

Marijuana Kittery

Shaye Robbins <[REDACTED]>

Mon 12/14/2020 12:29 PM

To:town comments <tcomments@kitteryme.org>;

Hello,

I am unimpressed by the petition forced ordinance proposal and encourage the Town Council to once again to adopt a slow, careful, community based entry into the recreational marijuana market.

Marijuana is still classified as a federal illegal drug. I suggest not making any move as a community until that designation changes. Until then State of Maine law allows for medical, home growing and possession in a manner that is consistent with reducing arrests, providing access for those who wish to use the drug, and those who enter in to the regulated State market of medical marijuana are welcome to do so. No one with an interest in use or business is kept out of the market by the Town of Kittery continuing the opt out status of recreational sales within town.

There is no revenue sharing for municipalities. Our community does not benefit substantially by entering this market, but because of our location we face greater pressure to enter the market. Caving to this pressure is not going to help Kittery.

The petition forced ordinance proposal is incomplete and ignores the entirety of the careful work under taken by the Town staff, community volunteers and efforts put into our land use code. This petition option should be rejected for what it is: an impatient act by an out of touch, out of town individual, who is poorly informed, and self serving.

I prefer that the process of entering into the recreational market be undertaken for our community as a whole- those who do and do not want this market in our town live here; entry be within the laws of the State of ME and the United States, and entry be withheld until a modicum of revenue sharing at the municipal level is met.

Thank you for hearing my thoughts,

Shaye Robbins
Kittery Point, ME



A Maine Owned Company

Members of the Town Council and Economic Development Committee:

Green Blossom, L.L.C., DBA Emerald Elevation, is a locally owned company that has currently applied for and obtained necessary State permits and holds conditional licensing to move forward with the local authorization for a proposed cannabis retail location.

We have been following the thoughtful work that has been done so far by the Economic Development Committee on a potential ordinance to allow Cannabis sales in Kittery.

We understand that the zones being considered by special exception are in the C-1, C-2, C-3, and Mixed-Use zoning districts. We would like to request that the BL-1 zone also be included for allowing Retail Cannabis stores to be permitted by special exception.

After reviewing the marketplace in the C-1, C-2, and C-3 zones we are finding that those zones, the Route 1 corridor, cater to tourists coming into the state. Placing cannabis stores visible to out of state tourists may not be what the town is looking for in terms of congestion, crowds gathering and traffic control.

Including the BL-1 zone as an additional option, would allow legal residents in the state of Maine to purchase products when they wish, in a calm upscale environment without the hassle of the Route 1 traffic and the outlet malls during their busy times of the year.

We feel our concept is consistent with the town's Comprehensive Plan and the vision for the BL-1 zone of creating an attractive, functional, and vibrant pedestrian-scaled neighborhood supporting a mix of commercial and residential uses. Rather than the outlet malls.

Upon review of your ordinances, we find:

These three commercial zones are remarkably similar zones, and provides for general retail sales, services, and business space within the Town as does BL-1 zone .

These commercial zones consist of:

- C-1 Route 1
 - C-2 Route 236
 - C-3 Bypass/Old Post Road
- All Very heavily traveled congested tourist roadways .**

The following uses are permitted in all of these Commercial Zones:

Public open space recreational uses, recreational facilities and selected commercial recreation.

School (including nursery school), hospital, long-term nursing care facility, convalescent care facility, municipal, state building or use, church, or any other institution of educational, religious, philanthropic, fraternal, political, or social nature.

Accessory uses and buildings including minor or major home occupations; Business and professional offices; Mass transit station; Commercial parking lot or parking garage; Retail uses and wholesale businesses, excluding used car lots and junkyards; Restaurant; Veterinary hospital; Motel, hotel, rooming house, inn; Art studio/gallery; Grocery, food store, convenience store; Day-care facility; Business service; Personal service; Building materials and garden supply; Conference center; Accessory dwelling unit; and Specialty food and/or beverage facility. With Special exception uses allowed in all Commercial Zones:

The Local B-L1 Zone exists to encourage a smart growth/urban design pattern that will serve as a focal point for the provision of local sales, urban residences, services, and business space. The goal of this section is to create an attractive, functional, and vibrant pedestrian-scaled neighborhood supporting a mix of commercial and residential uses. This type of development reflects a traditional New England pattern of building, where commercial uses are located on the first floor and housing on the upper floors.

The uses in BL- are remarkably like the Commercial zones and allow for special exception uses, Medical Cannabis operations are currently allowed in this zone.

We would ask the board to consider the adding Retail Cannabis stores as a Special exception use in the BL-1 zone.

As a responsible retailer of Cannabis product, we want to provide customers of legal age in York County upscale cannabis product, in a friendly, calm and safe environment.

In fact, our product will state right on the packaging "**Maine cannabis products are for your enjoyment while in the State of Maine.**"

We are a locally owned business with family roots in the State of Maine. Our cannabis retail store will provide a friendly upscale Starbucks-type experience to our guests. We believe a limited amount of cannabis retail would be appropriate in the BL-1 zone and are excited for an opportunity to be part of the Kittery Foreside community!

Thank you for your time and look forward to discussing this further at the upcoming public hearing.

Julie Cutting-Kelley

President

Green Blossoms L.L.C.

C: Jill Polster
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January 11, 2021

Kittery Town Council
200 Rogers Rd.
Kittery, ME 03904

Dear Town Councilors-

As the Executive Director of Fair Tide, I am writing to you in regards to the 2021 Town Council Goals on the agenda for discussion this evening. I am a strong believer in the idea that what gets measured gets done. This has proven to be true as you, our town leaders, have guided us in advancing the objectives of the Comprehensive Plan. It is for this reason that I would strongly encourage you to include the goal of advancing affordable housing strategies among the others listed for this year. Suggestions for sub-goals include, expanding the Title 16 affordable housing amendments to additional zones, utilizing town owned property for affordable housing, and more generally, supporting the work of the Kittery Housing Committee.

It's important to recognize how much we have accomplished in our shared mission to make our community affordable for households from all income levels. As a member of the Kittery Housing Committee, and the director of a local organization with a sole focus on this issue, I am very proud of the measures that were adopted last year. The zoning revisions, creation of an affordable housing fund, formalization of the Housing Committee, among other achievements have positioned Kittery as a leader in our region and even earned us a spotlight in a national magazine publication. It's no coincidence that these successes were realized in a year where affordable housing was explicitly laid out as a council goal.

As we celebrate these wins, we must also recognize that this journey is far from over, and the work must continue. The ongoing financial impact of this pandemic exacerbates and highlights the need for ensuring that all our citizens have a safe, stable and affordable place to live. Adding affordable housing to your list of goals signals to our community that this remains a top priority for their elected leaders.

Thank you for your consideration,

Emily Flinkstrom

Fair Tide, Executive Director