

**AGENDA**  
**FREEPORT PLANNING BOARD**  
**WEDNESDAY, FEBRUARY 10, 2021 6:00**  
**PM**

**This meeting will be held online/virtually, using Zoom teleconferencing. Due to security concerns, audience members will be able to see and hear all other participants in the meeting but will be allowed to speak only if recognized by the Planning Board Chairperson. Video broadcasts will only be permitted for the Board, staff members and applicants. Video broadcasts by audience members will be disabled.**

**To participate with video and audio**, please use the following link from your computer, tablet, smartphone, or other video capable device: <https://us02web.zoom.us/j/81190755775>

You can also join the meeting by entering the following meeting/webinar ID on Zoom.com: 811 9075 5775

If prompted, please enter your information, as it will help us to identify members of the audience who wish to speak during the meeting.

**In order to participate with via telephone (audio only)**, please call any of the following numbers:

US: +1 312 626 6799 or +1 646 558 8656 or +1 346 248 7799 or +1 669 900  
9128 or +1 253 215 8782 or +1 301 715 8592

And enter the following webinar/meeting ID when prompted: 811 9075 5775

International numbers available: <https://us02web.zoom.us/j/81190755775>

*In addition to, or as an alternative to commenting at the virtual meeting, you may comment in writing regarding an agenda item. Please submit any written comments at least 24 hours prior to the meeting to ensure that they are received in time for the meeting. Comments can be provided in writing, via email to [Caroline Pelletier, Town Planner, cpelletier@freeportmaine.com](mailto:cpelletier@freeportmaine.com) Comments can also be mailed to Town of Freeport c/o Town Planner 30 Main Street Freeport, Maine 04032.*

[ITEM I: Information Exchange](#)

[ITEM II: Village Commercial Districts – Zoning Ordinance Amendments – PUBLIC HEARING](#)

This will be a public hearing to discuss the following proposed amendments to the Freeport Zoning Ordinance:

- 1) Adding “Mixed Use Development” as a permitted use subject to Site Plan Review in Section 413. Village Commercial “VC-I”; Section 414. Village Commercial II “VC-II”; Section 415. Village Commercial III “VC-III”; and, Section 416. Village Commercial IV “VC-IV”.
- 2) Changing the maximum building height to “up to three stories, with a maximum height of 45 feet” in Section 413. Village Commercial “VC-I”; Section 414. Village Commercial II “VC-II”; Section 415. Village Commercial III “VC-III”; and, Section 416. Village Commercial IV “VC-IV”.
- 3) Changing the minimum land area per dwelling unit requirement to zero in Section 413. Village Commercial “VC-I”.

*Note: This discussion was initiated by Keith McBride, Executive Director, Freeport Economic Development Corporation (FEDC) with proposed amendment language developed by the Planning Board.*

ITEM III: Persons wishing to address the Board on non-agenda items.

ITEM IV: Adjourn.