

**Item 1:AGENDA**  
**FREEPORT PLANNING BOARD**  
**WEDNESDAY, JANUARY 6, 2021**

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**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/84969447169>

You can also join the meeting by entering the following meeting/webinar ID on Zoom.com: 849 6944 7169

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: 849 6944 7169

International numbers available: International numbers available: International numbers available:  
<https://us02web.zoom.us/j/84969447169>

*In addition to any noted public hearings on this agenda, the Board may choose to take public comment on other agenda items. In addition to, or as an alternative to commenting at the virtual meeting, you may comment in writing regarding an agenda item. The Board's policy is to accept written comments on an issue or application until 4:00 PM on the Thursday before the meeting. Any written comments submitted after that time will be considered at the discretion of the Board. If comments are submitted after that time, we do ask that they be submitted 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.*

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**[ITEM I: Information Exchange](#)**

- 1) Update on recent actions by the Project Review Board

**[ITEM II: Zoning Ordinance Amendment \(Sections 104 & 201\) – PUBLIC HEARING](#)**

This will be a public hearing regarding amendments to Section 104 (Definitions) and Section 201 (General Restrictions). A new definition of "Lot, oversized" will be added, in addition to standards to allow oversized lots, within certain zoning districts and partially in the Shoreland Zone, but that do not have sufficient shore frontage or lot width (under Section 507.I.1), to possibly be divided. *Note: This amendment is being brought forward by staff with input from the Town Attorney and the Maine Department of Environmental Protection.*

**ITEM III: Zoning Ordinance and Subdivision Ordinance Amendments Regarding Public Notice – PUBLIC HEARING**

This will be a public hearing regarding amendments to Section 602.C.1.i of the Freeport Zoning Ordinance and Article 6.2.D.1, Article 7.1.C.1, and Article 8.1.H of the Freeport Subdivision Ordinance to require that additional notification be published in another paper of circulation within the Municipality in cases where legal public hearings are scheduled to be held. *Note: This amendment is being brought forward by staff based upon public input and previous discussions on this topic by both the Freeport Project Review Board and the Freeport Planning Board.*

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**ITEM IV: Workshop Discussion with Freeport Economic Development Corporation**

This will be a continued discussion with Freeport Economic Development Corporation regarding residential development in Freeport's Village Zoning Districts. Information will be shared about changes that could be made in existing land use regulations to encourage new residential housing downtown, encourage re-development of vacant properties and the economic impact and value of downtown housing on Freeport. No action will be taken by the Board on this item. *Note: This discussion was initiated by Keith McBride, Executive Director, Freeport Economic Development Corporation (FEDC).*

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

ITEM VI: Adjourn.