

**AGENDA**  
**FREEPORT TOWN COUNCIL MEETING #21-21**  
**& DISTRICT 3 AND DISTRICT 4 WORKSHOP**  
**30 MAIN STREET, FREEPORT**  
**TOWN COUNCIL CHAMBERS**  
**TUESDAY, OCTOBER 5, 2021**  
**Starting at 6:30 PM**

**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 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 #20-21 held on September 21, 2021 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:

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**ITEM # 193-21** To consider action relative to adopting the September 21, 2021 Consent Agenda.

**BE IT ORDERED:** That the September 21, 2021 Consent Agenda be adopted.

(Council Chair Egan) (5 minutes)

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[ITEM # 194-21](#)

To consider action relative to amendments to the Freeport Zoning Ordinance pertaining to State mandated Shoreland Zoning regulations. Text amendments are proposed to the following sections: Section 104. Definitions; Section 201. General Restrictions; Section 202. Non-Conformance; Section 203. Changes and Amendments; Section 302. Zoning Map; Section 303. Zoning District Boundaries; Section 304. Map Corrections - Shoreland Zone and Resource Protection District (to be repealed); Section 401. Purpose and Land Use Controls; Section 402. Rural Residential District I and Rural Residential District IA; Section 403. Rural Residential District II; Section 409. Commercial District I; Section 422. Industrial District II; Section 426. Island District; Section 507. Shoreland Zone Regulations; Section 601. Enforcement; and Section 602. Site Plan Review. Some additional non-substantive text amendments are proposed throughout the Ordinance to correct typographical errors and to incorporate gender-neutral pronouns. PUBLIC HEARING

**MOTION:** To open the Public Hearing

**MOTION:** To close the Public Hearing

**BE IT ORDAINED:** That proposed amendments to the Freeport Zoning Ordinance pertaining to State mandated Shoreland Zoning regulations be approved. Text amendments are proposed to the following sections: Section 104. Definitions; Section 201. General Restrictions; Section 202. Non-Conformance; Section 203. Changes and Amendments; Section 302. Zoning Map; Section 303. Zoning District Boundaries; Section 304. Map Corrections - Shoreland Zone and Resource Protection District (to be repealed); Section 401. Purpose and Land Use Controls; Section 402. Rural Residential District I and Rural Residential District IA; Section 403. Rural Residential District II; Section 409. Commercial District I; Section 422. Industrial District II; Section 426. Island District; Section 507. Shoreland Zone Regulations; Section 601. Enforcement; and Section 602. Site Plan Review. Some additional non-substantive text amendments are proposed throughout the Ordinance to correct typographical errors and to incorporate gender-neutral pronouns.

*Note: Mike Morse from Morse Environmental Consulting, LLC will be present to give an overview of the proposed updates. If you have property specific questions, please contact the Codes Office 207-865-4743 ext. 102 prior to the meeting.*

(Town Planner, Caroline Pelletier)(30 minutes)

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[ITEM # 195-21](#)

To consider action relative proposed amendments to the Official Zoning Map for the Town of Freeport (pertaining to Shoreland Zoning). PUBLIC HEARING

**MOTION:** To open the Public Hearing

**MOTION:** To close the Public Hearing

**BE IT ORDAINED:** That proposed amendments to the Official Zoning Map for the Town of Freeport (pertaining to Shoreland Zoning) be approved.

*Note: The boundaries of the Shoreland Zone, as regulated by State law, will be updated. Many areas previously designated as Resource Protection 1 are being amended to "shoreland area". Areas within coastal flood plains will remain in Resource Protection however will not be shown on the map, as the boundaries will be based upon the FEMA (Federal Emergency Management Agency) Flood Insurance Rate Maps, as adopted by the Town Council.*

(Town Planner, Caroline Pelletier)(15 minutes)

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[ITEM # 196-21](#)

To consider action relative to proposed amendments to the Freeport Zoning Ordinance pertaining to Board of Appeals. This includes proposed amendments Section 104. Definitions and Section 601. Enforcement – pertaining to the functions, process and standards for the Board of Appeals. PUBLIC HEARING

**MOTION:** To open the Public Hearing

**MOTION:** To close the Public Hearing

**BE IT ORDAINED:** That proposed amendments to the Freeport Zoning Ordinance pertaining to Board of Appeal be approve. This includes proposed amendments Section 104. Definitions and Section 601. Enforcement – pertaining to the functions, process and standards for the Board of Appeals.

*Note: The language is being updated to provide consistency with State law. Some additional non-substantive text changes are also proposed.*

(Town Planner, Caroline Pelletier)(20 minutes)

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[ITEM # 197-21](#)

To consider action relative to proposed amendments to the Freeport Zoning Ordinance pertaining to solar energy regulations. This includes proposed amendments to Section 104. Definitions- to increase the allowable size of a Large Solar Farm in the Commercial I (C-I) District to up to fifteen (15) acres; Section 409. Commercial I (C-I) District – to add Large Solar Farm as a permitted use subject to Site Plan Review; Section 412. Commercial IV (C-IV) District - to correct that the existing uses of Small Solar Farm and Large Solar Farm are subject to Site Plan Review, rather than Subdivision Review as currently listed; and, Section 534. Solar Energy Generation Systems – to prohibit the use of herbicides on solar farms and to add additional performance standards for Large Solar Farms in the Commercial I (C-I) District. PUBLIC HEARING

**MOTION:** To open the Public Hearing

**MOTION:** To close the Public Hearing

**BE IT ORDAINED:** That proposed amendments to the Freeport Zoning Ordinance pertaining to solar energy regulations be approved. This includes proposed amendments to Section 104. Definitions - to increase the allowable size

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of a Large Solar Farm in the Commercial I (C-I) District to up to fifteen (15) acres; Section 409. Commercial I (C-I) District – to add Large Solar Farm as a permitted use subject to Site Plan Review; Section 412. Commercial IV (C-IV) District - to correct that the existing uses of Small Solar Farm and Large Solar Farm are subject to Site Plan Review, rather than Subdivision Review as currently listed; and, Section 534. Solar Energy Generation Systems – to prohibit the use of herbicides on solar farms and to add additional performance standards for Large Solar Farms in the Commercial I (C-I) District.

(Town Planner, Caroline Pelletier)(20 minutes)

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[ITEM # 198-21](#)

To consider action relative to proposed amendments to Chapter 48, Section 306 Taxi Stand Parking Zone and Section 311 Accessible Parking to remove taxi parking spot on Main Street. PUBLIC HEARING

**MOTION:** To open the Public Hearing

**MOTION:** To close the Public Hearing

**BE IT ORDAINED:** That proposed amendments to Chapter 48, Section 306 Taxi Stand Parking Zone and Section 311 Accessible Parking, to remove taxi parking spot on Main Street be approved.

(Town Manager, Peter Joseph)(20 minutes)

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[ITEM # 199-21](#)

To consider action relative to setting a public hearing to discuss amendments to Chapter 4, Freeport Personnel Code, Section IX Work Hours and Work Week, to change the Hours of Operation for the Public Works/Highway Department.

**BE IT ORDERED:** That a public hearing be set for October 19, 2021 at the Town Council meeting starting at 6:30 pm to discuss amendments to Chapter 4, Freeport Personnel Code, Section IX Work Hours and Work Week, to change the Hours of Operation for the Public Works/Highway Department.

**BE IT FURTHER ORDERED:** That copies be distributed equally between the Town Clerk's Office, the Town Manager's Office and the Freeport Community Library for inspection by citizens during normal business hours and the notice be placed on Freeport's local cable channel 3 and the Town's website.

(Public Works Supervisor, Earl Gibson)(10 minutes)

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[ITEM # 200-21](#)

To consider action relative to awarding a bid for two Ambulance Stretcher Power Lift Systems for Rescue 1 and 3.

**BE IT ORDERED:** That Allegiance Fire/ Rescue be awarded the bid for two Ambulance Stretcher Power Lift Systems for Rescue 1 and 3 in the amount of \$53,718.22.

*Note: The Town Council appropriated \$60,000 for this project in the FY2022 Capital Budget. The current balance in the Rescue/Ambulance Reserve account is \$772,397.*

(Interim Fire Chief, Paul Conley)(10 minutes)

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[ITEM # 201-21](#)

To consider action relative to the following Junkyard/Automobile Graveyard permit renewals.

**BE IT ORDERED:** That the following Junkyard/Automobile Graveyard permit renewals be approved.

1. Catheryn Ingerson d/b/a Freeport Auto Parts, Inc.  
33 Allen Range Rd, Freeport.

(Town Manager, Peter Joseph)(5 minutes)

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**OTHER BUSINESS:**

1. [Discussion of a new Recreation Center](#) (Vice Chair Whitney)(30 minutes)

**END OF AGENDA (Estimated time of adjournment 11:00 PM)**