

**AGENDA**  
**FREEPORT PLANNING BOARD**  
**FREEPORT TOWN HALL COUNCIL CHAMBERS**  
**WEDNESDAY, AUGUST 4, 2021**  
**6:00 PM**

ITEM I: Information Exchange

- 1) Update on Freeport Downtown Vision Plan – Phase One (Early Action Plan)
- 2) Update on recent actions by the Freeport Project Review Board
- 3) Review of upcoming meeting dates

ITEM II: Public Hearing – Proposed Amendments to the Freeport Zoning Ordinance (pertaining to Board of Appeals)

This will be a public hearing to consider proposed amendments to the Freeport Zoning Ordinance to Section 104. Definitions and Section 601. Enforcement – pertaining to the functions, process and standards for the Board of Appeals. The language is being updated to provide consistency with State law. Some additional non-substantive text changes are also proposed.

ITEM III: Public Hearing – Proposed Amendments to the Freeport Zoning Ordinance (pertaining to solar energy regulations)

This will be a public hearing to consider proposed amendments to the Freeport Zoning Ordinance pertaining to solar energy regulations. The following Sections of the Freeport Zoning Ordinance will be discussed:

- a. Section 104. Definitions - to increase the allowable size of a Large Solar Farm in the Commercial I (C-I) District to up to fifteen (15) acres;
- b. Section 409. Commercial I (C-I) District – to add Large Solar Farm as a permitted use subject to Site Plan Review;
- c. Section 412. Commercial IV (C-IV) District - to correct that the existing uses of Small Solar Farm and Large Solar Farm are subject to Site Plan Review, rather than Subdivision Review as currently listed; and,
- d. Section 534. Solar Energy Generation Systems – to prohibit the use of herbicides on solar farms and to add additional performance standards for Large Solar Farms in the Commercial I (C-I) District.

ITEM IV: Discussion of the Town of Freeport Chapter 60: Emergency Ordinance: Temporary Suspension of Certain Ordinance Standards To Safely Accommodate Expanded Outdoor Business Activities due to COVID—19 and the possibility of making some of these provisions permanent changes to the Zoning Ordinance.

ITEM V: Discussion on a remote participation policy for the Freeport Planning Board

ITEM VI: Discussion on upcoming workshop with the Freeport Town Council and the Freeport Project Review Board including possible dates and topics for discussion.

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

ITEM VIII: Adjourn.