



TOWN OF WELLS, MAINE SPECIAL BOARD OF SELECTMEN MEETING

Meeting Agenda
Monday, February 27, 2017, 7:00 P.M.
Wells Town Hall
208 Sanford Road

EXECUTIVE SESSION AT 6:00 PM – 6:50PM : CONSULTATIONS BETWEEN THE TOWN ATTORNEY AND THE BOARD OF SELECTMEN, ZONING BOARD OF APPEAL, AND PLANNING BOARD PURSUANT TO 1 M.R.S.A. §405(6)(E)

about the Boards' legal rights and duties regarding various proposed retroactive amendments to Chapter 145 (Land Use) of the Town Code, under both Sections 2.12.4 and 11.05(3)(b) of the Town Charter, regarding marijuana, enacting performance standards for and limiting the districts in which medical marijuana cultivation and processing facilities can be located, and clarifying that the definition of "agriculture" excludes marijuana.

CALL TO ORDER AT 7:00 PM & DETERMINATION OF QUORUM OF BOARD OF SELECTMEN, PLANNING BOARD & ZONING BOARD OF APPEALS

JOINT PUBLIC HEARINGS & WORKSHOPS

- I. **Joint Public Hearing between the Board of Selectmen, Planning Board and Zoning Board of Appeals to consider an amendment to Chapter 145-10, pursuant to §2.12(4) of the Town Charter, to retroactively amend the definition of "Agriculture" to exclude marijuana growing, production, testing or processing.**
 1. Open to public comment
 2. Close to public comment
 3. Workshop
 - a. Boards to review and discuss proposed ordinance amendment and informational materials
 - b. Zoning Board of Appeals to consider voting on if they concur that immediate action is required to amend the definition of "Agriculture" in the Land Use Ordinance as proposed.

- c. Planning Board to consider voting on if they concur that immediate action is required to amend the definition of “Agriculture” in the Land Use Ordinance as proposed.
- d. Board of Selectmen to consider the actions of the other Boards and consider voting to enact the proposed ordinance amendment as proposed.

II. Joint Public Hearing between the Board of Selectmen and Planning Board to consider an ordinance amendment to Chapter 145 (Land Use) to retroactively Regulate Medical Marijuana Cultivation and Production Facilities to allow only them within the Light Industrial District; to adopt and amend definitions related to marijuana; and to adopt performance standards for said facilities.

- 1. Open to public comment
- 2. Close to public comment
- 3. Workshop
 - a. Planning Board to review and discuss the proposed ordinance amendments.
 - b. Planning Board to consider voting to make a recommendation to the Board of Selectmen to place the proposed amendments on the June 13, 2017 annual Town Meeting as written or with revisions.
 - c. Board of Selectmen to review and discuss the proposed ordinance amendments and the Planning Board’s recommendations.
 - d. Board of Selectmen to consider voting to place the proposed amendments on the June 13, 2017 annual Town Meeting warrant as written or to revise the proposed amendments and continue the workshop to a future meeting.

ADJOURN