

AGENDA
FREEPORT TOWN COUNCIL MEETING #24-21
TOWN COUNCIL CHAMBERS, 30 MAIN STREET, FREEPORT
TUESDAY, DECEMBER 7, 2021
6:30 PM

FROM: Peter E. Joseph, Town Manager

TO: Councilor Chair Daniel Piltch, 25 Quarry Lane
Council Vice Chair, John Egan, 38 Curtis Road
Councilor Matthew Pillsbury, 36 Todd Brook Rd
Councilor Chip Lawrence, 93 Hunter Road
Councilor Darrel Fournier, 3 Fournier Drive
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 #23-21 held on November 9, 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 # 213-21 To consider action relative to adopting the December 7, 2021 Consent Agenda.

BE IT ORDERED: That the December 7, 2021 Consent Agenda be adopted.

(Council Chair Piltch) (5 minutes)

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[ITEM # 214-21](#)

To consider action relative to setting a public hearing for a new liquor license for Nighthawk Kitchen.

BE IT ORDERED: That a public hearing be set for December 21, 2021 at the Town Council meeting starting at 6:30 pm to consider a liquor license for Nighthawk Kitchen located at 200 Lower Main Street, Freeport.

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.

(Town Manager, Peter Joseph)(5 minutes)

[ITEM # 215-21](#)

To consider action relative to setting a public hearing to discuss proposed amendments to Chapter 21 Freeport Zoning Ordinance, Section 515. Noise Regulation, to clarify what types of temporary use of machinery are not covered by the standards in this Section of the Zoning Ordinance and to add a cross reference to the regulations in Chapter 39: Loitering, Curfew and Noise Ordinance which does regulate the temporary use of machinery.

BE IT ORDERED: That a public hearing be set for December 21, 2021 at the Town Council meeting starting at 6:30 pm to consider proposed amendments to Chapter 21 Freeport Zoning Ordinance, Section 515. Noise Regulation, to clarify what types of temporary use of machinery are not covered by the standards in this Section of the Zoning Ordinance and to add a cross reference to the regulations in Chapter 39: Loitering, Curfew and Noise Ordinance which does regulate the temporary use of machinery.

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.

(Town Planner, Caroline Pelletier)(5 minutes)

[ITEM # 216-21](#)

To consider action relative to setting a public hearing to discuss proposed amendments to Chapter 25 Freeport Subdivision Ordinance, Article 11.9 Conformance with Zoning Ordinance and Other Land Use Ordinances, to add a cross reference to the Loitering, Curfew and Noise Ordinance.

BE IT ORDERED: That a public hearing be set for December 21, 2021 at the Town Council meeting starting at 6:30 pm to discuss proposed amendments to Chapter 25 Freeport Subdivision Ordinance, Article 11.9 Conformance with Zoning Ordinance and Other Land Use Ordinances, to add a cross reference to the Loitering, Curfew and Noise Ordinance.

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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.

(Town Planner, Caroline Pelletier)(5 minutes)

[ITEM # 217-21](#)

To consider action relative to setting a public hearing to discuss proposed amendments to Addendum I (Freeport Village Overlay District) of Chapter 21 Freeport Zoning Ordinance. The proposed amendments would clean-up existing text conflicts regarding the applicability of sections of the Freeport Village Overlay District document. The only substantive amendment would be the removal of the requirement that passive solar panels on new homes are required to face internal or private areas of the home site.

BE IT ORDERED: That a public hearing be set for December 21, 2021 at the Town Council meeting starting at 6:30 pm to discuss proposed amendments to Addendum I (Freeport Village Overlay District) of Chapter 21 Freeport Zoning Ordinance. The proposed amendments would clean-up existing text conflicts regarding the applicability of sections of the Freeport Village Overlay District document. The only substantive amendment would be the removal of the requirement that passive solar panels on new homes are required to face internal or private areas of the home site.

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.

(Town Planner, Caroline Pelletier)(5 minutes)

[ITEM # 218-21](#)

To consider action relative to the acceptance of State and Federal Funds for fiscal year 2022.

BE IT ORDERED: That the following American Rescue Plan Act Funds for fiscal year 2022 be accepted.

1. NEU First Installment \$451,930.02
2. NEU Second Installment \$451,930.02

Total ARPA Funding \$903,860.04

(Finance Director, Jessica Maloy)(10 minutes)

[ITEM # 219-21](#)

To consider action relative to the appointment of Paul Conley as the Freeport Fire Rescue Chief.

BE IT ORDERED: That the appointment of Paul Conley as the Freeport Fire Rescue Chief be approved.

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(Town Manager, Peter Joseph)(15 minutes)

[ITEM # 220-21](#)

To consider action relative to the 2022 Town Council meeting schedule and District Workshops.

BE IT ORDERED: That the Town Council meeting schedule be adopted and that the District Workshops be set for _____.

(Council Chair Piltch)(10 minutes)

TABLED FROM OCTOBER 19, 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.

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.

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(Town Planner, Caroline Pelletier)

[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.

(Town Planner, Caroline Pelletier)

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.

OTHER BUSINESS:

1. [Request for Council consideration of Consent Agreement to allow Single-Family Dwelling as a use at 30 Morse Street](#) (VC-1 Zone) (Council Chair Piltch)(15 minutes)
2. [Sparkle Parade Detail fee request \(Town Manager, Peter Joseph\)](#)(10 minutes)
3. [Council Committee Assignments](#) (Council Chair Piltch)(10 minutes)
4. [Discussion regarding 2022 Town Council Goals](#) (Council Chair Piltch) (15 minutes)

END OF AGENDA (Estimated time of adjournment 9:35 PM)