

AGENDA
FREEPORT TOWN COUNCIL MEETING #25-20
HELD REMOTELY USING ZOOM TELECONFERENCING TECHNOLOGY
TUESDAY, DECEMBER 15, 2020
6:30 PM

ZOOM: <https://us02web.zoom.us/j/84566899925>

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

FROM: Peter E. Joseph, Town Manager

TO: Council Chair, John Egan, 38 Curtis Road
Council Vice Chair, Tawni Whitney, 56 Baldwin Road
Councilor Chip Lawrence, 93 Hunter Road
Councilor Daniel Piltch, 25 Quarry Lane
Councilor Douglas Reighley, 2 Harbor Ridge Road
Councilor Jake Daniele, 264 Pownal Road
Councilor Edward Bradley, 242 Flying Point Road

FIRST ORDER OF BUSINESS: Pledge of Allegiance

SECOND ORDER OF BUSINESS: To waive the reading of the minutes of Meeting #24-20 held on December 1, 2020 and to accept the minutes as printed.

THIRD ORDER OF BUSINESS: Announcements (15 minutes)

FOURTH ORDER OF BUSINESS: Information Exchange (15 minutes)

FIFTH ORDER OF BUSINESS: Town Manager's Report (15 minutes)

SIXTH ORDER OF BUSINESS: Public Comment Period – (30 Minutes)
(Non-Agenda Items Only)

SEVENTH ORDER OF BUSINESS: To take action on the following items of business as read by the Council Chairperson:

ITEM # 176-20 To consider action relative to adopting the December 15, 2020 Consent Agenda.

BE IT ORDERED: That the December 15, 2020 Consent Agenda be adopted.

(Council Chair Egan) (5 minutes)

COUNCIL MEETING #25-20 DECEMBER 15, 2020

ITEM # 177-20

To consider action relative to setting a public hearing to discuss the establishment of the 'Nature-Based and Art Overlay District' - to include the following changes to the Freeport Zoning Ordinance:

- 1) Amendments to Section 104 – Definitions, Section 301 – Zoning Districts, 514 Off-street Parking and Loading, and Section 515 Noise Regulation, as proposed;
- 2) Creation of a new Section 428 – Nature-Based and Art Overlay District, as proposed; and
- 3) The addition of the newly created overlay district, identified as Tax Assessor Map 22, Lot 8 (95 Desert Road), to the Official Zoning Map.

PUBLIC HEARING:

MOTION: To open the public hearing

MOTION: To close the public hearing

BE IT ORDERED: That a Nature-Based and Art Overlay District be established and the following changes be approved to the Freeport Zoning Ordinance:

- 1) Amendments to Section 104 – Definitions, Section 301 – Zoning Districts, 514 Off-street Parking and Loading, and Section 515 Noise Regulation, as proposed;
- 2) Creation of a new Section 428 – Nature-Based and Art Overlay District, as proposed; and
- 3) The addition of the newly created overlay district, identified as Tax Assessor Map 22, Lot 8 (95 Desert Road), to the Official Zoning Map.

(Town Planner, Caroline Pelletier)(45 minutes)

ITEM # 178-20

To consider action relative to the acceptance of donated land from Warren Gerow.

BE IT ORDERED: That the Town of Freeport accept the donation of approximately 10.86 acres of land (a portion of the existing parcel located at tax map 022 lot 063) from Warren H. Gerow IV, to be perpetually maintained as open space in accordance with Freeport Zoning Ordinance Section 504A. Reference is made to the Subdivision Plan titled “Hanscome Woods” approved by the Freeport Project Review Board on 10/21/20.

BE IT FURTHER ORDERED: that the acceptance of said property is conditional on the following two items:

1. Review and approval of transfer deed by the Town Attorney.
2. Removal of all material (including material noted in Phase I ESA dated 12/2020) from the parcel, to be approved by the Town Engineer prior to property transfer.

BE IT FURTHER ORDERED: That the Town Manager be authorized to sign all documents necessary to effectuate the property transfer.

(Town Manager Peter Joseph)(15 minutes)

COUNCIL MEETING #25-20 DECEMBER 15, 2020

[ITEM # 179-20](#)

To consider action relative to the award of contract for downtown project to Principle Design group in amount of \$50,000

BE IT ORDERED: That a contract in the amount of \$50,000 be awarded to Principle Group, for completion of Phase #1 a downtown strategic visioning plan.

BE IT FURTHER ORDERED: That the Council determines that it is in the best interest of the Town to waive the Town's sealed bid requirements in the selection of Principle Group, in favor of a qualifications-based selection process.

NOTE: The Town Council appropriated \$50,000 for this project in the 2021 Capital Budget.

(Vice-Chair Whitney)(60 minutes)

[ITEM # 180-20](#) To consider action relative to adopting the 2021 Town Council schedule.

BE IT ORDERED: That the 2021 Town Council schedule be adopted.

(Council Chair Egan) (15 minutes)

OTHER BUSINESS:

1. [Update on MDOT Bridge Projects at Desert Rd. & Mallet Dr.](#) (Town Manager Peter Joseph)(30 minutes)
2. [Discussion of 2021 Town Council Goals](#) (Council Chair Egan) (30 minutes)

[ITEM # 181-20](#)

To consider action relative to an Executive Session pursuant to 1 M.R.S.A. § 405(6)(E) to consult with the Town Attorney regarding a legal matter.

MOTION: That the Town Council enter Executive Session.

MOTION: That the Town Council exit Executive Session.

(Council Chair Egan)(30 minutes)

END OF AGENDA (Estimated time of adjournment 11:20 PM)