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From: Pat <plewis7577@comcast.net>

To: "skapala@freeportmaine.com" <skapala@freeportmaine.com>

Date: 11/16/2023 8:38 AM EST

Subject: Shoreline ADUs

Dear Sam,

I have been following the planning boards activities and watching the videos.

I realize you have been straight out working on the FEDC.

I am waiting to look at the LD2003 draft on line as mentioned at the September 6,2023 meeting, when available.

I have a shoreline lot/cottage on 338 Lower Flying Point I bought in 2007 to be near my daughters family and grandchildren in a nearby town. My grandchildren want me to keep the lot for our family use. The property is close to 2 acres and has room away from the 75 ft setback, but not enough shore frontage currently for 2 lots.

It took me over two years to get the Paper Street, right of way going through it, approved to be vacated by the town council and finally recorded in the registry in 2022.

This allowed all owners of that 1949 subdivision to use their lots completely by eliminating that paper street right of way going through the middle of the lots.

In watching the planning board discussion it appears the Planning board members were receptive to ADUs in every zone in Freeport. (State Mandate). I don't recall discussion of the shoreline lots. I realize the town can further control their regulations.

The extension to act on LD2003 ends at the end of 2023.

I have emailed Cecilia and Caroline but have no concrete feedback as to where the draft is in regards to shoreline lots. I have also met with Caroline to review my lot.

All Freeport taxpayers have a hefty tax burden. Having an accessory dwelling in the shoreline zone can give property owners some relief or help in providing a family member or caregiver a dwelling. Currently Freeport requires sewers in the shoreline ADU regs. The State does not. Please consider some relief to shoreline owners.

When the draft is available for review (which I don't know what or where it is) from the attorney and presented to the Planning board will there be time for discussion of ADU's in the shoreline, if the draft does not include them?

Thank you.

Kind Regards,

Priscilla Lewis

338 Lower Flying Pt.