-owned and a certified B Corporation using business as a force for good.

Learn more about ReVision Energy: <https://www.revisionenergy.com/about-revision/>

~26.2 acres

Hampden, ME



June 3, 2020



g and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

C-d



Town of Hampden  
Economic Development

## MEMORANDUM

To: Town Counsel

From: Amy Ryder, Economic Development Director

Date: June 4, 2020

RE: Donated Walking Trail

Attached is a piece of land that has been offered to be donated to the town. There is already a clearly made and used walking trail that leads to the Library. The landowner asked that we name and mark the trail, "Hathoway Trail" in return.

A local landscaper has offered and agreed to donate his time to maintain the trail and spruce up the head of the trail at the end of Carver Street. In return we will purchase and place a \$30 sign with his company name on it.

