

**MINUTES
FREEPORT TOWN COUNCIL MEETING #22-2005
TOWN HALL COUNCIL CHAMBERS
DECEMBER 6, 2005 – 7 p.m.**

CHAIRPERSON'S CALL TO ORDER

PRESENT ABSENT EXCUSED

John Arsenault, Prout Road			x
Genie Beaulieu, P.O. Box 74	x		
Charlotte Bishop, Maquoit Drive	x		
James Cassida, 5 Timber Ridge Road	x		
Rich DeGrandpre, Timber Ridge Road	x		
Joe Migliaccio, 2 Vinmar Lane	x		
Frederick White, 45 Pleasant Hill Road	x		

Chair Cassida called the meeting to order and pointed out that Councilor Arsenault is excused this evening.

FIRST ORDER OF BUSINESS: To waive the reading of the Minutes of Meeting #21-2005 held on November 15, 2005 and accept the Minutes as printed.

MOVED AND SECONDED: To waive the reading of the Minutes of Meeting #21-2005 held on November 15, 2005 and accept the Minutes as printed (White & Beaulieu)
VOTE: (6 Ayes) (1 Excused—Arsenault)

SECOND ORDER OF BUSINESS: Announcements

Chair Cassida announced that there are a few vacancies on some Town boards and committees. Any citizen interested in serving on one of these boards should fill out an application and submit it to Town Hall as soon as possible. Applications can be found on the Town's website and are also available at Town Hall.

Chair Cassida noted that a County budget workshop will be held on December 15 at 6 p.m. in Council Chambers. Councilor DeGrandpre pointed out that the Town's website states that this meeting begins at 6 p.m. at the Library when it really will be held here in Freeport's Council Chambers. Chair Cassida asked Mr. Olmstead to check this out and make sure it is corrected. Councilor Beaulieu asked if it could be televised. Mr. Olmstead advised that it would cost \$30 and Councilors concurred that it should be televised. Mr. Olmstead will make the arrangements.

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

MOVED AND SECONDED: To open the Public Comment Period. (White and Bishop)
VOTE: (6 Ayes) (1 Excused—Arsenault).

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State Representative, David Webster, noted that Medicare Part D would soon affect many people in town or have family members that will be affected. People need to enroll and there is some confusion about this. He and Senator Beth Edmonds have organized a meeting to be held on December 20 to discuss this public health issue. It will take place at the Library at 10 a.m. If anyone wishes to call him, he can be reached at 865-4311 and his phone number is also on the Town's website.

MOVED AND SECONDED: To close the Public Comment Period. (Bishop & White)
VOTE: (6 Ayes). (1 Excused—Arsenault)

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

ITEM #156-05 To consider action relative to adopting the December 6, 2005 Consent Agenda.

BE IT ORDERED: That the December 6, 2005 Consent Agenda be adopted. (White & Beaulieu)

Chair Cassida reviewed the items that appeared on the Consent Agenda for members of the public. Mr. Olmstead explained the Thermal Imaging Camera Grant for Councilors.

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

ITEM #157-06 To consider action relative to the adoption of a new Floodplain Management Ordinance for the Town of Freeport. (Chapter 16)

BE IT ORDERED: That a Public Hearing be scheduled for December 20, 2005 at 7 PM in the Town Hall Council Chambers to discuss the adoption of a new Floodplain Management Ordinance.

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. (Beaulieu & Bishop)

Chair Cassida noted that Councilors received a copy of the draft ordinance in their packets. Mr. Olmstead explained that Freeport's Floodplain Management Ordinance was adopted in 1987. The State Planning Office has been reviewing Ordinances and determined that Freeport's is not in compliance with State or Federal requirements. Freeport's Ordinance needs to

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be brought into compliance by January so that Freeport's homeowners will be able to purchase Floodplain insurance. Discussion followed.

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

ITEM #158-05 To consider action relative to a proposed amendment to the Traffic & Parking Ordinance concerning fifteen minute parking zones. (Chapter 48)

BE IT ORDERED: That a Public Hearing be scheduled for December 20, 2005 at 7 PM in the Town Hall Council Chambers to discuss a proposed amendment to the Traffic & Parking Ordinance concerning fifteen minute parking zones.

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. (DeGrandpre & Bishop)

Councilor Beaulieu explained that this only refers to the downtown area and provides for 15-minute parking times on Sundays at marked spaces. She answered questions for Councilors.

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

ITEM #159-05 To consider action relative to a proposed amendment to the Sidewalk Maintenance Ordinance concerning snow removal in commercial zones. (Chapter 9)

BE IT ORDERED: That a Public Hearing be scheduled on December 20 at 7 p.m. in the Town Hall Council Chambers to discuss a proposed amendment to the Sidewalk Maintenance Ordinance concerning snow removal in commercial zones.

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. (Migliaccio & Bishop)

Mr. Olmstead explained that this recommendation came from the Public Works Director and the Town Engineer. The Town will continue to provide the same maintenance that it does now but the ultimate responsibility belongs to the property owners in all the commercial zones. Business

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people will be notified if the amendment is adopted. Discussion followed. Councilor White requested that the Public Works Director be in attendance at the Public Hearing on the 20th. Councilor Beaulieu noted that she would like to see very clear language on who will be responsible for maintaining the sidewalks.

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

ITEM #160-05 To consider action relative to endorsing PACTS applications for Road Reconstruction and Widening.

BE IT ORDERED: That the Freeport Town Council endorse the following applications for Road Reconstruction and Widening for Years 2008 & 2009.

1. Route 1 from Kendall Lane to Maple Avenue.
2. South Street from West Street to Porter's Landing.
3. Bow Street from Dennison Avenue to the driveway at Mast Landing School. (Bishop & Beaulieu)

Mr. Olmstead explained that the first project had been approved by PACTS for this year but had to be postponed because of federal cutbacks. He answered questions for Councilors.

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

OTHER BUSINESS:

1. Habitat for Humanity Presentation.

Andrew Cadot of Flying Point Road, Site Selection Committee member explained that the real logjam for this organization is land. They are asking towns to consider donating three lots over the next five years. Freeport built two homes on the Grant Road. He introduced Steve Bolton, Executive Director. Mr. Bolton thanked the Council for the two lots on Grant Road that enabled them to build two homes. He explained how Jim Hatch from the Housing Trust helped to raise funds and solicited volunteers to work on those homes. They work with 23 towns in Cumberland County. He gave some historical information on his organization and explained how families are selected for a Habitat house.

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2. Committee Assignments for 2006.

Chair Cassida distributed the committee assignments and explained that he and Vice Chair Bishop felt it was important that each Councilor serve on the top 3 core committees.

Mr. Olmstead asked Councilor DeGrandpre to schedule an Appointments Committee meeting on December 20 at 6 p.m.

3. Discussion on 2006 Council Goals.

Chair Cassida distributed the Council Goals and asked for feedback. Discussion followed.

Under 1. Control Property Taxes, the first bullet was changed to: "Attempt to limit municipality expenditures consistent with the Northeast Region CPI Indicator. The second bullet was changed to read: "Work with School Department to encourage and support clear communication and expectations. The fifth bullet was changed to read: "Promote balanced economic development to strengthen the commercial tax base.

Under 3. Develop and strengthen long-range planning in growth management to ensure that public infrastructure can support growth rates, the first bullet was changed to read: "Develop a plan to extend School Street and possibly rezone the area to support local services.

Councilor Migliaccio brought up the affordable housing piece and explained his interest in Habitat for Humanity. Chair Cassida suggested bringing this up when the Council meets with the Planning Board.

Chair Cassida will see that a revision is provided to Mr. Olmstead and asked that this be added to the next agenda for adoption.

4. Informational Exchange.

Chair Cassida pointed out that the French School of Maine had their dedication last weekend. It was well attended and very impressive. He came away with a good indication of what that school is trying to do.

Chair Cassida noted that Mr. Olmstead received some information from BioDiesel of Maine offering to provide a presentation on how it can save the Town money. L.L. Bean and the Town of Falmouth is currently using this fuel. Councilors concurred that they would like to have the presentation and asked Mr. Olmstead to arrange for the presentation.

Councilor DeGrandpre noted that he, too, attended the French School's dedication and recognizes that the Town has an innovative school in that same building. He mentioned that the Soule School building was saved and renovated. There is a strong interest in developing a sister City in France and it was agreed to explore this option.

Councilor Migliaccio pointed out that since meeting notices didn't get out, the Planning Board had to postpone their public hearing. People that attended workshopped with the Board. Everyone needs a new copy of the language that resulted from the workshop. Mr. Olmstead offered to check with the Town Planner.

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Councilor DeGrandpre advised that a few folks complained that the Board of Appeals did not have a quorum for its November meeting and they were forced to wait a whole month before another meeting could take place. The Appointments Committee should communicate to the chairs of all of the committees that if they have attendance issues or membership issues, they need to be addressed. Councilor Bishop noted that if it is the Board's deficiency, a meeting should be rescheduled for the next week. No one should have to wait a whole month because Board members did not show up.

Mr. Olmstead advised that the Appeals Board Secretary pointed out that this has happened only three times in the 12 years she has been recording their meetings. Mr. Olmstead agreed that there are attendance problems on other Boards and Committees and perhaps the chairs do not understand the role they should be playing when those situations occur. There are attendance requirements that need to be met. It is the chair's responsibility to notify the Council and the Appointments Committee Chair when there are violations. Chair Cassida suggested reinforcing this point when the Council meets with each Board.

Councilor Migliaccio indicated that Staff Review meetings scheduled at 2:30 p.m. are difficult for the public to attend.

Councilor Beaulieu advised that the U.S. Route One Neighborhood Association would be meeting on December 15 at 6 p.m. at the Library. They wrote to PACTS and were the only neighborhood group to do so.

Councilor Migliaccio advised that he plans to attend the County Budget meeting on the 15th. Councilor Beaulieu advised that the County is putting aside \$25,000 for economic development and this is an item that Councilor Migliaccio should look at and be prepared to talk about. In two years the County will have to go out to referendum for their capital items and she suggested that Councilor Migliaccio review this as well.

Mr. Olmstead encouraged Councilors to attend this meeting on the 15th at 6 p.m. He explained his concerns with the County entering into economic development. When something is included in the County budget, everyone pays for it through the formula. It was explained to him that this is an effort to help the smaller towns with their economic development efforts which means once again that Freeport will be asked to subsidize as it does with the Sheriff's Department. He noted that Councilors should be concerned about that proposal since it could impact the their goal to control property taxes.

Councilor Beaulieu advised that the Cable Negotiating Committee held a meeting and there were only 3 or 4 people in attendance. Another meeting will be scheduled on December 14 but she will be unable to attend. They are hoping to bring something to the Council by the end of January. Mr. Olmstead wants to be sure to have the ability for an informational channel that could mean some advertising dollars for the Town. Councilor Beaulieu agreed.

Councilor DeGrandpre referred to the Staff Review meetings taking place at 2:30 and wondered if Board members could meet at 5 p.m. on Wednesdays. Mr. Olmstead advised that generally, the 2:30 time works fine but the committee needs to be sensitive to agenda items that

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they know will promote a lot of public interest and they need to be flexible in establishing their meeting times. He will discuss this with the Town Planner.

Mr. Olmstead advised that he has been discussing the closure of Freeport Towne Square with Representative Webster and the family that will be affected. Representative Webster has indicated that he would like to keep that family intact and relocated in Freeport. There is an opportunity to use the 3 acres the Town owns behind the condominiums on West Street as a possible location for this family but access needs to be worked out.

Representative Webster gave some historical information on Freeport Towne Square and explained that the State has decided to sell the property and move the residents to a non-profit organization such as Independence Association. There are currently 12 individuals that have lived in Freeport since the 70s and they need a modern wheelchair-accessible home.

Mr. Olmstead recommended that Jim Hatch from the Freeport Housing Trust and Jim Pierce from Independence Association put a proposal together and bring it to the Municipal Facilities Committee.

Representative Webster thanked Mr. Olmstead for his help and Chair Cassida thanked Representative Webster for his efforts in this proposal.

Mr. Olmstead mentioned the potential sale of property at the corner of Hunter and Desert Roads and that during an Executive Session, he asked for authority to use the appraisal to respond to the offer as soon as the appraisal came in. Councilors concurred that Mr. Olmstead could make the offer. Since the appraisal just came in and the Council was meeting this evening, he put the offer in writing and attached some materials with it and provided it to the Council so they could see what it looks like. If anyone has questions about the offer, they should contact him by end of day tomorrow. He would like to get the offer out in the next day or two to Mr. Taggart. He reminded the Council that it is a confidential document.

ADJOURNMENT

MOVED AND SECONDED: To adjourn at 8:55 p.m. (White & DeGrandpre)

VOTE: (6 Ayes) (1 Excused—Arsenault)

Respectfully Submitted,

Sharon Coffin
Council Secretary