

Proposed changes to the Land Use Ordinance: 2020

The following are proposed changes to the Town of Readfield Land Use Ordinance (LUO):

- 1. Definition of “structure”:** Technical and formatting changes to the definition of a “structure” for purposes of set-backs and other requirements. The technical changes define, among other items, when certain utility services are structures. For example, fuel tanks and heat pumps are structures; utility hook-ups and meters are not considered to be part of a structure.
- 2. Marijuana Cultivation:** Under the current rules, marijuana cultivation is permitted in the Town of Readfield. It is considered to be the same as any other agricultural activity. However, commercial marijuana growing operations present unique issues. There are concerns about odor, security and safety. The proposed changes set out certain performance standards for commercial marijuana cultivation businesses to address issues such as odor, location and to ensure safety of growing operations. These growing operations would still be allowed, but now would need a permit from the Planning Board. Growing for personal use, only, is allowed, as it is under State law, but would need to meet some minimal standards, such as set-back requirements. Growing for personal use does not now require a permit nor would it under these proposed changes.
- 3. Intensive Agriculture:** Currently, the town has very minimal rules regarding agricultural activities. However, some large-scale agricultural activities, for example agricultural operations such as Backyard Farms in Madison, can impact neighbors. To address these large types of operations, the Planning Board would review them in order to address potential issues such as traffic, parking, lighting, stormwater, etc. Seasonal farm stands and farms with less than 20 vehicle trips per day are not subject to review under this amendment. Existing farms are grandfathered.