

**AGENDA**  
**FREEPORT TOWN COUNCIL MEETING #17-23**  
**TOWN COUNCIL CHAMBERS, 30 MAIN STREET, FREEPORT**  
**TUESDAY, SEPTEMBER 5, 2023**  
**Executive Session 5:00-6:30 PM**  
**Regular Council Meeting starting at 6:30 PM**

**ZOOM:**

**Please click the link below to join the webinar:**

**<https://us02web.zoom.us/j/82259804302>**

**Or One tap mobile :**

**+13092053325,,82259804302# US**

**+13126266799,,82259804302# US (Chicago)**

**Or Telephone:**

**Dial(for higher quality, dial a number based on your current location):**

**+1 309 205 3325 US**

**+1 646 931 3860 US**

**Webinar ID: 822 5980 4302**

**International numbers available: <https://us02web.zoom.us/j/82259804302>**

**FROM:** Caroline Pelletier, 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

**EXECUTIVE SESSION**

**ITEM # 149-23** To consider action relative to an Executive Session pursuant to 1 M.R.S.A. § 405(6)(a) pertaining to a Personnel matter. Baker Tilly will be present to discuss the Town Manager search.

**MOTION:** That the Town Council enter Executive Session.

**MOTION:** That the Town Council exit Executive Session. (90 minutes)

**FIRST ORDER OF BUSINESS:** Pledge of Allegiance

**SECOND ORDER OF BUSINESS:** To waive the reading of the minutes of Meeting #16-23 held on August 1, 2023 and to accept the minutes as printed.

**THIRD ORDER OF BUSINESS:** Announcements (15 minutes)

COUNCIL MEETING #17-23  
SEPTEMBER 5, 2023

**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 # 150-23 To consider action relative to adopting the September 5, 2023 Consent Agenda.

**BE IT ORDERED:** That the September 5, 2023 Consent Agenda be adopted.

(Council Chair Piltch) (5 minutes)

---

ITEM # 151-23 To consider action relative to setting a public hearing regarding a proposed consent agreement between the Town of Freeport, Gregory and Deborah Link and Hardy Farm Investments, Inc. for a property located at 4 Dixon Road (Tax Assessor Map 1, Lot 6-1) and for the purpose of enforcing and resolving violations of the following municipal ordinances – Chapter 65 – Shoreland Zoning Ordinance, Chapter 21 – Freeport Zoning Ordinance, Chapter 16 – Flood Plain Management Ordinance, and Chapter 61 – Short-Term Rental Registration Ordinance.

**BE IT ORDERED:** That a public hearing be set for September 19, 2023 at the Town Council meeting starting at 6 pm in Town Council Chambers, 30 Main Street, regarding a proposed consent agreement between the Town of Freeport, Gregory and Deborah Link and Hardy Farm Investments, Inc. for a property located at 4 Dixon Road (Tax Assessor Map 1, Lot 6-1) and for the purpose of enforcing and resolving violations of the following municipal ordinances – Chapter 65 – Shoreland Zoning Ordinance, Chapter 21 – Freeport Zoning Ordinance, Chapter 16 – Flood Plain Management Ordinance, and Chapter 61 – Short-Term Rental Registration Ordinance.

(Caroline Pelletier, Town Manager)(15 minutes)

---

ITEM # 152-23 To consider action relative to Automobile Graveyard and Junkyard Renewals.

**BE IT ORDERED:** That the following Automobile Graveyard and Junkyard Renewals be approved.

1. David Bolduc d/b/a/ D.A.B. INC. 13 Allen Range Rd, Freeport

(Town Clerk, Christine Wolfe)(5 minutes)

---

ITEM # 153-23 To consider action relative to signing the Election Warrant for the November 7, 2023 Annual Election.

COUNCIL MEETING #17-23  
SEPTEMBER 5, 2023

**BE IT ORDERED:** That the Election Warrant calling the November 7, 2023 Annual Election be signed.

(Town Clerk, Christine Wolfe)(5 minutes)

---

ITEM # 154-23 To consider action relative to establishing a Central Core District Working Group.

**BE IT ORDERED:** That a Central Core District Working Group be established, to exist for a period of 18 months, to collaboratively study the processes relating to planning, development and preservation in Freeport's central core districts, and to make recommendations to the Town Council for actions the Town could take and policies the Town could establish to encourage more predictable and efficient processes that are fair and equitable to new development and to existing residents.

**BE IT FURTHER ORDERED:** That the following individuals be appointed to the Central Core District Group:

(Council Chair Piltch)(10 minutes)

---

ITEM # 155-23 To consider action relative to a Resolution Recognizing the efforts put into the 4<sup>th</sup> of July activities.

**BE IT RESOLVED:**

**WHEREAS:** The Town of Freeport has a long-standing tradition of enjoying community events on the 4<sup>th</sup> of July each year, including such activities as a parade, fireworks, and other community events;

**WHEREAS:** Through the efforts of coordinator, Michelle Baker of Bath Savings Institution, the 4<sup>th</sup> of July parade was a smashing success with great participation and attendance from our residents and community groups;

**WHEREAS:** Through the efforts and sponsorship of L.L.Bean, many community members and visitors enjoyed the opportunity to participate in the annual road race and family fun run/walk and attend a free summer concert in Discovery Park;

**WHEREAS:** The annual fireworks were not scheduled to occur this year, as a host site was needed just a few weeks before the 4<sup>th</sup> of July holiday;

**WHEREAS:** Pine Tree Academy, a school system in our community, having stepped up to support and advance the best interest of the Town of Freeport, willingly worked with the town to quickly provide the launch site for the fireworks display, thereby acknowledging the needs of the community as important as their own;

**WHEREAS:** A number of organizations and businesses soon to be known as the "Freeport Fire Crackers" (L.L. Bean, Bath Savings, Bradley Family Foundation, Buck's Naked BBQ, Derosier's, Desert of Maine, Freeport Chamber of Commerce, Freeport Oyster Bar, Maine Beer

COUNCIL MEETING #17-23  
SEPTEMBER 5, 2023

Company, Mast Landing Brewing, The Met and Spartan Sea Farms) quickly and generously contributed cash donations to support annual fireworks display;

WHEREAS: Together through the actions, efforts and contributions of our community, the Town of Freeport was able to move forward to continue with such important community traditions on the 4<sup>th</sup> of July holiday;

WHEREAS: The Town Council thereby recognizes the above-mentioned school, businesses, organizations and individuals for their outstanding contributions to the citizens of the Town of Freeport.

(Caroline Pelletier, Town Manager)(10 minutes)

---

**OTHER BUSINESS:**

1. Discussion of August 22, 2023 workshop recommendations from the Housing Committee (Councilor Egan)(20 minutes)
2. Discussion of Affordable Housing Tax Increment Financing for Varney Heights (Brett Richardson)(20 minutes)
3. Downtown Momentum Grant Program (FEDC Executive Director, Brett Richardson)(20 minutes)
4. Set Carbon Reduction Limits in Freeport (Sustainability Coordinator, Meddie Smith)(25 minutes)

**END OF AGENDA (Estimated time of adjournment 10:00 PM)**