

**MINUTES  
FREEPORT TOWN COUNCIL MEETING #15-2005  
TOWN HALL COUNCIL CHAMBERS  
AUGUST 2, 2005 – 7 p.m.**

**CHAIRPERSON'S CALL TO ORDER**

**PRESENT   ABSENT   EXCUSED**

Thomas Rumpf, P.O. Box. 819, S. Freeport	x	
John Arsenault, Prout Road		x
Charlotte Bishop, Maquoit Drive	x	
Rich DeGrandpre, Timber Ridge Road	x	
Frederick White, 45 Pleasant Hill Road	x	
James Cassida, 5 Timber Ridge Road	x	
Genie Beaulieu, P.O. Box 74	x	

Chair Rumpf called the meeting to order and noted that Councilor Arsenault is excused this evening.

**FIRST ORDER OF BUSINESS:** To waive the reading of the Minutes of Meeting #14-2005 held on July 12, 2005 and accept the Minutes as printed.

Councilor Cassida referred to page 3 and pointed out that the first sentence in the fourth paragraph should have read: Vice Chair Cassida noted that the Town Planner will be here under "Other Business" to provide a brief discussion of the packets in front of Councilors regarding the changes made since the last public hearing. Chair Rumpf noted that Joe Hahn's name was misspelled as *Horne* and Councilor Bishop noted that Carter Becker's name was misspelled as *Beckett*.

**MOVED AND SECONDED:** To waive the reading of the Minutes of Meeting #14-2005 held on July 12, 2005 and accept the Minutes as amended.  
(DeGrandpre & Bishop) **VOTE:** (6 Ayes) (1 Excused—Arsenault)

**SECOND ORDER OF BUSINESS:** Announcements

Chair Rumpf updated the public on the upcoming concerts that will take place at Winslow Park on Thursday evenings. The entrance fee for Freeport residents is 75 cents and for non-residents the fee is \$1.50.

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

Chair Rumpf moved on since there were no public comments.

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

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ITEM #104-05            To consider action relative to adopting the August 2, 2005 Consent Agenda.

**BE IT ORDERED:** That the August 2, 2005 Consent Agenda be adopted.  
(DeGrandpre & White)

Chair Rumpf highlighted the items for members of the public.

**ROLL CALL VOTE:** (6 Ayes) (1 Excused—Arsenault).

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ITEM #105-05            To consider action relative to proposed amendments to the Zoning Ordinance (Chapter 21), the Subdivision Ordinance (Chapter 25), the Street Acceptance Ordinance (Chapter 26), the Comprehensive Plan, and new Design Standards concerning subdivisions in the Village I and Village Commercial II, III, and IV Districts. **Public Hearing.**

**MOVED AND SECONDED:** That the Public Hearing be opened. (White & DeGrandpre) **VOTE:** (6 Ayes) (1 Excused—Arsenault).

Town Planner, Donna Larson explained the changes being proposed and brought attention to the Matrix that has been developed. Chair Rumpf encouraged members of the public to speak. The following people asked questions and shared their views on the proposed changes.

Richard Harris of 20 Royal Avenue  
Travis Pryor of 22 Morse Street  
Kelly Fitz-Randolph of 19 East Street  
Peter Moulton of West Street  
Peter Bogle of 26 Park Street  
Scott Smith of 33 South Street  
Pauline Harris of 20 Royal Avenue  
Andrew Simmons of 7 Snow Road

Ms. Larson and David Reardon from the Planning Board addressed questions.

**MOVED AND SECONDED:** That the Public Hearing be closed. (White & DeGrandpre) **VOTE:** (6 Ayes) (1 Excused—Arsenault).

Councilors concurred that the following changes should be incorporated into the order:

On page 2 the changes in the Table of Contents, which were presented tonight in red.

On page 3 – the change addressing the replacement of an existing mobile home presented in red tonight.

On page 9, Section 2, under Minimum Height Requirement, the sentence should read:  
One story buildings shall have a roof pitch of no less than 6 in 12.

On page 9 under Exterior Walls, strike the words “high quality” before vinyl siding in the second sentence.

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On page 11 under Roofs, strike the third sentence and alter the next sentence to read: Buildings shall have pitches in the range of 6 in 12 to 12 in 12. Strike Brightly colored roof materials are not permitted. Change the next sentence to read: Roof colors shall be those typically found on residential buildings within the village. Strike the last sentence: Those colors typically include black, shades of gray, brown and green and dark reds.

On page 11 under Chimneys – Adopt the amendment as proposed in red.

On page 12 under Porches and Decks —Adopt the proposal in red regarding screens and storm windows.

On Page 12 under Fencing and Site Walls, 3<sup>rd</sup> Paragraph, The second sentence should read: They shall not exceed six feet. *And shall be screened with acceptable plant materials when viewed from neighboring properties* was stricken.

**BE IT ORDERED:** That the proposed amendments to the Zoning Ordinance (Chapter 21), the Subdivision Ordinance (Chapter 25), the Street Acceptance Ordinance (Chapter 26), the Comprehensive Plan, and new Design Standards concerning subdivisions in the Village I and Village Commercial II, III and IV Districts be approved as amended. (White & Cassida)

**MOVED AND SECONDED:** To modify the second sentence of the last paragraph under Garages on Page 11 to read: Garages must be flush with the front of the primary structure or set back further from the road. (Beaulieu & DeGrandpre) **ROLL CALL VOTE:** 3 Ayes—Beaulieu, Cassida & DeGrandpre) (3 Nays—Rumpf, Bishop & White) **Failed**

**ROLL CALL VOTE ON AMENDED ORDER:** (4 Ayes—White, Cassida, Bishop & Rumpf) (2 Nays—DeGrandpre & Beaulieu) (1 Excused—Arsenault).

Chair Rumpf thanked everyone for their input.

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**ITEM #106-05** To consider action relative to proposed amendments to the Traffic and Parking Ordinance concerning No Nighttime Parking Areas. (Chapter 48)

**BE IT ORDERED:** That a Public Hearing be scheduled for September 6, 2005 at 7 p.m. in the Town Hall Council Chambers to discuss proposed amendments to the Traffic and Parking Ordinance concerning No Nighttime Parking Areas.

**BE IT FURTHER ORDERED:** That copies be distributed equally between the Town Clerk's Office, the Town Manager's Office and the Freeport Community Library for inspection by citizens during normal business hours and the notice be placed on Freeport's local cable channel 7 and the Town's website. (Bishop & DeGrandpre) **ROLL CALL VOTE:** (6 Ayes) (1 Excused—Arsenault).

**Other Business:**

**MOVED AND SECONDED:** To eliminate the August 16 meeting from the Council's Agenda. (DeGrandpre & Cassida **VOTE:** (6 Ayes) (1 Excused—Arsenault).

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**1. Informational exchange.**

Councilor Beaulieu advised that an Upper Main Street Neighborhood Association is being formed. They have met a few times and will be coming forward with some things they would like to see addressed. It will be a good opportunity for the Council to be able to work with a neighborhood group.

Chair Rumpf reported that a leadership meeting took place today with L.L. Bean to discuss their thoughts on potential actions they are considering in Town. They have been looking at the possibility of building an additional distribution center and are looking at areas within the region as well as Desert Road. As their plans get clearer, they will want to come to the Council and discuss them more fully.

Chair Rumpf and Vice Chair Cassida will be attending a leadership meeting with the School leadership Thursday morning. They submitted a memo from the Superintendent and the Chair outlining issues they want to discuss in preparation for next year's budgeting process. He asked Mr. Olmstead to provide copies of the e-mail.

Mr. Olmstead will be meeting with officials from MDOT who are planning to transfer responsibilities for the summer maintenance of 1.5 miles of road on U.S. Route One South. This is basically from the Yarmouth line north to the Old County Road. He does not see how we can avoid this transfer.

Councilor DeGrandpre asked about the Bustins' meeting and Mr. Olmstead advised that it would take place on August 30. Councilors should be at the boat at 5 p.m.

**2. Update on the Community Center fundraising.**

Councilor Cassida advised that Peter Warren Construction is the construction manager for the Community Center and things are moving rapidly on the building front. Mr. Warren expects to have all the prices back from potential bidders by August 26. By the middle of September they expect to have a hard figure on the overall cost of construction.

The fundraising committee currently has approximately \$398,000 in cash or pledges on hand and is working hard. They want to be on the agenda for the September 20 meeting. They are hoping to break ground by October 1 or by the middle of October in order to keep construction costs as low as possible for site work. In order to do this, obviously the Fundraising Committee will not have all of the funds committed in donations or pledges. A conversation took place back along with the Fundraising Committee, and the Council indicated that there may be some willingness to consider bridge financing on the part of the Town if the Fundraising Committee could reach a certain level of commitment in their efforts. While they are not there yet, they are hopeful they will be close to that by September 20. The Building Committee and Fundraising Committee are working forward on securing in-kind donations of services that will ultimately subtract from the total cost of the project. These are not included in the \$398,000 figure. The total goal is 1.5 million dollars. It is important to recognize and thank the people involved in the fundraising. They are extremely dedicated.

Councilors were provided a copy of a press release, which is a charge to the community to support the Community Center fundraising effort. He asked if the Town Council would consider

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adding their names to this document. Chair Rumpf noted this is an individual decision and Councilors should let Councilor Cassida know if they want to add their names. Chair Rumpf noted that he, Councilor Cassida and Mr. Olmstead should probably sit down with the Fundraising Committee before the September 20 meeting to discuss implications of a loan. Councilor Cassida offered to schedule a meeting.

**Adjournment**

**MOVED AND SECONDED:** To adjourn at 9:22 p.m. (White & DeGrandpre)  
**VOTE:** (6 Ayes) (1 Excused—Arsenault).

Respectfully Submitted,

Sharon Coffin  
Council Secretary