

**REVISED AGENDA**  
**FREEPORT PLANNING BOARD**  
**FREEPORT TOWN HALL COUNCIL CHAMBERS**  
*(See instructions below to join virtually using Zoom)*  
**TUESDAY, SEPTEMBER 12<sup>TH</sup>, 2023**  
**6:00 PM**

**ITEM I: Information Exchange**

- 1) Update on Comprehensive Plan RFP.
- 2) Update on status of current and future Planning Board projects.
- 3) Update as a result of the Housing Task Force recommendations made at the August 22<sup>nd</sup> Town Council workshop.

**ITEM II: PUBLIC HEARING – Proposed Text Amendments to Section 428. Nature-Based and Art Overlay District (NBAOD) of Chapter 21 Freeport Zoning Ordinance. – PLEASE NOTE THIS ITEM HAS BEEN TABLED AT THE APPLICANT’S REQUEST**

The Board will hold a Public Hearing to discuss proposed amendments to Section 428 of the Freeport Zoning Ordinance to remove language prohibiting structures to be used as wedding venues in the Nature-Based and Art Overlay District (NBAOD). Desert of Maine, applicants; Heestand Family Holding, LLC, owners; 95 Desert Road (Tax Assessor Map 22 Lot 8).

**ITEM III: Discussion – Proposed Amendments to Chapter 21 Freeport Zoning Ordinance pertaining to implementation of State LD 2003 requirements.**

This will be a discussion of proposed amendments to the Freeport Zoning Ordinance to comply with Maine LD 2003 “An Act to Implement the Recommendations of the Commission to Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions.” Implementation of requirements will require text amendments to various sections of the Zoning Ordinance that will potentially allow more housing in almost all zoning districts. Draft ordinance language will be reviewed and discussed.

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

**ITEM V:** Adjourn

**\*\* Instructions to join this meeting virtually \*\***

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