



**TOWN OF FREEPORT, MAINE**  
**Planning Department**  
**30 Main Street**  
**Freeport, ME 04032**  
**Phone: 207-865-4743**  
[www.freeportmaine.com](http://www.freeportmaine.com)

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**TO: Sophia Wilson, Town Manager**

**Cc: Freeport Town Council**

**FROM: Caroline Pelletier, Town Planner**

**RE: Proposed Amendments to the Freeport Zoning Ordinance pertaining to Cannabis Land Use Regulations**

**DATE: Wednesday, January 18, 2024**

Before the Town Council for consideration are proposed amendment to Chapter 21 – Town of Freeport Zoning Ordinance pertaining to land use regulations for proposed cannabis uses. These proposed amendments were recommended by the Planning Board in December 2022, however, were waiting for a proposed cannabis establish licensing ordinance before the land use standards could be considered for review and possible adoption.

As the proposed licensing ordinance was being drafted, it was realized that some non-substantive wording changes should be made to the proposed land use regulations to provide further clarification of the intent in a few areas and to provide consistency with the *proposed Freeport Cannabis Establishment Licensing Ordinance*.

Changes are noted on the attached updated version of the proposed Zoning Ordinance amendments, but can be summarized as follows:

- Specific terms are now shown with capital letters to reflect that the wording is referring to a defined term.
- Added definitions for the following terms defined by the State and for further clarification of proposed amendments: Adult Use Cannabis Retail Store; Adult Use Cannabis Testing Facility; Exempt Caregiver; Medical Cannabis Caregiver Retail Store; Medical Cannabis Testing Facility; and Qualifying Patient.
- Text adjustments (for clarification and consistency) to the following terms: Cannabis Establishment; Cannabis Manufacturing and Processing Facility; Cannabis Uses, Other; Medical Cannabis Registered Caregiver; and Medical Cannabis Small-Scale Caregiver Operation.
- Added proposed text to Section 503.8 to further clarify what types of “caregivers” would be considered Home Occupations.
- Added proposed text to Section 535.B.3 to clarify the Site Plan Review standard for lawfully existing Cannabis Establishments when certain conditions are met.
- Added proposed text to Section 535.B.5 to clarify which types of cannabis uses are prohibited in Freeport.
- Struck a reference to “adult-use” in proposed Section 535.G.

Also to note for the Council is that the proposed amendments are drafted in an older version of the Freeport Zoning Ordinance. That being said, additions/deletions are reflected correctly, but other text may not be.