

**MINUTES
 FREEPORT TOWN COUNCIL MEETING #02-24
 TOWN COUNCIL CHAMBERS, 30 MAIN STREET,
 FREEPORT TUESDAY, JANUARY 23, 2024
 6:00 PM**

The Chair called the meeting to order at 6:05 pm

PRESENT ABSENT EXCUSED

Councilor Chair, John Egan, 38 Curtis Road		X
Council Vice Chair, Daniel Piltch, 25 Quarry Lane	X	
Councilor Matthew Pillsbury, 36 Todd Brook Rd	X (via Zoom)	
Councilor Chip Lawrence, 93 Hunter Road	X	
Councilor Darrel Fournier, 3 Fournier Drive	X	
Councilor Joanna Benoit, 1038 US Route 1	X	
Councilor Eric C. Smith, 1464 US Route 1	X (via Zoom)	

FIRST ORDER OF BUSINESS: Pledge of Allegiance

Everyone stood for the Pledge of Allegiance.

SECOND ORDER OF BUSINESS: To waive the reading of the minutes of Meeting #01-24 held on January 2, 2024 and to accept the minutes as printed.

MOVED AND SECONDED: To waive the reading of the minutes of Meeting #01-24 held on January 2, 2024, and to accept the minutes as printed. (Fournier & Lawrence) **VOTE:** (6 - Ayes)(0-Nays)(1-Excused Egan)(Video record time 00:09:00 – 00:09:45)

THIRD ORDER OF BUSINESS: Announcements (15 minutes) (Video record time 00:09:45– 00:11:58)

- Residents and visitors of all kinds are encouraged to enjoy Winslow Park year-round. For visitors to the park with canine friends, you are reminded that your dog must be kept under your control at all times. Let’s make every trip to the park an enjoyable one for all.
- **Nominations are now being accepted for 2023 Citizen of the Year**
 Each year the Freeport Town Council presents a Citizen of the Year Award to honor those who have significantly contributed to the quality of the Town. Nomination forms are available at the Town Office and on the Town’s website at www.freeportmaine.com. The deadline for nominations is January 31, 2024.
- We would like to thank Earl Gibson and the entire Public Works crew for the outstanding work and effort they put into the cleanup following last week’s Sunday snowstorm.
- Tax season is here and the library can help. Several tax forms are available at the front desk, and staff are happy to help you locate additional forms, instructions, and tax help – please stop by or visit freeportlibrary.com/tax-forms/
- **Please Participate in Freeport Community Library’s Building Use Survey!**
 Your feedback will help us better understand how the community utilizes the library building and what we should consider when planning for future renovations. Your input is invaluable in improving our services and we thank you for taking the time to participate in our survey. Get started at <https://freeportlibrary.com/fcl-survey/> or if you prefer to fill out a printed survey form, copies are

available in our lobby.

FOURTH ORDER OF BUSINESS: Information Exchange (15 minutes) (Video record time 00:11:58–00:13:55)

Councilor Benoit: There were 3 additional awards from the Business Fit Up Grant program. They have issued \$40,000 of the \$60,000.

Councilor Piltch: Proposed Skate Park at Leon Gorman Park- There will be a workshop tomorrow (1.24.24) at Freeport Community Services to discuss.

Councilor Lawrence: Freeport Community Players have their annual meeting tomorrow at the Library at 7 pm.

FIFTH ORDER OF BUSINESS: Town Manager’s Report (15 minutes) (Video record time 00:13:55–00:22:57)

- Echoed compliments to the Public Works staff for storm response being short staffed.
- Police Department is at full staff with new hire.
- Winslow Park has had storm damage impacts that will overrun his Capital budget. They are redirecting the playground funds. An additional \$50,000 will be needed. This will come out of the Trust following the Town’s procurement process.
- New Projects to increase communication are underway. The Town Clerk’s PSA regarding upcoming elections was played for the Council.

SIXTH ORDER OF BUSINESS (PART I): In person Public Comment Period – (30 Minutes) (Non-Agenda Items Only) (Video record time 00:22:57– 00:32:00)

Peter Anzuini spoke on the breakdown of the taxes that people pay. He asked for a process where there could be more public input on the municipal budget. We have low voter turnout on RSU Budget elections that in 2023 was \$39 million. He spoke on several changes he would like to see in Freeport’s budgeting.

Mary Davis, President FEDC: Shuttlebus update. They did it for four weekends in December. 100 % funding from Freeport businesses. They had 116 riders one weekend. They learned a lot during the trial. There is consideration for resuming in June.

SEVENTH ORDER OF BUSINESS: To take action on the following items of business as read by the Council Chairperson:

ITEM # 11-24 To consider action relative to adopting the January 16, 2024, Consent Agenda.

BE IT ORDERED: That the January 16, 2024, Consent Agenda be adopted.
MOVED AND SECONDED (Piltch & Lawrence) **VOTE:** (6 -Ayes)(0-Nays)(1-Excused Egan)(Video record time 00:32:00 – 00:33:21)

(Council Chair Egan) (5 minutes)

ITEM # 12-24 To consider action relative to proposed amendments to Chapter 21, Freeport Zoning Ordinance related to municipal compliance with 30-A M.R.S. §§ 4364 – 4364-C (including LD 2003, “An Act To Implement the Recommendations of the Commission To Increase Housing Opportunities in Maine by Studying Zoning

and Land Use Restrictions”). PUBLIC HEARING

Assistant Town Planner, Cecilia Smith: These changes are to the Zoning Ordinance to comply with LD2003.

-Affordable housing density bonus (highlight of the amendments to the Zoning Ordinance for compliance) They added a lot of new language. One is a new use category called Affordable Housing Developments. In order to be an affordable housing development over half the housing units need to be affordable based on area medium income standards. They added Affordable Housing Developments to the list of zoning districts that allow multifamily. They also created a new section 536 Affordable Housing Development Density Bonus. These are eligible for reduced parking requirements.

Extra Dwelling Units allowance: This is the rule that states that the town cannot have single family zoning. Freeport allows duplexes in almost all zoning districts. Now we have to allow as many houses that can fit depending on whether they are in a designated growth area or not. A lot may have 4 units if it is a designated growth area, if not it can have 3 units.

Changes to Section 201 General Restrictions included standards for Potable Water Standards that apply to any new housing development in Freeport. This addressing maximum levels of PFAs contamination. Councilor Fournier wanted to know if Public Hearings had been done. This amendment has been to the Planning Board and public hearing.

Accessory Dwelling Units Allowance: We allow ADUs throughout the town and residential districts in Freeport. Ms. Smith outlined the changes to ADUs that are removing barriers to housing.

The Chair opens the Public Hearing

Sam Kapala, Planning Board Chair, described the process they used and how we arrived at instances where the town remained more lenient than the State.

Gary Laughlin: He attended the Planning Board meetings during this process and spoke in support of passage. He spoke briefly about his particular situation.

The Chair closes the Public Hearing

BE IT ORDAINED: That the proposed amendments to Chapter 21, Freeport Zoning Ordinance related to municipal compliance with 30-A M.R.S. §§ 4364 – 4364-C. be approved with corrections to a typographic error.

Note: The proposed amendments will potentially allow more housing in almost all zoning districts; add a new section, Section 536. Affordable Housing Density Bonus; and also include amendments to lower barriers to the development of Accessory Dwelling Units (Accessory Apartments). Additional non-substantive text amendments are also proposed.

MOVED AND SECONDED: (Fournier & Lawrence) **VOTE:** (6 -Ayes)(0-Nays)(1-Excused Egan)

(Video record time 00:33:21-01:28:48) covers articles #12-24 through #14-24 that were discussed together with votes taken separately at end of discussion)

(Assistant Town Planner, Cecilia Smith) (15 minutes)

ITEM # 13-24

To consider action relative proposed amendments to Chapter 25, Freeport Subdivision Ordinance. The majority of the changes are related to municipal compliance with 30-A M.R.S.A. §§ 4364 – 4364-C (including LD 2003, “An Act to Implement the Recommendations of the Commission to Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions”). Additional proposed amendments include adding and/or amending standards to comply with State subdivision approval standards (M.R.S. 30-A § 4404) and as previously discussed by the Planning Board); several non-substantial text amendments to update reference documents used throughout the Ordinance; and non-substantial text amendments for clarification purposes. PUBLIC HEARING

The Subdivision Ordinance did not need a lot of change to comply with LD2003.

Amendments included:

- Amended definitions for consistency with the Zoning Ordinance.
- Added submission requirements for Affordable Housing Developments
- Incorporated approval standards related to the State’s review criteria (adding Farmland and timber harvesting criteria)
- General clean up.

The Chair opens the Public Hearing

The Chair closes the Public Hearing

BE IT ORDAINED: That the proposed amendments to Chapter 25, Freeport Subdivision Ordinance. The majority of the changes are related to municipal compliance with 30-A M.R.S.A. §§ 4364 – 4364-C (including LD 2003, “An Act to Implement the Recommendations of the Commission to Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions”). Additional proposed amendments include adding and/or amending standards to comply with State subdivision approval standards (M.R.S. 30-A § 4404) and as previously discussed by the Planning Board); several non-substantial text amendments to update reference documents used throughout the Ordinance; and non-substantial text amendments for clarification purposes be approved.
MOVED AND SECONDED: (Lawrence & Fournier) **VOTE:** (6 -Ayes)(0-Nays)(1-Excused Egan)

(Assistant Town Planner, Cecilia Smith) (10 minutes)

ITEM # 14-24

To consider action relative to proposed amendments to Chapter 65, Freeport Shoreland Zoning Ordinance, related to municipal compliance with 30-A M.R.S. §§ 4364 – 4364-C (including LD 2003, “An Act to Implement the Recommendations of the Commission to Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions”). PUBLIC HEARING

We don’t have to change anything in the Shoreland Zoning Ordinance to comply with LD2003, but we did update it to have consistency in the definitions.

The Chair opens the Public Hearing

Sam Kapala spoke again about the limited opposition to growth within the town. The Comprehensive Plan will be looking at these concerns.

The Chair closes the Public Hearing

BE IT ORDAINED: That the proposed amendments to Chapter 65, Freeport Shoreland Zoning Ordinance, related to municipal compliance with 30-A M.R.S. §§ 4364 – 4364-C (including LD 2003, “An Act to Implement the Recommendations of the Commission to Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions”) be approved.

MOVED AND SECONDED: (Benoit & Lawrence) **VOTE:** (6 -Ayes)(0-Nays)(1-Excused Egan)

Note: The intent of the proposed changes is to keep consistent with the proposed amendments in the Freeport Zoning Ordinance and to clarify that Accessory Dwelling Units are still subject to Shoreland Zoning Space Standards.

(Video record time 00:33:21-01:28:48) covers articles #12-24 through #14-24 that were discussed together with votes taken separately at end of discussion)

(Assistant Town Planner, Cecilia Smith) (10 minutes)

ITEM # 15-24 To consider action relative to proposed amendments to Chapter 22, Design Review Ordinance. PUBLIC HEARING

Chair Piltch gave an overview. We have a Design Review Ordinance that covers growth in the village. The working group looked at what they could do quickly with low hanging fruit. This is the first set of easy changes before a complete review.

Sam Kapala: Was on this working group and supports these amendments. This process also went through the Planning Board also.

The Chair opens the Public Hearing

Chair Piltch: What we are asking to do tonight is shrink the boundaries of the Design Review District. He also explained that the appeals process will remain as it currently is with Project Review Board appeals going to the Freeport Board of Appeals first as opposed to going directly to court.

Councilor Smith spoke in favor of the amendments.

The Chair closes the Public Hearing

BE IT ORDAINED: That the proposed amendments to Chapter 22, Design Review Ordinance be approved. **MOVED AND SECONDED:** (Fournier & Lawrence) **VOTE:** (6 -Ayes)(0-Nays)(1-Excused Egan) (Video record time 01:28:48 – 01:21:35)

Note: The purpose of the proposed amendments is to: clarify definitions, including adding new definitions for previously undefined terms; clarify review standards; change some of the thresholds for when review is required and what type of review is required; add exemptions for certain projects that will no longer require a Design Review Certificate, and thresholds for projects that will qualify for Administrative Approvals; clarify submission requirements; change the appeals process; eliminate the Color Overlay District; and, modify the Design Review District boundaries and update the District map(s). The draft

amendments incorporate the recommendations for the Central Core Working Group (CCWG).

(Town Planner, Caroline Pelletier) (15 minutes)

ITEM # 16-24 To consider action relative proposed amendments to Chapter 31-Coastal Waters Ordinance to require registration of moorings within the Anchorage. PUBLIC HEARING.

Ethan Parker-Riparian owner: Spoke regarding the Harbor Master’s authority to grant riparian landowner moorings against State statute. He pointed out other legal issues with the proposed ordinance. He does not support.

Councilor Smith: There is confusion over the terms “Anchorage” versus “Harbor”. Anchorage means all waters within the Town of Freeport, not just the Harbor.

Councilor Pilch: If you are a riparian owner, state law says where practical, the Harbor Master shall grant a mooring if it doesn’t interfere with the channel. The town ordinance says we should grant a mooring if it doesn’t interfere with the channel or an existing mooring. Was this studied carefully, and do we want to leave as is?

Charles Tetreau, Harbor Master: They did review that and got Mr. Parker’s concerns. It comes down to what’s practical outside the harbor. He spoke about the moving of moorings. Moorings that are grandfathered may still need to be moved in the future at the Harbor Master’s request. That applies to all moorings.

The Chair closes the Public Hearing

Councilor Fournier: Supports the ordinance but questioned how we can adopt it along with receiving legal review of the sections that may be inconsistent with statute.

Town Manager: Explained that the ordinance should be correct as she cannot change or delay implementation of adopted ordinances. We can make our ordinances more restrictive than the State.

Council Chair: He supports adoption and review later if necessary. The Harbor Master’s decisions can be appealed to the Coastal Waters Commission.

The Chair opens the Public Hearing

The Chair closes the Public Hearing

BE IT ORDAINED: That proposed amendments to Chapter 31-Coastal Waters Ordinance to require registration of moorings within the Anchorage be approved.

MOVED AND SECONDED: (Lawrence & Fournier) **VOTE:** (6 -Ayes)(0-Nays)(1-Excused Egan) (Video record time 01:21:41 - 01:42:21)

(Harbor Master, Charles Tetreau) (10 minutes)

ITEM # 17-24 To consider action relative to setting a public hearing relative to proposed amendments to Chapter 21-Town of Freeport Zoning Ordinance pertaining to New Cannabis Uses.

BE IT ORDERED: That a Public Hearing be set for February 6, 2024, at the Town Council meeting starting at 6 pm in Freeport Council Chambers, 30 Main Street relative to proposed amendments to Chapter 21-Town of Freeport

Zoning Ordinance pertaining to New Cannabis Uses.

Town Planner and Council Chair gave background on this ordinance’s creation history.

Overview: We need to understand the different types of cannabis under State law. There is adult vs medical, retail, cultivation and manufacturing & testing facility. Cannabis home cultivation & exempt caregivers are types we must allow under State law. We must also allow registered caregivers. There will be a new proposed use of Medical Cannabis Small-Scale Caregiver Operation. If you are a caregiver, growing cannabis at home, you can continue as a home operation. Caregiver, not growing at home will fall under one of the commercial uses.

Medical Cannabis Small-Scale Caregiver Operations

- Commercial or noncommercial use by a medical cannabis registered caregiver
- Sells or dispenses cannabis solely out of the Caregiver’s residence.
- Does not process or manufacture cannabis using chemicals or solvents.
- Cultivate no more 30 mature plants.
- Is considered a home occupation and subject to performance standards of Section 503.

She explained our restrictions.

Cannabis Establishments:

- Includes new defined uses of Cannabis Cultivation Facility or Cannabis Manufacturing and Processing Facility. These are subject to Site Plan Review by the Project Review Board.
- Does not include: Adult Use Cannabis Retail Store, a Medical Cannabis Caregiver Retail Store, an Adult Use Cannabis Testing Facility or a Medical Cannabis Testing Facility, which are not permitted in the Town.
- Proposed to be allowed uses, subject to Site Plan Review in zoning districts that already allow Manufacturing and Processing uses.
- New Section 535 contains performance standards. No outdoor cultivation. Inspection needed for Certificate of Occupancy.
- Separate Buffer Requirements: No Cannabis Establishment shall be proposed as of the date the Cannabis Establishment’s Site Plan Review application is deemed complete, within:
 - 1,000 feet of the lot lines of a public or private school or licensed childcare facility measured as the shortest straight line from the property boundary.
 - 100 feet of a residential structure located on a separate parcel measured as the shortest straight line from the structure(s).

There are two establishments in the Route One North area of Freeport that went into the manufacturing and processing facilities when they came in. She gave some history of the two businesses.

MOVED AND SECONDED: (Benoit & Lawrence) **VOTE:** (6 -Ayes)(0-Nays)(1-Excused Egan)

(Town Planner, Caroline Pelletier)(10 minutes)

ITEM # 18-24 To consider action relative to setting a public hearing regarding enactment of a proposed new Ordinance – Chapter 66 Cannabis Establishment Licensing Ordinance.

This is a working draft tonight which they tried to keep free of barriers and that was clear as to what we accept and what we don’t accept.

Pg 7. – Covers the different types of Cannabis Establishments, manufacturing and processing. Each of these will need a license to grow, manufacture or process cannabis. Growing will cover both medical and recreational. Exemptions to licensure include patients growing for themselves,

the people growing for personal use, exempt caregivers and the small-scale operators growing as a home occupation.

If this is adopted, in 10 days we will post notice that the town is opening their licensing process for cannabis establishments. The application process would be open for at least 30 days. Existing cannabis establishments will get priority when the town issues licenses.

There is going to be a limit to the number of licenses. There will be a lottery if we receive more applicants than licenses.

Councilor Fournier clarified that 21 years of age was the minimum age to grow. That is State law.

Maximum number of licenses: 4 licenses for cannabis cultivation facility and 4 licenses for manufacturing and licensing facility. The 8 licenses will include anyone with priority status.

The final application process is where it gets into more of the public process before the Town Council. For final application they would need to show they are licensed through the State and Project Review Board's site plan approval within one year's time or it will be considered abandoned. The public hearing includes a 7- day notice including publication.

Town Council action: The council will hold the public hearing and could add additional conditions. The sites need to be inspected by Town staff and then they would have flexibility to prorate the licenses to align with the dates of the State licensing.

Councilor Benoit asked about the history of not allowing retail.

BE IT ORDERED: That a Public Hearing be set for February 6, 2024, at the Town Council meeting starting at 6 pm in Freeport Council Chambers, 30 Main Street relative to a proposed new Ordinance – Chapter 66 Cannabis Establishment Licensing Ordinance.

MOVED AND SECONDED: (Fournier & Lawrence) **VOTE:** (6 -Ayes)(0-Nays)(1-Excused Egan) (Video record time 01:42:21 - 02:18:00) for articles # 17-24 and # 18-24 that were discussed together with votes taken separately after discussion.

(Town Planner, Caroline Pelletier)(10 minutes)

ITEM # 19-24 To consider action relative to amending the Town Fee Schedule to include new fees for moorings outside the Harraseeket River Anchorage.

Councilor Fournier: The fee is too high so will oppose this. He supports a \$15 per mooring fee. Discussion of the fee breakdown followed. The cost that we pay per mooring is \$6 but there is staff time to process that of approximately 15 minutes. That brings the actual cost per mooring to \$24.60. There is work behind the scenes to promote it. There is the cost of enforcement. They are hopeful of getting 85% compliance. There is finance reporting time also for \$60/year or \$7.37 per mooring. This is a total expense of \$88 per mooring outside the anchorage. Surrounding towns of similar size charge in excess of \$100. During the boating season, he spends 25% of his time dealing with resident calls about moorings outside the anchorage.

Councilor Smith: Residents supported the idea of registration, but most concerns were surrounding the fees. He supports keeping the fee down for riparian landowners so that we have compliance and have access to the critical information the Harbor Master needs regarding these boats and moorings. He supports \$25 per mooring instead.

Councilor Benoit had similar costs concerns about the fee.

Councilor Pillsbury: There are costs associated with this new activity. If it's not born by the mooring holders, it will be born by the rest of the taxpayers and that is an important point to consider.

Councilor Lawrence pointed out that resident taxpayers on the water pay much higher property taxes and get nothing additional in services.

BE IT ORDERED: That the amended Town Fee Schedule to include new fees for moorings outside the Harraseeket River Anchorage be adopted.

MOTION TO AMEND: MOVED AND SECONDED: (Benoit & Pillsbury) That the amended Town Fee Schedule to include new fees for moorings outside the Harraseeket River Anchorage be adopted and the fee be set at \$25/mooring. **VOTE:** (3 -Ayes Piltch, Benoit and Pillsbury)(3-Nays Lawrence, Fournier and Smith)(1-Excused Egan) **MOTION TO AMEND FAILS**

MOVED AND SECONDED: (Lawrence & Fournier) That the amended Town Fee Schedule to include new fees for moorings outside the Harraseeket River Anchorage be adopted and the fee be set at \$15/mooring. **VOTE:** (6-Ayes)(0-Nays)(1-Excused Egan) **MOTION PASSES**
(Video record time 02:18:00 – 02:38:54)

(Harbor Master, Charles Tetreau) (15 minutes)

ITEM # 20-24 To consider action relative to the Fiscal Year 2025 tax due dates and interest rates.

The Town Manager reviewed the details of the item. The interest rate is the highest allowed by State law. We accept payment but pay 0% interest on prepayments.

BE IT ORDERED: That one-half of the fiscal year 2025 committed taxes for real estate be payable on November 18, 2024 with interest at the rate of .71 per month or 8.5% per annum, to be charged from November 19, 2024 and that the second half of the fiscal year's 2025 committed taxes for real estate be payable on May 15, 2025 with interest at the rate of .71 per month or 8.5% per annum, to be charged from May 16, 2025.

BE IT FURTHER ORDERED: That the fiscal year 2025 committed taxes for personal property be payable on November 18, 2024, with interest at the rate of .71 per month or 8.5% per annum, to be charged from November 19, 2024.

BE IT FURTHER ORDERED: That an interest rate of 0% per month or 0% per annum be established for overpayment and/or pre-payment of taxes.

(Town Manager, Sophia Wilson) (5 minutes) **MOVED AND SECONDED:** (Benoit & Lawrence) **VOTE:** (6 -Ayes)(0-Nays)(1-Excused Egan) (Video record time 02:38:54- 02:42:17)

ITEM # 21-24

To consider action relative to adopting the FY 2025 Budget Schedule.

BE IT ORDERED: That the following FY 2025 Budget Schedule be adopted.
MOVED AND SECONDED: (Fournier & Lawrence) **VOTE:** (6 -Ayes)(0-Nays)(1-Excused Egan) (Video record time 02:42:17 – 02:43:22)

DRAFT FY 2025 Budget Schedule	
Thursday, February 22, 2024	Manager Transmits 5-Year Capital Program to Council
Tuesday, February 27, 2024	Manager & Finance Director Present 5-Year Capital Program During Council Meeting
Tuesday, February 27, 2024	Council Sets Public Hearing for April 4
Tuesday, March 19, 2024	Council Workshop on 5-Year Capital Program
Tuesday, April 2, 2024	Public Hearing on Capital Program
Thursday, April 18, 2024	Manager Transmits Operating, Capital and TIF Budget to Council
Tuesday, April 23, 2024	Adoption of the 5-Year Capital Program
Tuesday, April 23, 2024	Manager and Finance Director Present Operating, Capital and TIF Budget
Tuesday, May 7, 2024	Council Workshop on Budget and Council Sets Public Hearing for June 4
Wednesday, May 8, 2024	7:30-8:30 AM Department Head Public Informal Q&A Session
Tuesday, May 21, 2024	Council Workshop on Operating, Capital, and TIF Budgets
Tuesday, June 4, 2024	Public Hearing on Operating, Capital, and TIF Budgets
Tuesday, June 18, 2024	Target Date for Budget Adoption-Capital, TIF, and Operating Budgets/Appropriation Made

(Town Manager, Sophie Wilson)(5 minutes)

ITEM # 22-24

To consider action relative to applying for State of Maine Emergency Medical Services Stabilization Program Funds in the amount of up to \$47,676.37 for training, including supplies and equipment, and departmental capacity building for the Freeport Fire Department.

Chief Conley: The EMS is in crisis across the State. The legislature allocated \$31 million for EMS supplement and EMS deliveries. They put together a grant program. 40% of the \$31 million is allocated to about 272 Services across the State. We were allocated \$47,000 based upon call volume and other certain metrics that were figured from CMS Center for medical billing. We are looking at equipment and training programs. This would includes specialized training mannequins. Training would include management, leadership and medical trainings needed for relicensing.

Town Manager: We are staying as vague as possible on the application because our goal is to try to build to build capacity. The equipment will be EMS training-related equipment and/or help us build capacity. It has to be under \$5,000 each.

BE IT ORDERED: That the Town Council authorizes the Town Manager to execute any and all documents necessary to apply for, accept, and expend up to \$47,676.37 of State of Maine Emergency Medical Services Stabilization Program Funds for training, including supplies and equipment, and departmental capacity building for the Freeport Fire Department. **MOVED AND SECONDED:** (Lawrence & Fournier) **VOTE:** (6 -Ayes)(0-Nays)(1-Excused Egan) (Video record time 02:43:22 – 02:50:58)

(Fire Chief, Paul Conley) (10 minutes)

ITEM # 23-24 To consider action relative to the appointments to the 22 Main Street Advisory Committee.

It was discussed that all applicants should be interviewed prior to appointment. The Council would like a report by June 1st. That would give the Council time to review and possibly place on the November ballot for referendum. The Moser family may put the parcel on the market in the Spring.

BE IT ORDERED: That the following residents be appointed to the 22 Main Street Advisory Committee.

District 1:

District 2:

District 3:

District 4:

Business Representatives (1):

Town Councilors (2):

MOVED AND SECONDED: To table this item till the next meeting on February 6th and to the following meeting if we don't have enough applicants.

(Lawrence & Fournier) **VOTE:** (6 -Ayes)(0-Nays)(1-Excused Egan) (Video record time 02:50:58 – 02:56:51)

(Chair Egan)(10 minutes)

TABLED: *For information only (no action required) it is estimated to be taken up later in February, 2024.*

ITEM # 213-23 To consider action relative to setting a Public Hearing regarding a Consent Agreement between the Town of Freeport and Cleveland Kapala Revocable Trust for property located at 28 Cunningham Rd (Tax Assessor Map 5A, Lot 32A).

ITEM # 214-23 To consider action relative to setting a Public Hearing regarding a Consent Agreement between the Town of Freeport and Benjamin Willauer and Amanda Berry for property located at 90 Birch Point Rd (Tax Assessor Map 24, Lot 53C).

OTHER BUSINESS:

1. Discussion of Proposed Ordinance to Establish a Senior Property Tax Rebate Program (Town Manager, Sophia Wilson)(20 minutes)

The Town Manager looked at the statutes that allowed municipalities to enact local ordinances that would allow seniors to get rebates or assistance with their property taxes. Chapter 36, Section 907A., section 6232 gives municipalities the right to adopt one of two kinds of ordinances around property tax relief for seniors. One is if you are over 62 years of age, you can adopt a means tested program. That program is supposed to weight so that people with lower income get more benefit than those with more income. It also has to

include both owner occupied and renters themselves. The second program allows an ordinance for seniors over the age of 65 who want to volunteer their time to work off part of their taxes. That is not what we wanted. We focused on option one. We looked at surrounding communities. The creation of the ordinance won't be hard. It will stipulate that you must be 62 years old, have a homestead exemption, the council can put residency length requirements. Resident owners would not receive a 1099. Resident renters would receive a 1099 for their tax reimbursement.

Councilor Fournier supports this. He'd like to see Ordinance Committee make this a priority.

(Video record time 02:56:51 – 03:07:10)

SIXTH ORDER OF BUSINESS (PART II): Virtual Public Comment Period – (30 Minutes)
(Non-Agenda Items Only)

EXECUTIVE SESSION

ITEM # 24-24 To consider action relative to an Executive Session pursuant to 1 M.R.S.A. § 405(6)(C) pertaining to a Real Estate matter dealing with town owned property at 55 Main Street, Freeport.

MOTION: That the Town Council enter Executive Session.

MOTION: That the Town Council exit Executive Session.

(15 minutes)

EXECUTIVE SESSION

ITEM # 25-24 To consider action relative to an Executive Session pursuant to 1 M.R.S.A. § 405(6)(E) pertaining to a Legal matter dealing with town owned property known as Dunning Boatyard.

MOTION: That the Town Council enter Executive Session.

MOTION: That the Town Council exit Executive Session.

(15 minutes)

END OF AGENDA (Estimated time of adjournment 9:45 PM)

COUNCIL MEETING #02-24

JANUARY 23, 2024

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