

**AGENDA  
FREEPORT PLANNING BOARD  
WEDNESDAY, FEBRUARY 3, 2021  
6:00 PM**

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**This meeting will be held online/virtually, using Zoom teleconferencing. 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/86034136057>

You can also join the meeting by entering the following meeting/webinar ID on Zoom.com: 860 3413 6057

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 and enter the following webinar/meeting ID when prompted: 860 3413 6057: 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.

International numbers available: <https://us02web.zoom.us/u/kch3r9mxsm>

*In addition to, or as an alternative to commenting at the virtual meeting, you may comment in writing regarding an agenda item. Please submit any written comments 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

ITEM II: Approval of the minutes from the November 4, 2020 and January 6, 2021 Planning Board meetings.

**ITEM III: Zoning Ordinance Amendments for Solar Energy Generation Systems– PUBLIC HEARING**

This will be a public hearing to discuss proposed amendments to the Freeport Zoning Ordinance regarding the new uses and standards for Solar Energy Generation Systems. New and amended definitions to Section 104. Definitions are proposed, including adding the new uses of: Solar Energy Generation System, Accessory; Solar Farm, Small; and, Solar Farm, Large.

**The use of Solar Farm, Small is proposed to be added as a permitted use, subject to Site Plan Review, to the following zoning district Sections of the Freeport Zoning Ordinance (areas of Freeport shown as dark gray on map on back of this agenda):** Section 402. Rural Residential District I and Rural Residential District IA; Section 403. Rural Residential District II; Section 405. Medium Density Residential District II; Section 411. Commercial District III; Section 420. Local Business District; Section 421. Industrial District I; and, Section 425. Resource Protection II.

**The uses of both Solar Farm, Small and Solar Farm, Large are proposed to be added as permitted uses, subject to Site Plan Review, to the following zoning district Sections of the Freeport Zoning Ordinance, (areas of Freeport shown as light gray on map on back of this agenda):** Section 406. Medium Density Districts; Section 409. Commercial District I; Section 412. Commercial District IV; and, Section 422. Industrial District II.

A new Section 534: Solar Energy Generation Systems will be added. Associated amendments to Section 602: Site Plan Review are also proposed.

*Note: This amendment is being brought forward by the Planning Board upon a request from the Freeport Town Council for the Board to study solar uses.*

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

ITEM V: Adjourn.

**\*\* OVER – PLEASE SEE MAP ON THE BACK OF THIS PAGE \*\***

Dark Gray – Use of Solar Farm, Small is proposed.  
Light Gray – Uses of Solar Farm, Small and  
Solar Farm, Large are proposed.  
White – Neither use is proposed.

