

**AGENDA**  
**FREEPORT TOWN COUNCIL MEETING #24-20**  
**via ZOOM**  
**TUESDAY, DECEMBER 1, 2020**  
**6:30 PM**

**To participate using a video enabled device, use the following link:**  
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**Webinar ID: 869 9843 6196**

**FROM:** Peter E. Joseph, Town Manager

**TO:** Council Chair John Egan, 38 Curtis Road  
Council Vice Chair Tawni Whitney, 56 Baldwin Road  
Councilor Daniel Piltch, 25 Quarry Lane  
Councilor Lawrence, Henry 93 Hunter Road  
Councilor Douglas Reighley, 2 Harbor Ridge Road  
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 #23-20 held on November 10, 2020 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 # 164-20 To consider action relative to adopting the December 1, 2020 Consent Agenda.

**BE IT ORDERED:** That the December 1, 2020 Consent Agenda be adopted.

(Council Chair Egan) (5 minutes)

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ITEM # 165-20 To consider action relative to proposed amendments to sections 104 and section 413.C.5 of the Freeport Zoning Ordinance, which would replace “masonry” with “non-combustible” and “non-masonry” to “combustible” for the purposes of measuring setbacks, and add a definition for “non-combustible” to the ordinance, along with related changes. **PUBLIC HEARING.**

**MOTION:** To open the Public Hearing

**MOTION:** To close the Public Hearing

**BE IT ORDAINED:** That proposed amendments to section 104 and section 413.C.5 of the Freeport Zoning Ordinance, which would replace “masonry” with “non-combustible” and “non-masonry” to “combustible” for the purposes of measuring setbacks, and add a definition for “non-combustible” to the ordinance, along with related changes be enacted.

(Town Planner, Caroline Pelletier)(15 minutes)

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ITEM # 166-20 To consider action relative to setting a public hearing to discuss the establishment of the 'Nature-Based and Art Overlay District' - to include the following changes to the Freeport Zoning Ordinance:

- 1) Amendments to Section 104 – Definitions, Section 301 – Zoning Districts, 514 Off-street Parking and Loading, and Section 515 Noise Regulation, as proposed;
- 2) Creation of a new Section 428 – Nature-Based and Art Overlay District, as proposed; and
- 3) The addition of the newly created overlay district, identified as Tax Assessor Map 22, Lot 8 (95 Desert Road), to the Official Zoning Map.

**BE IT ORDERED:** That a Public Hearing be scheduled for December 15, 2020 at 6:30 pm via Zoom meeting to discuss the establishment of the 'Nature-Based and Art Overlay District' - to include the following changes to the Freeport Zoning Ordinance:

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- 1) Amendments to Section 104 – Definitions, Section 301 – Zoning Districts, 514 Off-street Parking and Loading, and Section 515 Noise Regulation, as proposed;
- 2) Creation of a new Section 428 – Nature-Based and Art Overlay District, as proposed; and
- 3) The addition of the newly created overlay district, identified as Tax Assessor Map 22, Lot 8 (95 Desert Road), to the Official Zoning Map.

**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 and the Town’s website.

*Applicants: Desert of Maine Campground, Inc. and Heestand Family Holding, LLC; James Katsiaficas, Perkins Thompson, representative.*

(Town Planner Caroline Pelletier) (5 minutes)

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ITEM # 167-20

To consider action relative to a bid award for a new wheel loader with or without a 5-year extended warranty to Chadwick-BaRoss of Westbrook, Me.

**BE IT ORDERED:** That the bid award for a new wheel loader to Chadwick-BaRoss in the amount of \$117,700.00 with or without the recommended 5-year extended warranty for an additional cost of \$4,313.00 be accepted.

*Note: \$125,000.00 was included in the FY21 Recycling Capital Budget for the purchase of a new wheel loader. The total cost of the new loader with the 5 year extended warranty is \$122,013.00 This will be a saving of \$2,987.00*

(Public Works Director, Earl Gibson)(5 minutes)

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ITEM #168 -20

To consider action relative to the adoption of a Complete Streets Policy by the Town Council.

**BE IT ORDERED:** That the Complete Streets Policy be adopted as presented.

(Town Planner, Caroline Pelletier) (30 minutes)

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**OTHER BUSINESS:**

1. Discussion regarding bicycle/pedestrian improvements on upcoming MDOT bridge projects on Mallet Drive and Desert Road, including discussion of potential special election and potential bond issuance to fund Town portion of project costs. (Town Manager Peter Joseph) (30 minutes)
2. Discussion regarding upcoming Comprehensive Plan update process (Caroline Pelletier ) (30 minutes)
3. Presentation of FY20 audit results (Jessica Maloy)(30 min)

**END OF AGENDA (Estimated time of adjournment 10:15 PM)**