

**TOWN COUNCIL MEETING #13-2000  
JUNE 20, 2000 - 7:00 P.M.  
TOWN COUNCIL CHAMBERS**

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**SUMMARY AGENDA**

- ITEM #137-2000 To consider action relative to adopting the June 20, 2000 Consent Agenda, Items #129-2000 through #136-2000.
- ITEM #138-2000 To consider action relative to submitting to Public Referendum at the November, 2000 election Two School Facilities Projects for the High School and Middle School. (Public Hearing).
- ITEM #139-2000 To consider action relative to proposed amendments to the Zoning Ordinance concerning Lighting Regulations (Chapter 21). (Public Hearing).
- ITEM #140-2000 To consider action relative to proposed amendments to the Zoning Ordinance concerning the Regulation of Wireless Telecommunications Facilities (Chapter 21). (Public Hearing).

**OTHER BUSINESS:**

- 1. To consider action relative to nominations for the MMA Executive Committee and the Advisory Committee.

**COMMITTEE REPORTS:**

Adjourn.



**AGENDA**  
**FREEPORT TOWN COUNCIL MEETING #13-2000**  
**TOWN HALL COUNCIL CHAMBERS**  
**JUNE 20, 2000 - 7:00 P.M.**

**SPECIAL NOTE:** This agenda is a working agenda that includes background information and is for distribution to Council members only.

**FROM:** Dale C. Olmstead, Jr.

**TO:** David Soley, Chairperson, Arnold Road  
John Arsenault, Vice Chairperson, Prout Road  
Genie Beaulieu, Larue Drive  
Edward Campbell, Gay Drive  
Kenneth Mann, Mann Road  
Gloria Fogg DeGrandpre, Wolf Neck Road  
Robert Stevens, Porters Landing

**FIRST ORDER OF BUSINESS:** To waive the reading of the Minutes of #12-2000, June 6, 2000 Meeting and accept the Minutes as printed.

**SECOND ORDER OF BUSINESS:** Public Comment Period - 30 minutes  
(Non-Agenda Items Only)

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



COUNCIL MEETING #13-2000  
JUNE 20, 2000

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ITEM #137-2000 To consider action relative to adopting the June 20, 2000 Consent Agenda, Items #129-2000 through #136-2000.

**BE IT ORDERED:** That the June 20, 2000 Consent Agenda be adopted.

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ITEM #138-2000 To consider action relative to submitting to Public Referendum at the November, 2000 election Two School Facilities Projects for the High School and Middle School. (Public Hearing).

**MOTION:** That the Public Hearing be opened.

**MOTION:** That the Public Hearing be closed.

**MOTION:** That Item #138-2000 be tabled until July 18, 2000.

**NOTE:** This item tabled by request of Councilor Soley.

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ITEM #139-2000 To consider action relative to proposed amendments to the Zoning Ordinance concerning Lighting Regulations (Chapter 21). (Public Hearing)

**MOTION:** That the Public Hearing be opened.

**MOTION:** That the Public Hearing be closed.

**BE IT ORDERED:** That the proposed amendments to the Zoning Ordinance be approved.

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ITEM #140-2000 To consider action relative to proposed amendments to the Zoning Ordinance concerning the Regulation of Wireless Telecommunications Facilities (Chapter 21). (Public Hearing).

**MOTION:** That the Public Hearing be opened.

**MOTION:** That the Public Hearing be closed.

**BE IT ORDERED:** That the proposed amendments to the Zoning Ordinance be tabled until July 18, 2000.

**NOTE:** This item tabled by request of Councilor Soley.

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**OTHER BUSINESS:**

1. To consider action relative to nominations for the MMA Executive Committee and the Advisory Committee.

**COMMITTEE REPORTS:**

Adjourn.



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**TOWN COUNCIL  
CONSENT AGENDA  
JUNE 20, 2000**

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**ITEM #129-2000** To consider action relative to applications for victualer licenses for Mary Esther Hannan, Edward Collett, Jonathan Soule, Amy Cartmell, Philip Kerber, David Cates, Shawn P. Gilbert, Christopher Washburn, Michael Ashby and Peter Anastos.

**BE IT ORDERED:** That the applications issued to the following applicants be approved.

Mary Esther Hannan d/b/a **Mostly Maine**, 200 Lower Main Street  
Edward Collett d/b/a **Red Wheel Snack Bar**, 291 U.S. Route 1  
Jonathan Soule d/b/a **Gritty's McDuff's**, 187 Lower Main Street  
Amy Cartmell d/b/a **Brewster House B & B**, 180 Main Street  
Philip Kerber d/b/a **White Cedar Inn**, 178 Main Street  
David Cates d/b/a **181 Main Street B & B**, 181 Main Street  
Shawn P. Gilbert d/b/a **Country at Heart B & B**, 37 Bow Street  
Christopher Washburn d/b/a **It's Only Natural, Inc.**, 75 Eagle's Nest Drive  
Michael Ashby d/b/a **Dick's Sub Shop**, 15 South Street  
Peter Anastos d/b/a **Comfort Suites**, 500 U.S. Route 1

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**ITEM #130-2000** To consider action relative to the re-issuance of a malt, spirituous and vinous license for The Conundrum Wine Bistro.

**MOTION:** That a malt, spirituous and vinous license be re-issued to the following:

Vincent Migliaccio d/b/a **The Conundrum Wine Bistro**, 117 U.S. Route 1

**BE IT ORDERED:** That the application issued to the above named applicant be approved.

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**ITEM #131-2000** To consider action relative to the re-issuance of a malt, spirituous and vinous license for The Corsican Restaurant.

**MOTION:** That a malt, spirituous and vinous license be re-issued to the following:

Robin Wade d/b/a **The Corsican Restaurant**, 9 Mechanic Street

**BE IT APPROVED:** That the application issued to the above named applicant be approved.

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**ITEM #132-2000** To consider action relative to casting Freeport's Ballot for the District 23 MMA Legislative Policy Committee Seat.

**BE IT ORDERED:** That the Freeport Town Council cast Freeport's vote for John Arsenault to serve as a member of the MMA Legislative Policy Committee for District 23.

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**ITEM #133-2000** To consider action relative to accepting a bid for a truck chassis.

**BE IT ORDERED:** That the bid from O'Connor Volvo in the amount of \$66,479 to purchase a truck chassis be accepted.

**NOTE:** The budget amount for this is \$93,500.

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**ITEM #134-2000** To consider action relative to accepting bids for a Dump Body/Sander and Plow/Wing.

**BE IT ORDERED:** That the bids from Howard Fairfield Inc. for \$23,900 to provide for a Dump Body/Sander and \$20,800 to provide for a Plow/Wing be accepted.

**NOTE:** The budgets for these items were \$24,000 and \$21,000.

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**ITEM #135-2000** To consider action relative to appointments and re-appointments to the Assessment Review Board, Conservation Commission, Shellfish Commission and Recreation Commission.

<u>NAME</u>	<u>BOARD</u>	<u>TERM</u>
Eric Huemme	Assessment Review Board	August 1, 2003
Charles Swanson	Assessment Review Board	August 1, 2003
Lex Holley	Conservation Commission	July 1, 2003
Mary Sauer	Conservation Commission	July 1, 2003
Stephen Walker	Conservation Commission	July 1, 2003
Garrett Simmons	Shellfish Commission	July 1, 2003
Robert Prindall	Shellfish Commission	July 1, 2002
John McGivaren	Shellfish Commission	July 1, 2003
Russell Martin	Recreation Commission	November 1, 2003

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**ITEM #136-2000** To consider action relative to the approval of Waste Haulers Licenses.

**BE IT ORDERED:** That the following Waste Hauler licenses be approved for fiscal year 2000.

1. Frank Waterman, Sr., d/b/a Waterman's Rubbish Removal/Recycling, Inc., 345 Route 1 North, Freeport
2. Filomena Troiano, d/b/a Troiano Waste Services, Inc., 197 Lincoln Street, South Portland
3. William B. Reynolds, d/b/a Reynolds & Sons Disposal, Inc., P.O. Box 1092, Portland
4. James N. Brown, d/b/a Waste Management of Maine, Inc., 2000 Forest Avenue, Portland
5. Jerry Regis, d/b/a Pine Tree Waste, Inc., 33 Rigby Road, South Portland (Yarmouth Rubbish bought out by Pine Tree)
6. \*Danny Wentworth, d/b/a Wentworth Rubbish Removal, Varney Sq. Es., Freeport
7. \*Keith Wentworth, d/b/a Keith Wentworth Rubbish Removal, 158 Upper Minot Road, Pownal

\*As of June 15, 2000, applications and payments have not been received.

End of Consent Agenda.



**MINUTES**  
**FREEPORT TOWN COUNCIL MEETING #13-2000**  
**TOWN HALL COUNCIL CHAMBERS**  
**June 20, 2000 – 7 P.M.**

<u>VICE CHAIR'S CALL TO ORDER:</u>	<u>Present</u>	<u>Absent</u>	<u>Excused</u>
Genie Beaulieu, Larue Drive	X		
David Soley, Chairperson Arnold Road			X
Edward Campbell Gay Drive	X		
John Arsenault, Vice Chair Prout Road	X		
Kenneth Mann Mann Road	X		
Gloria DeGrandpre Wolf Neck Road	X		
Robert Stevens Porters Landing	X		

**FIRST ORDER OF BUSINESS:** TO WAIVE THE READING OF THE MINUTES OF MEETING #12-2000 HELD ON JUNE 6, 2000 AND ACCEPT THE MINUTES AS PRINTED.

**MOVED AND SECONDED:** TO WAIVE THE READING OF THE MINUTES OF MEETING #12-2000 HELD ON JUNE 6, 2000 AND ACCEPT THE MINUTES AS PRINTED. (Councilors Campbell & Beaulieu) (6 Ayes) (1 Excused—Soley)

**SECOND ORDER OF BUSINESS:** Public Comment Period—30 Minutes (Non-Agenda Items Only)

There were none.

**MOVED AND SECONDED:** To close the Public Comment Period. (Campbell & Beaulieu) (6 Ayes) (1 Excused-Soley).

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

COUNCIL MEETING #13-2000  
JUNE 20, 2000

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ITEM #137-2000 To consider action relative to adopting the June 20, 2000 Consent Agenda, Items #129-2000 through #136-2000.

**BE IT ORDERED:** That the June 20, 2000 Consent Agenda be adopted. (Campbell & Beaulieu)

Councilor Campbell noted a copy of a letter dated May 1, 2000 received from James Eshelman addressed to Frank Waterman requesting a refund for services not rendered which was refused.

**MOVED AND SECONDED:** To amend and remove No.1, Frank Waterman, Sr., d/b/a Waterman's Rubbish Removal/Recycling, Inc. from ITEM #136-2000 of the Consent Agenda to vote separately. (Campbell & Beaulieu)

**BE IT ORDERED:** That the June 20, 2000 Consent Agenda as amended be adopted. (Campbell & Beaulieu) **ROLL CALL VOTE:** (6 Ayes) (1 Excused—Soley).

**BE IT ORDERED:** That the following Waste Hauler License be approved for fiscal year 2000:

1. Frank Waterman, Sr., d/b/a/ Waterman's Rubbish Removal/Recycling, Inc. 345 Route One North, Freeport. (Campbell & Beaulieu) **ROLL CALL VOTE:** (5 Ayes) (1 Nay-Campbell) (1-Excused-Soley).

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ITEM #138-2000 To consider action relative to submitting to Public Referendum at the November, 2000 election Two School Facilities Projects for the High School and Middle School. (Public Hearing).

**MOVED AND SECONDED:** That the Public Hearing be opened. (Beaulieu & Campbell) (6 Ayes) (1 Excused-Soley).

Mr. Olmstead noted that there are copies of four different referendum questions. Councilor Stevens is the Vice Chair of the Sub Committee comprised of School Committee members and Town Councilors. He noted that the Committee would be recommending to the Council that the referendum be divided into two parts. One for the High School Auditorium, support area and facilities and the other for the Science wing. The third part of the referendum will be concerning the Middle School which is a one question item.

Chris Leighton, School Committee Chair noted that he is thankful that Freeport is not proposing to renovate all of its schools, as is the case for some of Freeport's neighbors. He mentioned the need that exists at the high school and the middle school. This "fix" may take care of our needs for the next 5 or 10 years. He thanked the Facilities Committee for putting this package together. The following people spoke in favor of putting the school expansions on the ballot this fall so that residents can decide these issues: Ruby McDermott, John Hoy, Carol Hudson, Stoddard Pierce, Beth Patterson,

The following people spoke in favor of putting the school expansions on the ballot this fall but not contingent upon State funding: Ken Carew, Mary Ellen Carew, Jack Panzeck, Pauline Hunneman, Lesa Andreasen, Genie Field, Brian Henthorne, Nancy Sleeth, Becky Lenz, Susan Verrier, Deborah Smith, Carrie Hotaling, Leslie Soule and High School Principal, Tom Edwards.

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Pat Gile raised questions regarding possible tax increases should the referendums pass and what it would mean to seniors living on fixed incomes. Councilor Stevens and Mann explained what she could expect.

Arlene Giggey pointed out that a great many of Freeport's students were successful in receiving four-year scholarships to some of the finest colleges in the country and did so without asking for any help. She is proud of their accomplishments.

Councilor Mann explained the proposal he put forward noting the obvious needs that exist at the Middle School and that it would be great to have an auditorium and less crowding in the Science and All Purpose Rooms at the high school. He noted that the sales tax in Maine is used in part to fund school projects throughout the State and Freeport needs to apply for State money.

Bob Lyman agreed that the State has historically helped Freeport with its school constructions but this may no longer be the case. He does not want to mislead anyone. The State's formula does not help us much. We only get one-eleventh of our school budget from the State.

**MOVED AND SECONDED:** That the Public Hearing be closed. (Councilors Beaulieu & Campbell) (6 Ayes) (1 Excused-Soley).

**MOVED AND SECONDED:** That Item #138-2000 be tabled until July 18, 2000. (Councilors Beaulieu & Campbell)

Councilor Beaulieu pointed out that she would be supporting the Middle School proposal as it is being recommended by the Committee. She will be supporting splitting the High School into two different projects and State funding will be sought. If Freeport gets it, it will be wonderful, if not we shall go forward with what is needed. Councilor Campbell mentioned that it is important to be careful on how these referendums are worded. Councilor Arsenault noted that he feels comfortable in putting these projects before the taxpayers.

**NOTE:** This item tabled by request of Councilor Soley.

(6 Ayes) (1 Excused-Soley).

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5 Minute Break was Taken. Councilor Mann requested that he be excused at 8:45 p.m.

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ITEM #139-2000 To consider action relative to proposed amendments to the Zoning Ordinance concerning Lighting Regulations (Chapter 21). (Public Hearing)

**MOVED AND SECONDED:** That the Public Hearing be opened. (Stevens & Campbell) (5 Ayes) (2 Excused-Soley & Mann)

Town Planner, Jacki Cohen explained the amendments.

**MOVED AND SECONDED:** That the Public Hearing be closed. (Beaulieu & Campbell) (5 Ayes) (2 Excused-Soley & Mann)

COUNCIL MEETING #13-2000  
JUNE 20, 2000

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**BE IT ORDERED:** That the proposed amendments to the Zoning Ordinance be approved. (Stevens & Campbell) **ROLL CALL VOTE:** (5 Ayes) (2 Excused-Soley & Mann)

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ITEM #140-2000 To consider action relative to proposed amendments to the Zoning Ordinance concerning the Regulation of Wireless Telecommunications Facilities (Chapter 21). (Public Hearing).

**MOVED AND SECONDED:** That the Public Hearing be opened. (DeGrandpre & Campbell) (5 Ayes) (2 Excused-Soley & Mann).

Town Planner, Jacki Cohen explained the proposed amendments. Discussion followed. Steven Shaw, abutter, pointed out that he made an investment based on the current zoning and he does not feel the proposed change is fair.

**MOVED AND SECONDED:** That the Public Hearing be closed. (DeGrandpre & Campbell) (5 Ayes) (2 Excused-Soley & Mann).

**BE IT ORDERED:** That the proposed amendments to the Zoning Ordinance be approved. (DeGrandpre & Campbell) **ROLL CALL VOTE:** (5 Ayes) (2 Excused-Soley & Mann).

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**OTHER BUSINESS:**

To consider action relative to nominations for the MMA Executive Committee and the Advisory Committee.

Councilor Beaulieu indicated that she would be very interested in serving on the MMA Executive Committee. Other Councilors concurred that it would be wonderful if she would serve in this capacity.

**MOVED AND SECONDED:** To place the name of Genie Beaulieu in nomination for the Executive Committee on behalf of the Town of Freeport. (Stevens & Campbell) (5 Ayes) (2 Excused-Soley & Mann).

Councilor Beaulieu was asked to fill out a form and Vice Chair Arsenault was asked to sign it on behalf of the Council.

**Cove Road Stop Sign**

**MOVED AND SECONDED:** To take up an item not on the printed agenda. (Beaulieu & Stevens) (5 Ayes) (2 Excused-Soley & Mann)

**MOVED AND SECONDED:** That the intersection of Lower Mast Landing, Porter's Landing and Cove Roads be signaled by a four-way stop and that additional signage be added to indicate the four-way stop intersection. (Beaulieu & Stevens)

COUNCIL MEETING #13-2000  
JUNE 20, 2000

Councilor Beaulieu advised that this is coming with the unanimous support of the Traffic and Parking Committee and recommendation by the Police Chief. David Bennell and Alex Abbot presented a petition with 49 names in support of this stop sign.

**ROLL CALL VOTE:** (5 Ayes) (2 Excused-Soley & Mann)

**COMMITTEE REPORTS:**

Councilor Campbell advised that the Council will be getting the Adult Entertainment item on July 18.

Councilor DeGrandpre pointed out that a meeting of the Burnett Bridge Committee will be held next Tuesday night at 7 p.m.

Councilor Stevens represented the Town of Freeport on Sunday at the delivery of water from the Gulf of Mexico as part of the East Coast Greenway Alliance promoting, supporting and encouraging to have a greenway passage for individuals other than the automobile from the Florida Keys to the Canadian border. He accepted a plaque on behalf of the Town. Other Councilors thanked Councilor Stevens for representing the Town.

Councilor Beaulieu reported that Michelle Hart of the Freeport Economic Development Corporation helped a small Freeport company needing more space relocate to the Samsonite Building on Route One.

Councilor Beaulieu advised that she will be missing three of the four meetings scheduled in September and October. Mr. Olmstead explained why the schedule was changed.

Mr. Olmstead advised that CMP Gas advised that they signed a contract with the Brunswick Naval Air Station to supply them with natural gas by 9/1/01. They will be bringing the gas line from North Yarmouth, down the Pownal Road turning north all the way to Brunswick. If there is sufficient interest, the gas line could be brought south as well. The Council will be seeing a lot of activity. He noted that it is important to coordinate a meeting with the Water Company and Sewer Company. This is a golden opportunity that everyone should be talking about.

Adjournment

**MOVED AND SECONDED:** To adjourn at 9:15 p.m. (Councilors Campbell & Stevens) (5 Ayes) (2 Excused-Soley & Mann).

Respectfully Submitted,

*Sharon Coffin*

Sharon Coffin, Council Secretary

## **REFERENDUM QUESTION**

### **ORDINANCE AUTHORIZING THE ISSUANCE OF BONDS FOR RENOVATIONS AND EXPANSION OF FREEPORT MIDDLE SCHOOL.**

SHALL THE FOLLOWING ORDINANCE BE ENACTED? Ordinance authorizing issuance of bonds for the renovation and expansion of Freeport Middle School. THE TOWN OF FREEPORT HEREBY ORDAINS: That a sum not to exceed \$3,122,000 is hereby appropriated for the renovation and expansion of Freeport Middle School. To meet said appropriation, the Chairperson of the Town Council and the Town Treasurer are authorized to issue general obligations securities of the Town of Freeport in a total principal amount not to exceed \$3,122,000, and the discretion to fix the dates, maturities, denominations, interest rates, places of payment, forms and other details of said securities, including execution and delivery on behalf of the Town of Freeport, and to provide for the sale thereof, is delegated to the Chairperson of the Town Council and the Town Treasurer.

### **EXPLANATION AND RECOMMENDATION**

The proposed bond will be used to provide funds for the renovation and expansion of the Freeport Middle School. The existing facility was built in 1985 and the current student population far exceeds the building design capacity. Included in the project is the renovation of 8,500 square feet of existing space and construction of 16,240 square feet of new space. Partial State funding was sought for the project but Freeport's application was unsuccessful. Taxpayer payments on the bond will be reduced by approximately \$250,000 in State funds for converting leased space ("the portable classrooms") into permanent space.

The Freeport School Committee and Town Council recommend passage of this bond.

Tax effect information to be added.

Recommended by the School Facilities Sub-Committee.

Chris Leighton  
Richard Hendee  
Robert Stevens  
John Arsenault

## REFERENDUM QUESTION

### ORDINANCE AUTHORIZING THE ISSUANCE OF BONDS FOR RENOVATIONS AND EXPANSION OF FREEPORT MIDDLE SCHOOL.

SHALL THE FOLLOWING ORDINANCE BE ENACTED? Ordinance authorizing issuance of bonds for the renovation and expansion of Freeport Middle School. THE TOWN OF FREEPORT HEREBY ORDAINS: That a sum not to exceed \$3,122,000 is hereby appropriated for the renovation and expansion of Freeport Middle School. To meet said appropriation, the Chairperson of the Town Council and the Town Treasurer are authorized to issue general obligations securities of the Town of Freeport in a total principal amount not to exceed \$3,122,000, and the discretion to fix the dates, maturities, denominations, interest rates, places of payment, forms and other details of said securities, including execution and delivery on behalf of the Town of Freeport, and to provide for the sale thereof, is delegated to the Chairperson of the Town Council and the Town Treasurer.

### EXPLANATION AND RECOMMENDATION

The proposed bond will be used to provide funds for the renovation and expansion of the Freeport Middle School. The existing facility was built in 1985 and the current student population far exceeds the building design capacity. Included in the project is the renovation of 8,500 square feet of existing space and construction of 16,240 square feet of new space. Partial State funding was sought for the project but Freeport's application was unsuccessful. The project shall be submitted again to the State for partial funding. The project will only be constructed should the State share in the cost of construction. Taxpayer payments on the bond will be reduced by approximately \$250,000 in State funds for converting leased space ("the portable classrooms") into permanent space.

The Freeport School Committee and Town Council recommend passage of this bond.

Tax effect information to be added.

Recommended by Town Councilor Kenneth Mann

## **REFERENDUM QUESTION**

### **ORDINANCE AUTHORIZING THE ISSUANCE OF BONDS FOR RENOVATIONS AND EXPANSION OF FREEPORT HIGH SCHOOL.**

SHALL THE FOLLOWING ORDINANCE BE ENACTED? Ordinance authorizing issuance of bonds for the renovation and expansion of Freeport High School. THE TOWN OF FREEPORT HEREBY ORDAINS: That a sum not to exceed \$4,487,600 is hereby appropriated for the renovation and expansion of Freeport High School. To meet said appropriation, the Chairperson of the Town Council and the Town Treasurer are authorized to issue general obligations securities of the Town of Freeport in a total principal amount not to exceed \$4,487,600, and the discretion to fix the dates, maturities, denominations, interest rates, places of payment, forms and other details of said securities, including execution and delivery on behalf of the Town of Freeport, and to provide for the sale thereof, is delegated to the Chairperson of the Town Council and the Town Treasurer.

### **EXPLANATION AND RECOMMENDATION**

The proposed bond issue will be used to provide \$4,487,600 to renovate and expand Freeport High School. Included in the project is renovation of 4,000 square feet of existing space and the construction of the following new space: auditorium 6,640 square feet; classrooms, storage and auditorium support space 11,250 square feet; and a science wing consisting of 8,500 square feet. In order to lessen the impact of this borrowing on the property taxpayers, and to permit Freeport to seek partial State funding, borrowing and construction of this project will not occur until the year 2002. If State funding is obtained the amount of the bond issue will be lowered accordingly. Freeport has not applied for partial state funding. Freeport will apply for partial state funding in the summer of 2001.

The Town of Pownal has recently entered into a ten-year agreement with Freeport to pay an additional estimated \$33,000 per year for Pownal students attending Freeport High School if this referendum question is approved. These payments will be applied to the bonds, reducing the amount that will have to be paid on the bonds by Freeport taxpayers.

The Freeport School Committee and Town Council support passage of this bond.

Tax effect information to be added.

Recommended by the School Facilities Sub-Committee.

Chris Leighton  
Richard Hendee  
Robert Stevens  
John Arsenault



## REFERENDUM QUESTION

### ORDINANCE AUTHORIZING THE ISSUANCE OF BONDS FOR RENOVATIONS AND EXPANSION OF FREEPORT HIGH SCHOOL.

SHALL THE FOLLOWING ORDINANCE BE ENACTED? Ordinance authorizing issuance of bonds for the renovation and expansion of Freeport High School. THE TOWN OF FREEPORT HEREBY ORDAINS: That a sum not to exceed \$4,487,600 is hereby appropriated for the renovation and expansion of Freeport High School. To meet said appropriation, the Chairperson of the Town Council and the Town Treasurer are authorized to issue general obligations securities of the Town of Freeport in a total principal amount not to exceed \$4,487,600, and the discretion to fix the dates, maturities, denominations, interest rates, places of payment, forms and other details of said securities, including execution and delivery on behalf of the Town of Freeport, and to provide for the sale thereof, is delegated to the Chairperson of the Town Council and the Town Treasurer.

### EXPLANATION AND RECOMMENDATION

The proposed bond issue will be used to provide \$4,487,600 to renovate and expand Freeport High School. Included in the project is renovation of 4,000 square feet of existing space and the construction of the following new space: auditorium 6,640 square feet; classrooms, storage and auditorium support space 11,250 square feet; and a science wing consisting of 8,500 square feet. In order to lessen the impact of this borrowing on the property taxpayers, and to permit Freeport to seek partial State funding, borrowing and construction of this project will not occur until the year 2002. ~~If State funding is obtained the amount of the bond issue will be lowered accordingly.~~ Freeport has not applied for partial state funding. Freeport will apply for partial state funding in the summer of 2001. The project will only be constructed should the State share in the cost of construction.

The Town of Pownal has recently entered into a ten-year agreement with Freeport to pay an additional estimated \$33,000 per year for Pownal students attending Freeport High School if this referendum question is approved. These payments will be applied to the bonds, reducing the amount that will have to be paid on the bonds by Freeport taxpayers.

The Freeport School Committee and Town Council support passage of this bond.

Tax effect information to be added.

Recommended by Town Councilor Kenneth Mann

cc Ed Campbell - councilman  
Dale Olnstead - town manager

James Eshelman  
5/2/00

James Eshelman  
20 March Rd  
Freeport Me 04032  
5/1/00

Frank Watorman,

This letter is to put in writing what we discussed 4/29/00. I wish to cancel your rubbish removal service, as of 4/29/00, as I told your wife and you on the phone, witnessed by a friend (as Morn). I had paid for pre-services through the month of June. Paying for Apr, May, June cost me 58.50 (check #623). I asked for a refund for services not-rendered for May and June. You refused, and said "no refunds" and told me town is using illegal practices, charging .50 a bag at recycle centers and that their rate would go up to over 3.00 a bag like Durham. I think that your refusal is unfair, unethical, un-neighborly and maybe illegal. Please respond by 5/17/00 at which time I will consider further action - going to town council, and/or small claims court.

Thank you James Eshelman

**DPW BIDS**

The following bids were received for the DPW Truck Chassis.

Maine Mack	\$71,976
Freightliner of Maine	\$73,037
O'Connor Volvo	\$66,479

Other vendors failed to respond to bid specs.

The following bid was received for a dump body/sander and plow/wing.

Howard Fairfield	Dump Body/Sander - \$23,900
	Plow/Wing - \$20,800

No other bids were received from vendors.

# OFFICIAL BALLOT – District 23

**Maine Municipal Association's Legislative Policy Committee**  
July 1, 2000 - June 30, 2002 term

**VOTE FOR ONE** (Brunswick appoints one LPC member for this District):

John Arsenault, Councilor, Freeport

\_\_\_\_\_ (  write in )  
name position municipality

• Candidate Profiles Are On Reverse Side •

MUNICIPALITY: \_\_\_\_\_ DATE: \_\_\_\_\_

 BY SELECTMEN/COUNCILORS:

_____	_____
signature	print name
_____	_____
signature	print name
_____	_____
signature	print name
_____	_____
signature	print name
_____	_____
signature	print name

Return by 5:00 p.m., June 30, 2000, to:

Tina Means, Maine Municipal Association  
60 Community Drive, Augusta, Maine, 04330  
FAX: 626-3358

# TOWN OF FREEPORT

Municipal Offices  
(207) 865-4743  
FAX (207) 865-0929



## MEMO

TO: Freeport Town Council  
FROM: Freeport Planning Board  
SUBJECT: **TELECOMMUNICATIONS TOWER**  
DATE: May 18, 2000

The Zoning Ordinance requires that if a tower is located on a lot containing another use, the lot size shall be double the minimum lot size. The Town owns two water towers and the land on which they are located. One is off Bow Street and one is on Winston Hill. Interest has been expressed by a cellular carrier to locate a tower on the Winston Hill site. The property contains 4.3 acres and 5 acres are now required in order to locate a tower on that site. On March 7, 2000, the Town Council voted to request that the Planning Board reconsider the "co-location of two structures on the same property".

The Planning Board held a public hearing on May 17, 2000 on proposed amendments to the Zoning Ordinance. The revised language would have permitted a tower to co-locate on a site containing a water tower as long as the lot was a conforming lot for minimum lot area. Doubling the minimum lot size would not be required. The Board would have also had the authority to reduce the setback requirements for a tower if it was located on the same site as a water tower. In addition, revised language would have permitted a tower to locate on the same lot as an existing water tower as long as sufficient evidence was provided to assure that the tower would collapse in a manner which would not damage other facilities.

After considerable discussion, the Board voted 4-3 to approve the following motion:

Move to not recommend to the Town Council the adoption of Proposed Amendments to the Freeport Zoning Ordinance, Section 528. Regulations of Wireless Telecommunications Facilities for the following reasons:

1. The amendments give the appearance of contract zoning.
2. Other forms of telecommunications equipment can be located at the site without changes to the Ordinance.

PH - June 20, 2000  
Meeting # 13-2000  
Item # 140-00

*Adopted*  
PROPOSED AMENDMENTS  
FREEPORT ZONING ORDINANCE  
CHAPTER 21

April 4, 2000

Section 528. Regulations of Wireless Telecommunications Facilities

C. Space Requirements:

3. Area:

A wireless telecommunications tower shall not be constructed on a lot that does not conform to the minimum lot area required in the zoning district even if such lot is a lawful non-conforming lot of record. If it is located on a lot containing another use which also contains any use other than a water tower, the lot shall be of sufficient area to meet the minimum lot area requirement for each use.

4. Setbacks:

- a. The center of the base of any telecommunications tower must be set back a minimum of 125% of the tower height, or the required minimum setback of the District in which it is located, whichever is greater.
- b. No part of the structure, including anchors, guy wires, overhead lines, masts, etc., shall be located in the required District setback or in any required buffer area both on the ground or in the air space above the ground.
- c. Accessory support buildings containing electronic equipment and any other structures accessory to the telecommunications tower shall meet the required District building setback and the required buffer setback.
- d. If more than one tower is proposed on a single lot or parcel, they shall be clustered as closely together as technically possible.
- e. If other non-accessory uses are located on the same lot or parcel as a wireless telecommunications tower, all structures associated with such other uses shall be located a minimum distance of 125% of the tower height from the base of the tower.
- f. A tower's setback may be reduced by the Planning Board to allow the integration of a tower or antennas into an existing or proposed ~~structure such as a church steeple, light standard, power line support device, water tank tower~~, or similar structure, or to allow the location of a tower on the same lot as an existing water tower. The

applicant shall provide substantiating evidence to the Planning Board that the wireless telecommunications facilities are designed to collapse in a manner that will not cause damage to other buildings, structures or improvements.

# TOWN OF FREEPORT

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## MEMO

TO: Freeport Town Council  
FROM: Freeport Planning Board  
SUBJECT: **PROPOSED AMENDMENTS (LIGHTING)**  
DATE: May 9, 2000

The Planning Board has been working on revised lighting regulations for many months and consulted with a lighting expert for advice. We held a workshop meeting and finally developed revised regulations. At the public hearing, no members of the public made any comments.

On May 3, 2000, the Freeport Planning Board voted to recommend to the Town Council the attached proposed amendments to the Freeport Zoning Ordinance. The following motion was approved unanimously (5-0).

Move to recommend to the Town Council the following amendments to the Freeport Zoning Ordinance, Section 521, Lighting, for the following reasons:

1. The adopted Freeport Comprehensive Plan recommended that the performance standards of the Zoning Ordinance be reviewed and revised as needed in order to meet the policies and goals of the Natural Resources section of the Plan and to include the most up-to-date technical information. In addition, the Plan specifically stated that new lighting performance standards to limit sky glow should be developed. These revisions accomplish those implementation strategies.

JC:jmm



March 13, 2000

*Adopted*  
~~PROPOSED~~ AMENDMENTS  
FREEPORT ZONING ORDINANCE  
CHAPTER 21

Section 521. Lighting.

- A. No lights shall be placed in view of any public roadway or street so that its beams or rays are directed at any portion of the roadway when the light is of such brilliance and so positioned as to impair the vision of the driver of any motor vehicle upon said roadway.

~~Lighting with a lumen output equal to or greater than a 200 watt mercury light shall not be directed toward the sky or adjacent properties.~~

- B. No rotating or flashing lights or signals, except safety signaling devices as required by law, are permitted.
- C. Adequate buffers using either the natural landscape or artificial screening are required to prevent unnecessary or undesirable light from being directed beyond lot lines onto adjacent properties.

- D. When site plan review is required, the applicant shall submit plans for all proposed exterior lighting, drawn at a scale of at least one inch equals twenty feet. These plans shall include the location, type of lighting equipment, manufacturer's specification sheets and point-by-point calculated illuminance values noted on a ten (10) foot grid (maximum).

The following design standards shall be followed unless waived by the Planning Board if it finds that, due to special circumstances of a particular plan, they are not necessary to provide for the public health, safety and general welfare.

1. The style of the light and light standard shall be consistent with the architectural style of the principal building.

2. The maximum height of freestanding lights shall be the same as the principal building, but shall not exceed twenty (20) feet.
3. All lights shall have shielding to provide a beam cut-off at no more than 75 degrees above nadir.
4. Where lights along property lines will be visible to adjacent residences, the lights shall be appropriately shielded.
5. Freestanding lights shall be so located and protected as to avoid being easily damaged by vehicles.
6. Lighting shall be located along streets, parking areas, at intersections and crosswalks and where various types of circulation systems merge, intersect or split. Lighting shall be consistent with the guidelines and recommendations published by the Illuminating Engineering Society of North American for the given area.
7. Pathways, sidewalks and trails shall be lighted with low or mushroom-type standards.
8. Stairways and sloping or rising paths, building entrances and exits require illumination.
9. Lighting shall be provided where buildings are set back or offset from the street.
10. The following lighting criteria shall not be exceeded
  - a. Parking Lots: an average of one and five-tenths (1.5) footcandles throughout, a maximum of six (6) footcandles, and a maximum-to-minimum uniformity ratio of twenty to one (20:1) footcandles.
  - b. Intersections: an average of three (3) footcandles, a maximum of six (6) footcandles, and a maximum-to-minimum uniformity ratio of twenty to one (20:1) footcandles.
  - c. Maximum at property lines: one-tenth (0.1) footcandle.

d. The maximum illuminance level at grade along the property line shall be 0.1 footcandles.

11. When the activity is not in use, lighting shall be turned down to security level or turned off.