

AGENDA
FREEPORT TOWN COUNCIL MEETING #09-22
TOWN COUNCIL CHAMBERS, 30 MAIN STREET, FREEPORT
TUESDAY, MAY 3, 2022
6:00 PM

ZOOM:

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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 #08-22 held on April 19, 2022 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 # 88-22 To consider action relative to adopting the May 3, 2022 Consent Agenda.

BE IT ORDERED: That the May 3, 2022 Consent Agenda be adopted.

(Council Chair Piltch) (5 minutes)

ITEM # 89-22 To take Item # 90-22 out of order and prior to other items of business as required by the Council Rules of Order and Procedure #6.

BE IT ORDERED: That Item #90-22 be taken out of order.

(Council Chair Piltch) (5 minutes)

ITEM # 90-22 To consider action relative to Accepting the Downtown Vision Plan from Principle Group.

BE IT RESOLVED: That the Council accept the plan as presented.

(Councilor Chair Piltch)(60 minutes)

ITEM # 91-22 To consider action relative to Proposed Amendments to the Official Zoning Map for the Town of Freeport pertaining to Shoreland Zoning. **PUBLIC HEARING**

MOTION: To open the Public Hearing

MOTION: To close the Public Hearing

BE IT ORDERED: That Proposed Amendments to the Official Zoning Map for the Town of Freeport pertaining to Shoreland Zoning be approved.

(Town Planner, Caroline Pelletier)(15 minutes)

ITEM # 92-22 To consider action relative to the creation of a new proposed Shoreland Zoning Ordinance Chapter 65 for the Town of Freeport. **PUBLIC HEARING**

MOTION: To open the Public Hearing

MOTION: To close the Public Hearing

BE IT ORDAINED: That a new proposed Shoreland Zoning Ordinance Chapter 65 for the Town of Freeport be adopted

Note: The new Ordinance would be based on existing shoreland zoning regulations that are contained in the current Zoning Ordinance which would be put into a new ordinance. The language would also be updated to comply with the minimum requirements of the State of Maine's Mandatory Shoreland Zoning Act.

(Town Planner, Caroline Pelletier)(30 minutes)

ITEM # 93-22 To consider action relative to amendments to Chapter 31- Coastal Waters Ordinance. **PUBLIC HEARING**

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MOTION: To open the Public Hearing

MOTION: To close the Public Hearing

BE IT ORDAINED: That amendments to Chapter 31- Coastal Waters Ordinance be adopted.

Note: Proposed amendments include text changes to make sections of the Ordinance consistent with the minimum requirements of the State of Maine's Mandatory Shoreland Zoning Act; updated standards for Float, Dock and Wharf permits including a new standard for the length of a Float, Dock or Wharf; removal of an outdated reference to aquaculture; removal of fees from the Ordinance text; and additional non-substantive text amendments.

(Town Planner, Caroline Pelletier)(30 minutes)

ITEM # 94-22 To consider action relative to amendments to Chapter 21-Freeport Zoning Ordinance, including removal of Shoreland Zoning regulations and additional non-substantive text amendments throughout the Ordinance. **PUBLIC HEARING**

MOTION: To open the Public Hearing

MOTION: To close the Public Hearing

BE IT ORDAINED: That amendments Chapter 21-Freeport Zoning Ordinance be adopted.

Note: Text amendments are proposed to the following Sections: Section 104, 201, 202, 203, 204, 302, 304, 402, 403, 404, 405, 406, 407, 407.A, 408, 409, 411, 412, 413, 414, 415, 416, 417, 418, 420, 421, 422, 423, 424, 425, 426, 428, 504.A, 504.C, 504.D, 505, 507, 509, 515, 520, 524, 525, 526, 526.A, 527, 528, 531, 534, 601, 602.

(Town Planner, Caroline Pelletier)(30 minutes)

ITEM # 95-22 To consider action relative to setting a public hearing to discuss the FY23 Operating, Capital and TIF Budgets.

BE IT ORDERED: That a public hearing be set for June 7, 2022 at the Town Council meeting that starts at 6:30 pm. to discuss the FY23 Operating, Capital and TIF Budgets.

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.

(Finance Director, Jessica Maloy) (5 minutes)

ITEM # 96-22 To consider action relative to setting a public hearing to discuss a new liquor license application for Sam's Italian Food.

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BE IT ORDERED: That a public hearing be set for May 17, 2022 at the Town Council meeting that starts at 6:30 pm. to discuss a new Liquor License application for Sam's Italian Foods at 7 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.

(Council Chair Piltch) (5 minutes)

ITEM # 97-22 To consider action relative to setting a public hearing for May 17, 2022 at the Town Council meeting starting at 6 pm in the Town Council Chambers at 30 Main Street, Freeport to discuss proposed amendments to Chapter 31- Coastal Waters Ordinance in regard to Mooring Assignments.

BE IT ORDERED: That a public hearing be set for May 17, 2022 at the Town Council meeting starting at 6 pm in the Town Council Chambers at 30 Main Street, Freeport to discuss proposed amendments to Chapter 31- Coastal Waters Ordinance.

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.

(Harbor Master, Charles Tetreau) (5 minutes)

ITEM # 98-22 To consider action relative to an EMS Week Proclamation May 15- May 21, 2022:

WHEREAS, emergency medical services is a vital public service; and

WHEREAS, the members of emergency medical services teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, emergency medical services has grown to fill a gap by providing important, out of hospital care; and

WHEREAS, the emergency medical services system consists of first responders, emergency medical technicians, paramedics, emergency medical dispatchers, firefighters, police officers, educators, administrators, pre-hospital nurses, emergency nurses, emergency physicians, trained members of the public, and other out of hospital medical care providers; and

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WHEREAS, the members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Medical Services Week; now

THEREFORE, be it resolved: that May 15-21, 2022 be proclaimed as emergency medical services week in the Town of Freeport.

(Fire/Rescue Chief Conley)(10 minutes)

ITEM # 99-22 To consider action relative to amending the Town of Freeport Fee Schedule.

BE IT ORDERED: That amendments to the Town of Freeport Fee Schedule be accepted.

(Town Planner Caroline Pelletier)(5 minutes)

TABLED:

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.

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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.

OTHER BUSINESS:

1. Discussion RE: South Freeport Duplicate Street Names (Town Manager, Peter Joseph)(5 minutes)
2. Budget Presentation (Town Manager & Finance Director)(30 minutes)

END OF AGENDA (Estimated time of adjournment 11:05 PM)

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	OUTSTANDING OR UPCOMING ACTION ITEMS	INITIATED ON	PROPOSED BY	ADDITIONAL INFORMATION
#1	Review of Town fee schedule this year	1/4/2022	Councilor Pillsbury	Tasked for 2022
#3	Schedule dates for touring facilities		Chair Piltch	
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#6	Set process for how we are going to accept applications for ARPA funding before summer		Chair Piltch	
#7	Determine if our Capital Reserve Budget is properly funded and we have a proper schedule to set our budget priorities		Councilor Fournier	
#9	Explore new fire rescue substation in District 2		Councilors Fournier and Bradley	
#10	Resolve Water Tank Contract		Mr. Joseph	
#11	Sewer district committee work			
#12	Divestment Discussion and Investment policy		Councilor Piltch	
#13	Planning and Codes Permitting policies			
#15	Discuss Readiness Team & Prioritization Team for future initiatives	March 2022	Chair Piltch	
#16	Attend RSU Budget meetings- send new Superintendent a letter to work with us on schedule-legislative action	4/19/22	John Egan	