

**AGENDA**  
**FREEPORT PLANNING BOARD**  
**FREEPORT TOWN HALL COUNCIL CHAMBERS**  
*(See instructions on page 2 to join virtually using Zoom)*  
**WEDNESDAY, DECEMBER 13<sup>TH</sup>, 2023**  
**WORKSHOP 5:00 pm – 6:00 PM**  
**REGULAR MEETING 6:00 PM**

**WORKSHOP 5:00 pm – 6:00 pm (in-person only)**

**Comprehensive Plan Update Workshop with North Star Planning** – This will be an opportunity to meet with the team at North Star Planning, the consulting firm that was hired to work on Freeport’s Comprehensive Plan update. The public is welcome to attend.

**REGULAR MEETING 6:00 pm (in-person and/or Zoom option available)**

**ITEM I: PUBLIC HEARING – Proposed Amendments to Chapter 21 Freeport Zoning Ordinance**

The Board will hold a Public Hearing to discuss proposed amendments to the 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”). 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.

**ITEM II: PUBLIC HEARING – Proposed Amendments to Chapter 25 Freeport Subdivision Ordinance**

The Board will hold a Public Hearing to discuss proposed amendments to the 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.

**ITEM III: PUBLIC HEARING – Proposed Amendments to Chapter 65 Freeport Shoreland Zoning Ordinance**

The Board will hold a Public Hearing to discuss proposed amendments to the 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”). The intent of the proposed changes is to keep consistency with the proposed amendments in the Freeport Zoning Ordinance and to clarify that Accessory Dwelling Units are still subject to Shoreland Zoning Space Standards.

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

**ITEM V:** Adjourn

**- OVER -**

**Please Note:**

Meeting materials will be available for public viewing prior to the meeting and will be posted on the Town's website as soon as they are complete. The public is also welcome to come to the Freeport Town Office anytime during normal business hours to view a paper copy, as due to the size, limited shared printed copies will be available at the meeting. Please contact the Freeport Planning Office at the Freeport Town Hall at (207) 865-4743, option 5 if you have any questions or need accommodations.

**\*\* Instructions to join REGULAR MEETING virtually \*\***

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85415365333>

Or Telephone:

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

+1 301 715 8592 US (Washington DC), +1 312 626 6799 US (Chicago), +1 646 558 8656 US (New York), +1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston), +1 669 900 9128 US (San Jose)

Webinar ID: 854 1536 5333

International numbers available: <https://us02web.zoom.us/j/85415365333>