

**AGENDA**  
**FREEPORT TOWN COUNCIL MEETING #22-21**  
**30 MAIN STREET, FREEPORT-TOWN COUNCIL CHAMBERS**  
**TUESDAY, OCTOBER 19, 2021**  
**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 #21-21 held on October 5, 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:

---

**ITEM # 207-21** To consider action relative to adopting the October 19, 2021 Consent Agenda.

**BE IT ORDERED:** That the October 19, 2021 Consent Agenda be adopted.

(Council Chair Egan) (5 minutes)

---

**ITEM # 208-21** To consider action relative to 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. PUBLIC HEARING

**MOTION:** To open the Public Hearing

**MOTION:** To close the Public Hearing

COUNCIL MEETING #22-21  
OCTOBER 19, 2021

**BE IT ORDAINED:** That 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 approved.

(Public Works Supervisor, Earl Gibson)(15 minutes)

---

[ITEM # 209-21](#)

To consider action relative to awarding a bid for a new police cruiser.

**BE IT ORDERED:** That Casco Bay Ford be awarded the bid for a new Ford F-150 Police Supercrew 4x4 in the amount of \$36,555.00

*Note: Note: The Town Council appropriated \$50,000 for this project in the FY2022 Capital Budget. The current balance in the Police Equipment Reserve account is \$336,344.*

(Police Chief, Nate Goodman)(15 minutes)

---

**TABLED AGENDA ITEMS 10/05/2021**

[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

COUNCIL MEETING #22-21  
OCTOBER 19, 2021

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)(5 minutes)

---

ITEM # 195-21

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

**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)(5 minutes)

---

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.

**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)

---

COUNCIL MEETING #22-21  
OCTOBER 19, 2021

**OTHER BUSINESS:**

1. [Discussion of outdoor skate park at Leon Gorman Park](#) (Town Manager, Peter Joseph)(30 minutes).
2. [Presentation of FY21 audit results](#) (Jessica Maloy)(30 min)
3. [Discussion regarding request for utility access across town property located between Freeport Historical Society and Nathan Nye Street](#) (Town Manager, Peter Joseph)(10 minutes)

**END OF AGENDA (Estimated time of adjournment 9:50 PM)**