Exhibit 18

Article 18 To see if the voters will adopt an Ordinance to amend the Topsham Code to add Chapter 150, Article II, Marijuana Business Licensing to regulate Registered Caregiver Retail Stores through an annual license review authorized through the Board of Selectmen as follows, to be enacted only if the voters approve Article XX permitting and regulating the location of Registered Caregiver Retail Stores:

Chapter 150 – Marijuana Business Licensing

Article II. Registered Caregiver Retail Stores

Sec. 150-21. Purpose.

The purpose of this Article is to provide for and regulate the issuance of licenses for Registered Caregiver Retail Stores as defined in this Article and by the State of Maine under the Maine Medical Use of Marijuana Act, 22 M.R.S.A. § 2421 et seq., as may be amended, and to provide for and regulate Registered Caregivers operating within the Town of Topsham.

Sec. 150-22. Authority.

This Article is adopted pursuant to the authority granted by 22 M.R.S.A. § 2421 et seq., as may be amended, and the Town’s home rule authority under Chapter VIII, Part 2, Section 1 of the Maine Constitution.

Sec. 150-23. Definitions.

As used in this Article, the following words and phrases shall have the meanings ascribed to them in this section.

Applicant shall mean a person that has submitted an application for licensure as a Marijuana Business pursuant to this Article.

Cultivate or cultivation shall mean the planting, propagation, growing, harvesting, drying, curing, grading, and trimming or other processing of marijuana for use or sale. It does not include manufacturing.

Harvested Marijuana shall mean the plant material harvested from a mature marijuana plant, except the stalks, leaves and roots of the plant that are not used for a qualifying patient's medical use. "Harvested marijuana" includes marijuana concentrate and marijuana products.

Licensed Premises shall mean the premises specified in an application for a license pursuant to this Article that are owned or in possession of the Licensee and within which the Licensee is authorized to cultivate, manufacture, distribute, sell, or test adult use marijuana, adult use marijuana products, medical marijuana or medical marijuana products in accordance with the provisions of this Article and the requirements of State law and regulations.
Licensee shall mean a person licensed pursuant to this Article.

Marijuana shall mean leaves, stems, flowers and seeds of a marijuana plant, whether growing or not. "Marijuana" includes marijuana concentrate.

Marijuana Business shall mean a Marijuana Cultivation Facility, a Marijuana Products Manufacturing Facility, or a Marijuana Testing Facility. The term "Marijuana Business" does not include Registered Caregiver Retail Stores.

Marijuana concentrate shall mean the resin extracted from any part of a marijuana plant and every compound, manufacture, salt, derivative, mixture or preparation from such resin, including, but not limited to, hashish. In determining the weight of marijuana concentrate in a marijuana product, the weight of any other ingredient combined with marijuana to prepare a marijuana product may not be included.

Marijuana Cultivation Facility. A Marijuana Cultivation Facility is a facility licensed to cultivate, prepare and package adult use and/or medical marijuana and to sell adult use and medical marijuana to Marijuana Manufacturing Facilities, Marijuana Stores, and other Cultivation Facilities. A Marijuana Cultivation Facility is not authorized as an accessory use, and only where expressly allowed as a permitted or conditional use.

Medical marijuana. The medical use of marijuana, with the term “medical use” as defined in 22 M.R.S.A. § 2422(5), as may be amended.

Owner shall mean a person whose beneficial interest in a Marijuana Business is such that the person bears risk of loss other than as an insurer, has an opportunity to gain profit from the operation or sale of a Marijuana Business and has a controlling interest in a Marijuana Business.

Person shall mean a natural person, partnership, association, company, corporation, limited liability company or organization or a manager, agent, owner, director, servant, officer or employee thereof. “Person” does not include any governmental organization.

Qualifying patient: a person who has been a resident of the State for at least 30 days and who possesses a valid written certification regarding medical use of marijuana in accordance with 22 M.R.S.A. § 2423-B.

Registered Caregiver shall mean a person or an assistant of that person that provides care for a qualifying patient and who is registered by the State of Maine pursuant to 22 M.R.S. § 2425-A.

Registered Caregiver Retail Store shall mean a facility operated by a single medical marijuana registered caregiver and licensed to sell harvested marijuana to qualifying patients for the patients’ medical use and may include an area for consultation with patients.

State License shall mean any license, registration or certification issued by the State Licensing Authority.

State Licensing Authority shall mean the authority (or authorities) created by the State for the purpose of regulating and controlling the licensing of the cultivation, manufacture, distribution, testing and sale of adult use marijuana, adult use marijuana products, medical marijuana and/or medical marijuana products in this State.

Sec. 150-24. Distribution of Licenses
The Selectboard shall only issue a limited number of Registered Caregiver Retail Store licenses in accordance with this Article and where allowed in the land use code, Chapter 225-16.

1. Number of licenses allowed. The Selectboard is authorized to issue no more than two Registered Caregiver Retail Store licenses.

2. Number of licenses allowed per business. The Selectboard shall issue no more than one Registered Caregiver Retail Store License per business/ individual/ owner.

3. Prioritization of License Review.
   a. Registered Caregiver Retail Stores that were operating with Town approval prior to December 13, 2018 shall have a priority of review for license issuance by the Selectboard, provided that the owner/operator of the business submits a completed application for a license within ninety days of enactment of this ordinance. Such businesses shall be included in the maximum number of licenses permitted.
   b. Any change in ownership or change in officers of an owner of an existing Registered Caregiver Retail Store shall have a priority of review to maintain the issued license, provided that a completed license application is submitted prior to the change of ownership.

Sec. 150-25. Registered Caregiver Retail Stores.

Registered Caregiver Retail Stores are permitted, pursuant to a license issued by the Selectboard and subject to the requirements and restrictions of this Article and Chapter 225 of this Code.

Sec. 150-26. Prohibited Activities.

(a) No Registered Caregiver Retail Store shall be established or operated within the Town without first receiving and then maintaining all approvals required under this Code, including, but not limited to, this Article and Chapter 225 of the Code.

(b) No Registered Caregiver Retail Store shall conduct any activity for which it has not received any required State License and Registered Caregiver Retail Store License.

(c) No adult use marijuana retail stores are permitted within the Town of Topsham.

Sec. 150-27. License Required.

(a) State License. Registered Caregiver Retail Stores shall not operate until they receive all necessary State licenses and all other necessary approvals.

(b) Business License. A Registered Caregiver Retail Store license issued under the provisions of this Article is required for any Registered Caregiver Retail Store. No person shall operate a Registered Caregiver Retail Store, nor shall any property owner permit the use of his or her premises to be operated as a Registered Caregiver Retail Store, without a valid license issued by the Town.

Sec. 150-28. Licensing Authority.

(a) Licensing procedures.
(1) Applications shall be reviewed in the order they are received and determined to be complete. After a completed application packet and fee is received by the Town Clerk, the Clerk will review the information and will contact the applicant if clarifications or updates to the submitted application materials are needed. The Clerk will notify the applicant whether they have met the standards necessary to be invited to be reviewed by the Topsham Selectboard.

(2) The initial application for a license shall be processed by the Town Clerk but shall be reviewed by the Topsham Selectboard. Applications shall be made on a form prepared by the Town and must include all information required by Sec. 150-21 of this Article and by the form.

(3) In the event that the Town Clerk determines that a submitted application is not complete, the Town Clerk shall notify the Applicant within ten (10) business days that the application is not complete and shall inform the Applicant of the additional information required to process the application.

(4) The Town Clerk shall order national background checks of each applicant and renewal applicant. If the applicant is a business entity, every officer, director, manager and general partner of the business entity is required to submit to a criminal history record check. Failure to submit required releases for a background check is grounds for denial of a license. The cost of the background check shall be borne by the applicant above and beyond the application fee.

(5) A public hearing on an application for a license shall be scheduled after receipt of a completed application pursuant to Sec. 150-21. The Town Clerk shall post and publish public notice of the hearing not less than seven (7) days prior to the hearing.

(6) A renewal application shall be subject to the same review standards as applied to the initial issuance of the license and the same notice requirement as a new application. As part of the renewal process, the Town Selectboard shall consider compliance from prior years, and based upon that review, may add conditions to any future license to correct, abate or limit past problems. The Town Clerk shall refer action on a renewal application to the Town Selectboard for public hearing and action.

(7) Applications received after the maximum number of licenses has been issued shall be placed on a waiting list at the request of the applicant. Following termination of an existing license, the Selectboard shall consider applications in order from the waitlist.

(b) Responsibilities and review authority.

(1) The Town Clerk shall be responsible for the initial investigation of the application to ensure compliance with the requirements of this Article. The Town Clerk shall consult with other Town Departments and any appropriate State Licensing Authority as part of this investigation.

(2) The Selectboard shall have the authority to impose any conditions on a license that may be necessary to insure compliance with the requirements of this Article or to address concerns about operations that may be resolved through the conditions. The failure to comply with such conditions shall be considered a violation of the license.

(3) No Registered Caregiver Retail Store License shall be granted by the Selectboard until the Police Chief, the Fire Chief, the Health Inspector, and the Planning and Code Enforcement Office
have all made a positive recommendation upon the Applicant’s ability to comply with this Article. Whenever inspections of the premises used for or in connection with the operation of a licensed business are provided for or required by ordinance or State law, or are reasonably necessary to secure compliance with any ordinance provision or State law, it shall be the duty of the Applicant or licensee, or the person in charge of the premises to be inspected, to admit any officer, official, or employee of the Town authorized to make the inspection at any reasonable time that admission is requested.

(c) Confidentiality.

Medical marijuana registered caregivers and other applicants submitting applications and supporting information that is confidential under 22 M.R.S.A. § 2425-A(12), as may be amended, and the Maine Freedom of Access Act, 1 M.R.S.A. § 403(3)(F), shall mark such information as confidential.

Sec. 150-29. License Fees.

Fees for a Registered Caregiver Retail Store License shall be as set forth in the Schedule of License, Permit, Inspection and Application Fees established by Selectboard order and shall be paid annually.

Sec. 150-30. Application.

(a) Application required. Each Applicant for a Registered Caregiver Retail Store License shall complete and file an application on a form prescribed by the Town Clerk, together with a license fee as required by Sec. 150-30 of this Article and as specified in the Schedule of License, Permit, Inspection and Application Fees, together with the following submissions:

1. If a State License is required for the proposed use, a copy of the Applicant’s State License Application and supporting documentation as filed with the State Licensing Authority, and any amendments thereto.

2. Evidence of all State approvals or conditional approvals required to operate a Registered Caregiver Retail Store, including, but not limited to, a State License as defined by this Article, a State retail certificate, or a State health license.

3. Attested copies of the articles of incorporation and bylaws if the Applicant is a corporation, operating agreement if the Applicant is a limited liability company, evidence of partnership if the Applicant is a partnership, or articles of association and bylaws if the Applicant is an association.

4. An affidavit that identifies all owners, officers, members, managers, or partners of the Applicant, their ownership interests, and their places of residence at the time of the application and for the immediately preceding three (3) years.

6. Evidence of a property interest in the premises in which the Registered Caregiver Retail Store will be located, along with the written consent of the owner of the premises for such use if the applicant is not the owner.

7. A description of the premises for which the Registered Caregiver Retail Store License is sought, including a floor plan of the premises showing how the floor space is or will be used.
parking for the premises, total floor area of the building(s), and the nature and location of any existing or proposed exterior lighting and signage.

8. A copy of the Applicant’s security plan and operations manual.

9. Evidence that operating requirements of section 150-34 are met.

Sec. 150-31. License Expiration and Renewal.

A license must be obtained prior to the opening of a Registered Caregiver Retail Store. Each license shall be effective for a period of one year from the date of its issuance. Applications for renewal licenses shall be submitted at least ninety (90) days prior to expiration of the existing term. Any licensee that fails to submit a renewal application by the applicable deadline shall not have authority to operate until a new license is granted and may lose priority in the issuance of license if the maximum number of licenses has been issued.

Sec. 150-32. Denial, Suspension or Revocation of License.

(a) A Registered Caregiver Retail Store License under this Article shall be denied to the following persons:

(1) A person who fails to meet the requirements of this Article. Where an Applicant is an entity rather than a natural person, all natural persons with an ownership interest shall meet the requirements.

(2) A person who has had a license for a Registered Caregiver Retail Store or Marijuana Business revoked by the Town or by the State.

(3) An Applicant who has not acquired all necessary State approvals and other required local approvals prior to the issuance of a Registered Caregiver Retail Store License.

(4) The Town may suspend or revoke a license for any violation of this Article, Chapter 225 or any other applicable building and life safety code requirements. The Town may suspend or revoke a license if the licensee has a State License for a Registered Caregiver Retail Store or Marijuana Business suspended or revoked by the State. The Licensee shall be entitled to notice and a hearing prior to any suspension or revocation.

Sec. 150-33. Operating Requirements.

The Licensee shall comply with all of the following requirements during the term of the Registered Caregiver Retail Store License:

(a) Display of License. The current Registered Caregiver Retail Store License shall be displayed at all times in a conspicuous location within the Licensed Premises.

(b) Compliance with other laws. A Registered Caregiver Retail Store shall meet all operating and other requirements of State and local law and regulation. To the extent the State of Maine has adopted or adopts in the future any stricter law or regulation governing Registered Caregiver Retail Stores, the stricter law or regulation shall control.

(c) Location.
1. All Licensed Premises shall be fixed, permanent locations. Licensees shall not be permitted to operate a Registered Caregiver Retail Store in temporary locations such as mall kiosks or farm stands.

2. No more than one Registered Caregiver Retail Store shall be located on a single parcel of land.

3. No Registered Caregiver Retail Store shall be located within 1,000 feet of the entrance of a pre-existing public or private 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. §1, or any other educational facility that serves children from prekindergarten to grade 12. Distance shall be measured in a straight line, without regard to intervening structures or objects, from the nearest entrance of the school to the nearest entrance of the Registered Caregiver Retail Store.

4. No Registered Caregiver Retail Store shall be located such that the nearest entrance to the facility is any closer than 1,000 feet, measured in a straight line, without regard to intervening structures or objects, to the nearest entrance of another Registered Caregiver Retail Store or Marijuana Business located on a separate parcel of land.

5. No Registered Caregiver Retail Store shall be located inside a building containing residential units, including transient housing such as lodging, group homes, hotels, motels, and boardinghouses.

6. No Registered Caregiver Retail Store shall be located within 200 feet of any residence, a building containing residents, or residential use. Distance shall be measured in a straight line, without regard to intervening structures or objects, from the nearest entrance of the residential building or use to the nearest entrance of the Registered Caregiver Retail Store.

(d) Operating Standards:

1. No Registered Caregiver Retail Store is permitted to utilize or provide a drive up service window.

2. Hours of operation may be established by the Selectboard, but in no event shall a Registered Caregiver Retail Store be open to the public, and no sale or other distribution of marijuana shall occur upon the premise or via delivery from the premises, between the hours of 8:00pm and 8:00am.

3. No Registered Caregiver Retail Store shall have a gross floor area open to the public in excess of 1,500 square feet.

4. No outside storage is permitted for a Registered Caregiver Retail Store.

5. Outdoor Cultivation of marijuana is prohibited.

6. Registered Caregiver Retail Stores shall provide odor control measures so that odor generated on site is mitigated at the property line of the lot containing the Registered Caregiver Retail Store. Applications must demonstrate appropriate measures, such as carbon filtration, ventilation and exhaust systems, facility plans or other additional practices adequate to mitigate odors for the scale of operations for the uses proposed.

(e) Advertising/Signage:

1. Only one on-site sign per Registered Caregiver Retail Store is allowed.

2. Maximum size for all signage shall be 75 square feet, or as permitted by Chapter 225-33, whichever is less.

3. Any signage is limited to displaying the following information: name of business; logogram of business; and business’ address, hours of operation and contact information. Other than the
forgoing information, no advertising for Marijuana or Marijuana Products shall be displayed on any sign in a publicly visible location.

4. Portable signs or sandwich board signs located in the public right of way are prohibited.

5. Electronic Message Center and internally illuminated signs are prohibited.

6. Marijuana plants, products, and paraphernalia shall not be visible from outside the building in which the Registered Caregiver Retail Store is located.

Sec. 150-34. Transfer of Ownership and Change of Location.

Licenses issued under this Article are not transferable. Any change in ownership or change in the officers of an owner shall require a new license. Licenses are limited to the location for which they are issued and shall not be transferable to a different location. A Licensee who seeks to operate in a new location shall acquire a new License for that location.

Sec. 150-35. Appeals.

Any appeal of a decision of the Town Selectboard shall be to the Superior Court, in accordance with the requirements of Rule 80B of the Maine Rules of Civil Procedure.

Sec. 150-36. Violations and Penalties.

The operation of any Registered Caregiver Retail Store without the required License or in violation of the requirements of this Article shall be a violation of this Article. Violations shall be subject to fines and/or penalties under 30-A M.R.S. §4452. Each day of a violation shall constitute a separate violation. Any such fine may be in addition to any suspension or revocation imposed in accordance with the provisions of Sec. 150-13 of this Chapter. In any court action, the Town may seek injunctive relief in addition to penalties. The Town shall be entitled to recover its costs of enforcement, including its attorney’s fees.

Sec. 150-37. Severability.

The provisions of this Article are severable, and if any provision shall be declared to be invalid or void, the remaining provisions shall not be affected and shall remain in full force and effect.

Sec. 150-38. Other Laws.

Except as otherwise specifically provided herein, this Article incorporates by reference the requirements and procedures set forth in the Maine Medical Use of Marijuana Act, 22 M.R.S.A. § 2421 et seq., as may be amended. In the event of a conflict between the provisions of this Article and the provisions of applicable State or local law or regulation, the more restrictive provision shall control.

Sec. 150-39. Effective Date.

This Article shall take effect at a date to be determined by the Board of Selectmen, but no later than January 1, 2020.