

**TOWN COUNCIL MEETING #5-2001  
MARCH 20, 2001 - 7:00 P.M.  
TOWN COUNCIL CHAMBERS**

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**SUMMARY AGENDA**

- ITEM #45-2001 To consider action relative to adopting the March 20, 2001 Consent Agenda, Items #45-2001 through #47-2001.
- ITEM #49-2001 To consider action relative to the Capital Improvements Program for Fiscal Year 2002 to 2006. (Public Hearing).
- ITEM #50-2001 To consider action relative to an amendment to the Zoning Map designating Tax Max 26, Lots 38, 38A and 38C as a Retirement Community Overlay District. (Public Hearing).
- ITEM #51-2001 To consider action relative to a proposed amendment to the Coastal Waters ordinance concerning Commercial Passenger Boat Licenses (Chapter 31). (Public Hearing).
- ITEM #52-2001 To consider action relative to proposed amendments to the Zoning Ordinance concerning Restaurant Parking Requirements in the Village Commercial I (VC-II Zone) (Chapter 21).
- ITEM #37-2001 Tabled March 13, 2001.

To consider action relative to the acceptance of a Smart Growth Challenge Grant.

**OTHER BUSINESS:**

1. Review recommendation on Browntail Moth Spray Program.
2. Review letter from Pownal on request for regional planning.

**COMMITTEE REPORTS:**

Adjourn.

**AGENDA  
FREEPORT TOWN COUNCIL MEETING #5-2001  
TOWN HALL COUNCIL CHAMBERS  
MARCH 20, 2001 – 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:** John Arsenault, Chairperson, Prout Road  
Robert Stevens, Vice Chairperson, Porters Landing  
David Soley, Arnold Road  
Genie Beaulieu, Larue Drive  
Kenneth Mann, Mann Road  
Karen Bricklemeyer, Bears Run  
Eileen Lowell, South Freeport Road

**FIRST ORDER OF BUSINESS:** To waive the reading of the Minutes of #4-2001, March 13, 2001 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 #5-2001  
MARCH 20, 2001

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ITEM #48-2001 To consider action relative to adopting the March 20, 2001 Consent Agenda, Items #45-2001 through #47-2001.

**BE IT ORDERED:** That the March 20, 2001 Consent Agenda be adopted.

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ITEM #49-2001 To consider action relative to the Capital Improvements Program for Fiscal Years 2002 to 2006. (Public Hearing).

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

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

**MOTION:** That Item #49-2001 be tabled until April 3, 2001.

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ITEM #50-2001 To consider action relative to an amendment to the Zoning Map designating Tax Map 26, Lots 38, 38A and 38C as a Retirement Community Overlay District. (Public Hearing).

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

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

**BE IT ORDERED:** That the proposed amendment to the Zoning Map be approved.

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ITEM #51-2001 To consider action relative to a proposed amendment to the Coastal Waters ordinance concerning Commercial Passenger Boat Licenses (Chapter 31). (Public Hearing).

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

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

**BE IT ORDERED:** That the proposed amendment to the Coastal Waters ordinance be approved.

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ITEM #52-2001 To consider action relative to proposed amendments to the Zoning Ordinance concerning Restaurant Parking Requirements in the Village Commercial I (VC-II Zone) (Chapter 21).

**BE IT ORDERED:** That a Public Hearing be scheduled for April 3, 2001 at 7:00 p.m. in the Town Hall Council Chambers to discuss proposed amendments to the Zoning Ordinance.

**BE IT FURTHER ORDERED:** That 30 copies be distributed equally between the Town Clerk's office and the Freeport Community Library for inspection for citizens.

**COUNCIL MEETING #5-2001  
MARCH 20, 2001**

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**ITEM #37-2001** Tabled March 13, 2001.

To consider action relative to the acceptance of a Smart Growth Challenge Grant.

**BE IT ORDERED:** That the Smart Growth Grant from the State Planning Office in the amount of \$50,000.00 be accepted.

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**OTHER BUSINESS:**

1. Review recommendation on Browntail Moth Spray Program.
2. Review letter from Pownal on request for regional planning.

**COMMITTEE REPORTS:**

Adjourn.

**TOWN COUNCIL  
CONSENT AGENDA  
MARCH 20, 2001**

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**ITEM #45-2001** To consider action relative to the approval of victualer licenses for the Thai Garden, The Village Store and the High School Sports Boosters.

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

Viengxay Senesombath d/b/a Thai Garden Restaurant, 491 US Route 1  
Bart Carhart d/b/a The Village Store, Inc., 97 So. Freeport Road  
Ronald Foley, Treasurer, Freeport High School Sports Boosters, Peddler, corner of  
Main/Bow Streets

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**ITEM #46-2001** To consider action relative to the re-issuance of a malt, spirituous and vinous license for the Jameson Tavern Restaurant, Thai Garden Restaurant, and Sam's Italian Shop.

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

John Stiles d/b/a Jameson Tavern Restaurant, 115 Main Street  
Viengxay Senesombath d/b/a Thai Garden Restaurant, 491 US Route 1  
Gerald Clements d/b/a Sam's Italian Sandwich Shop, 7 Main Street

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

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**ITEM #47-2001** To consider action relative to the acceptance of a Fire Protection Grant.

**BE IT ORDERED:** That a Rural Community Fire Protection Grant in the amount of \$2,500 be accepted.

**NOTE:** No local match is required.

End of Consent Agenda

**MINUTES**  
**FREEPORT TOWN COUNCIL MEETING #5-2001**  
**TOWN HALL COUNCIL CHAMBERS**  
**March 20, 2001 - 7:10 P.M.**

<b><u>CHAIRPERSON'S CALL TO ORDER:</u></b>	<b><u>Present</u></b>	<b><u>Absent</u></b>	<b><u>Excused</u></b>
John Arsenault, Chairperson Prout Road	X		
Robert Stevens, Vice Chairperson Porters Landing	X (arrived at 8:15)		
Genie Beaulieu, Larue Drive	X		
David Soley Arnold Road	X		
Kenneth Mann Mann Road	X		
Karen Bricklemyer Bears Run			X
Eileen Lowell South Freeport Road	X		

Chair Arsenault noted that Councilor Bricklemyer is excused and Councilor Stevens will be arriving later.

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**FIRST ORDER OF BUSINESS:** TO WAIVE THE READING OF THE MINUTES OF MEETING #4-2001 HELD ON MARCH 13, 2001 AND ACCEPT THE MINUTES AS PRINTED.

**MOVED AND SECONDED:** TO WAIVE THE READING OF THE MINUTES OF MEETING #4-2001 HELD ON MARCH 13, 2001 AND ACCEPT THE MINUTES AS PRINTED. (Councilors Beaulieu & Lowell) (5 Ayes) (2 Excused—Stevens & Bricklemyer)

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

There were no public comments.

**MOVED AND SECONDED:** To close the Public Comment Period (Councilors Soley & Beaulieu) (5Ayes) (2 Excused—Stevens & Bricklemyer)

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

COUNCIL MEETING #5-2001  
MARCH 20, 2001

---

ITEM #48-2001 To consider action relative to adopting the March 20, 2001 Consent Agenda, Items #45-2001 through #47-2001.

**BE IT ORDERED:** That the March 20, 2001 Consent Agenda be adopted. (Councilors Soley & Beaulieu) **ROLL CALL VOTE:** (5 Ayes) (2 Excused—Stevens & Bricklemyer)

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ITEM #49-2001 To consider action relative to the Capital Improvements Program for Fiscal Years 2002 to 2006. (Public Hearing).

**MOVED AND SECONDED:** That the Public Hearing be opened. (Councilors Beaulieu & Lowell) (5 Ayes) (2 Excused—Stevens & Bricklemyer)

Chair Arsenault explained that these items would be opened up for anyone to address. Councilor Mann noted that the Town Manager indicated that this is a department head budget and provided an overview at the last meeting but has not yet indicated which ones he will be in support of. He felt it would be helpful if department heads would provide a brief summary tonight. Without this overview, he fears there will not be any public input. Chair Arsenault advised that some department heads are not in attendance. Councilor Beaulieu noted that it is important to get public input tonight but department heads will be giving their presentations next week. Chair Arsenault read through the first six articles without any questions being raised by the public. Councilor Mann brought up the Burnett Road Bridge Repairs that is listed under Article VII without any amount listed. He advised that he put together some figures on this issue and gave a brief history of this bridge. Maurice Hancock of Flying Point Road, Randall Thomas, Executive Director of the Freeport Historical Society, Ron Smith of Wolf Neck Road and Julie Nesbit of Wolf Neck Road spoke in favor of a safe and simple bridge proposal. Discussion followed.

ARTICLE X—Barbara McPheters, representing a group of citizens concerned with the conditions of Freeport cemeteries. She referred to a letter provided with costs outlined for each cemetery. She asked that the Town fund the repairs outlined in her \$41,500 proposal. She read a letter provided by Pat Pooters dated March 20, 2001. Randall Thomas encouraged the Council to support the cemeteries. Rebecca Stilkey spoke in support of the proposed cemetery improvements.

Beth Finlayson, Director of FCC, advised that the Coalition is looking forward to meeting with the Facilities Committee but they do not have any clear figures at this time since they are just beginning the Town process. Until the Town's needs are decided, they won't have any figures. She invited Councilors to their meetings on Tuesdays. They are hoping to purchase the building from David DeLorme in June. She answered questions for the Council. David Lindy, Coalition member, mentioned how much space is being discussed and would like significant dialogue between the Coalition and the Council. Discussion followed. Tom Whelan spoke about the spirit of volunteerism and how inspirational the process has become. He thanked the Council for taking a leadership role and is looking forward to bringing it together.

Scott Poulin of Route 136 asked the Council to take into consideration the significant tax increases proposed this year. Councilors agreed.

**MOVED AND SECONDED:** That the Public Hearing be closed. (Councilors Beaulieu & Lowell) (6 Ayes) (1 Excused—Bricklemyer).

**MOVED AND SECONDED:** That Item #49-2001 be tabled until April 3, 2001. (Councilors Beaulieu & Stevens) (6 Ayes) (1 Excused—Bricklemyer).

COUNCIL MEETING #5-2001  
MARCH 20, 2001

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ITEM #50-2001 To consider action relative to an amendment to the Zoning Map designating Tax Map 26, Lots 38, 38A and 38C as a Retirement Community Overlay District. (Public Hearing).

**MOVED AND SECONDED:** That the Public Hearing be opened. (Councilors Lowell & Beaulieu) (6 Ayes) (1 Excused—Bricklemyer).

Town Planner Lawson explained this amendment and answered questions for the Council.

**MOVED AND SECONDED:** That the Public Hearing be closed. (Councilors Lowell & Stevens) (6 Ayes) (1 Excused—Bricklemyer).

**BE IT ORDERED:** That the proposed amendment to the Zoning Map be approved. (Councilors Lowell & Beaulieu) **ROLL CALL VOTE:** (5 Ayes) (1 Recused—Soley) (1 Excused—Bricklemyer).

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ITEM #51-2001 To consider action relative to a proposed amendment to the Coastal Waters ordinance concerning Commercial Passenger Boat Licenses (Chapter 31). (Public Hearing).

**MOVED AND SECONDED:** That the Public Hearing be opened. (Councilors Mann & Lowell) (6 Ayes) (1 Excused—Bricklemyer).

Ed Reynolds advised that the Coastal Waters Commission is unanimously in agreement of this amendment.

**MOVED AND SECONDED:** That the Public Hearing be closed. (Councilors Beaulieu & Stevens) (6 Ayes) (1 Excused—Bricklemyer).

**BE IT ORDERED:** That the proposed amendment to the Coastal Waters ordinance be approved. (Councilors Mann & Beaulieu) **ROLL CALL VOTE:** (6 Ayes) (1 Excused—Bricklemyer).

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ITEM #52-2001 To consider action relative to proposed amendments to the Zoning Ordinance concerning Restaurant Parking Requirements in the Village Commercial I (VC-II Zone) (Chapter 21).

**BE IT ORDERED:** That a Public Hearing be scheduled for April 3, 2001 at 7:00 p.m. in the Town Hall Council Chambers to discuss proposed amendments to the Zoning Ordinance.

**BE IT FURTHER ORDERED:** That 30 copies be distributed equally between the Town Clerk's office and the Freeport Community Library for inspection by citizens. (Councilors Soley & Stevens) **ROLL CALL VOTE:** (6 Ayes) (1 Excused—Bricklemyer).



COUNCIL MEETING #5-2001  
MARCH 20, 2001

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ITEM #37-2001 Tabled March 13, 2001.

To consider action relative to the acceptance of a Smart Growth Challenge Grant.

**BE IT ORDERED:** That the Smart Growth Grant from the State Planning Office in the amount of \$50,000.00 be accepted. (Councilors Beaulieu & Stevens)

Town Planner Larson explained the concepts of this grant and the timing. The State contract has not yet been received. Discussion followed.

**MOVED AND SECONDED:** To table this item to the April 3 meeting. (Stevens & Mann) (5 Ayes) (1 Nay—Soley) (1 Excused—Bricklemeyer).

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**OTHER BUSINESS:**

**Review recommendation on Browntail Moth Spray Program.**

Dick Bradbury noted that his biological recommendation is to not spray even though there will be moths is because of the number of residents that do not want chemicals used on their property. The organic farms that exist in Freeport could be put out of business. Spraying creates friction between neighbors. He would be willing to work with individuals to set up their own projects with ground-based equipment. This would then be the individual's financial responsibility. He feels that if he cannot do a good job, there is no sense in doing one. Discussion followed. Chair Arsenault mentioned the Resource Protection areas that cannot be sprayed.

**MOVED AND SECONDED:** To table this item to April 3. (Councilors Beaulieu & Soley) (6 Ayes) (1 Excused—Bricklemeyer).

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**Review letter from Pownal on request for regional planning.**

Chair Arsenault noted that Pownal has asked to be part of the process dealing with Consumer Waters. A legal opinion has been received saying that there is no reason why they cannot be part of the Planning Board process either as town officials or individuals.

No action is needed on this.

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**COMMITTEE REPORTS:**

Chair Arsenault noted that there is a Council workshop with the Residential Growth Committee in the Library at 7 p.m. on Monday.

COUNCIL MEETING #5-2001  
MARCH 20, 2001

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Adjournment.

**MOVED AND SECONDED:** To adjourn at 9:35 p.m. (Councilors Beaulieu & Soley) (6 Ayes) (1 Excused—Bricklemeyer).

Respectfully Submitted,

*Sharon Coffin*  
Sharon Coffin  
Council Secretary

## **Capital Improvements Program**

**FY2002 – FY2006**

**The following schedule has been established for consideration and adoption of the Capital Budget.**

- |                  |   |
|------------------|---|
| • March 6, 2001  | Set Public Hearing  |
| • March 20, 2001 | Public Hearing  |
| • March 27, 2001 | Workshop with the School Department and<br>Municipal Administration |
| • April 3, 2001  | Capital Budget Adoption and funding of Fiscal<br>Year 2002 requests |

**PROPOSED**

**CAPITAL IMPROVEMENTS**

**PROGRAM**

**FY 2002 \*\*\*\*\* FY 2006**

**FREEPORT, MAINE**

# SCHOOL COMMITTEE

## ARTICLE 1

<u>2001 (FY 02)</u>	<u>Capital Funding</u>	<u>Other Funding</u>
1. Technology Upgrades	\$ -0-	\$50,000
2. Mast Landing Carpeting 2nd Floor	\$ -0-	\$30,000
3. 78-Passenger Bus	\$ -0-	\$60,000
4. Mast Landing Telephone System	\$25,000	\$ -0-
5. Morse Street Interior Upgrades Includes Electrical System Study, Redoing 1954 Wing Bathrooms, Redoing One Wing's Carpets, and Replacing Window Shades	\$ -0-	\$46,000
6. Morse Street Exterior Upgrades Includes Vinyl Siding Exterior Wood & Resurfacing Playground	\$ -0-	\$37,000
7. Purchase Central Office Building & Upgrade	\$75,000	\$175,000
<b>TOTAL:</b>	<b><u>\$100,000</u></b>	<b><u>\$398,000</u></b>
<u>2002 (FY 03)</u>		
1. Technology Upgrades		\$50,000
2. Morse St. (83 Wing) Membrane Roof		\$15,000
3. 78-Passenger Bus		\$60,000
4. Morse St. Electrical Upgrades		\$ ?
5. 12-Passenger Van		\$20,000
<b>TOTAL:</b>		<b><u>\$145,000</u></b>
<u>2003 (FY 04)</u>		
1. Technology Upgrades		\$50,000
2. 78 Passenger Bus		\$60,000
3. Increased Parking at Mast Landing		\$75,000
4. Replace Morse St. 62 Wing Carpeting		\$16,000
5. Pick-Up Truck		\$15,000
<b>TOTAL:</b>		<b><u>\$216,000</u></b>

**2004 (FY 05)**

1. Technology Upgrades	\$50,000
2. 78-Passenger Bus	\$60,000
3. Redo Membrane Roof FHS Shop & Cafeteria	\$40,000
<b>TOTAL:</b>	<b><u>\$150,000</u></b>

**2005 (FY 06)**

1. Technology Upgrades	\$50,000
2. 78-Passenger Bus	\$60,000
3. Mast Landing Gym Floor	\$ ?
4. Repaint Mast Exterior Trim	\$ ?
<b>TOTAL:</b>	<b><u>\$110,000</u></b>

\*Other Funding includes Reserve Accounts and Maine Department of Education Monies.

**RECREATION & GROUNDS****2002 (FY03)**

1. Equipment Mower & Trailer Well Pump	\$16,000 \$ ?
2. Resurface Tennis Courts	\$25,000
3. Snow Removal Vehicle	\$24,000
<b>TOTAL</b>	<b><u>\$65,000+</u></b>

**2003 (FY04)**

1. Additional Field Space (Performance & Expansion)	\$100,000+
2. Storage Shed at Recreation Fields	\$ ?
3. Tree Buffer for Middle School Fields	\$ ?
<b>TOTAL</b>	<b><u>\$100,000+</u></b>

## FIRE DEPARTMENT ARTICLE II

### 2001 (FY 02)

1. 28 SCBA Bottles	\$27,000
2. Protective Clothing	\$12,000
3. Rescue Pumper Equipment	\$31,500

### 2002 (FY 03)

1. Chief's Vehicle/Replacement	\$40,000
2. Protective Clothing	\$12,000
3. Ladder One Waterway	\$65,000
4. Traffic Light System	\$30,000

### 2003 (FY 04)

1. Sub Station (Durham, Pownal)	\$500,000
2. Protective Clothing	\$15,000

### 2004 (FY 05)

1. Protective Clothing	\$15,000
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### 2005 (FY 06)

1. Protective Clothing	\$15,000
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## RESCUE UNIT ARTICLE III

### 2001 (FY 02)

- |  |           |
|--|-----------|
| 1. Replacement of Rescue 1                             | \$115,000 |
| 2. Information Management System Patient Run Reporting | \$27,000  |

### 2002 (FY 03)

- |                        |          |
|------------------------|----------|
| 1. Protective Clothing | \$12,000 |
|------------------------|----------|

### 2003 (FY 04)

No Requests at this Time	\$ -0-
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### 2004 (FY 05)

- |                            |           |
|----------------------------|-----------|
| 1. Replacement of Rescue 2 | \$120,000 |
| 2. Protective Clothing     | \$15,000  |

### 2005 (FY 06)

No Requests at this Time	\$ -0-
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## **PUBLIC WORKS ARTICLE IV**

### **2001 (FY 02)**

- |                              |           |
|------------------------------|-----------|
| 1. Backhoe Replacement       | \$80,000  |
| 2. Pick-Up Truck Replacement | \$24,000  |
| 3. Track Excavator Purchase  | \$130,000 |

### **2002 (FY 03)**

- |                                 |          |
|---------------------------------|----------|
| 1. Bulldozer (D4-5) Replacement | \$74,000 |
| 2. Pick-up Truck Replacement    | \$24,000 |

### **2003 (FY 04)**

- |   |          |
|---|----------|
| 1. Dump Truck Chassis Replacement (Wheeler) | \$74,000 |
| 2. Dump Truck Body/Sander Replacement       | \$25,000 |
| 3. Snow Plow and Wing Replacement           | \$22,000 |
| 4. Liquid Calcium/Ground Control System     | \$10,000 |

### **2004 (FY 05)**

- |   |          |
|---|----------|
| 1. Dump Truck Chassis Replacement       | \$55,000 |
| 2. Dump Truck Body/Sander Replacement   | \$18,000 |
| 3. Snow Plow and Wing Replacement       | \$24,000 |
| 4. Liquid Calcium/Ground Control System | \$10,000 |

### **2005 (FY 06)**

- |   |           |
|---|-----------|
| 1. Road Grader Replacement              | \$170,000 |
| 2. Dump Truck Chassis Replacement       | \$56,000  |
| 3. Truck Body/Sander Replacement        | \$18,000  |
| 4. Snow Plow and Wing Replacement       | \$25,000  |
| 5. Liquid Calcium/Ground Control System | \$10,000  |

# **SOLID WASTE/RECYCLING**

## **ARTICLE V**

### **2001 (FY 02)**

1. Vertical Baler for HDPE & PET Plastics	\$12,500
2. Forklift Replacement	\$36,000
3. Landfill Leachate Collection/Treatment System Upgrade	\$40,000
4. Testing and Design for Leachate Lagoon Closure	\$10,000
5. Truck Replacement with Plow and Hydraulic Tailgate	\$29,000

### **2002 (FY 03)**

1. Loader Replacement	\$49,000
2. Garbage Compactor and Roll-Off Container	\$22,500
3. Leachate Lagoon Closure Implementation	\$25,000 - \$100,000

### **2003 (FY 04)**

1. Baler Reconditioning	\$10,000
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### **2004 (FY 05)**

1. Closure of Remaining Landfill	\$150,000
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### **2005 (FY 06)**

No Requests at this time	\$ -0-
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# COMPREHENSIVE TOWN IMPROVEMENTS

## ARTICLE VI

### 2001 (FY 02)

1. South Freeport Road Reconstruction (Rte. 1 to Pine St.)	\$74,000
2. South Freeport Road Drainage	\$74,000
3. South Freeport Road ATL Lane (Bicycle Lane)	\$74,000
4. Sidewalk Reconstruction - Main St. (West St. to Holbrook St.)	\$23,500
5. Sidewalk Reconstruction - Holbrook St. (Main St.)	\$15,500
6. Arnold Road Reconstruction/Drainage	\$40,000

1 and 2. This is our share of a \$300,000 grant which we will be receiving from the State through a Rural Road State Program.

### 2002 (FY 03)

1. Merrill Road Reconstruction/Drainage	\$46,500
2. Carriage Road Reconstruction/Drainage	\$26,000
3. Pettingill Road & Scotch Pine Road Reconstruction/Drainage	\$18,500
4. Sidewalk Reconstruction - Main St. (School St. to Bugle Boy store)	\$10,000
5. Sidewalk Reconstruction - School St. (Main St. to Middle St.)	\$18,000

### 2003 (FY 04)

1. Pleasant Hill Road Reconstruction - Phase I	\$74,000
2. Pleasant Hill Road Drainage - Phase I	\$74,000
3. ATL Lane (Bicycle Lane) \$15 L. Foot	\$74,000

### 2004 (FY 05)

1. Pleasant Hill Road Reconstruction - Phase II	\$74,000
2. Pleasant Hill Road Drainage - Phase II	\$74,000
3. ATL Lane (Bicycle Lane) \$15 L. Foot	\$88,600
4. Ledge Removal	\$74,000

### 2005 (FY 06)

1. South Freeport Road Reconstruction (Pine St. to Bow St.)	\$74,000
2. South Freeport Road Drainage (Pine St. to Bow St.)	\$74,000
3. ATL Lane (Bicycle Lane) \$15 L. Foot	\$380,000
4. Ledge Removal	\$74,000

The South Freeport Road Project is dependent upon the Town of Freeport getting a grant from the State through their Rural Road Program. We will also be applying for a state grant for the Alternate Travel Lane (ATL Bicycle Lanes).

## **MUNICIPAL FACILITIES ARTICLE VII**

### **2001 (FY 02)**

- |   |          |
|---|----------|
| 1. Refinish wood floors and counters and complete the carpeting - Town Hall | \$15,000 |
| 2. Central Air - Town Hall  | \$72,000 |
| 3. Resurface and re-curb municipal parking lots (3)                         | \$85,000 |
| 4. Burnett Road Bridge Repairs  | \$ ?     |

### **2002 (FY 03)**

- |   |          |
|---|----------|
| 1. Roof Improvement - Town Hall         | \$12,500 |
| 2. Computer Upgrades - Town Hall        | \$30,000 |
| 3. West Street Barn Roofing and Repairs | \$14,000 |
| 4. Voting Machine Replacement           | \$30,000 |
| 5. Soule School Roof Replacement        | \$29,000 |

### **2003 (FY 04)**

- |   |          |
|---|----------|
| 1. Copier Replacement                   | \$17,500 |
| 2. Flooring Replacement - Public Safety | \$15,000 |

### **2004 (FY 05)**

- |                                       |          |
|---------------------------------------|----------|
| 1. Copier Replacement - Public Safety | \$17,500 |
| 2. Copier Replacement - Library       | \$17,500 |
| 3. Central Air - Public Safety        | \$74,000 |

### **2005 (FY 06)**

- |  |          |
|--|----------|
| 1. Interior Painting - Town Hall and Public Safety | \$15,000 |
| 2. Computer Upgrades - Public Safety               | \$25,000 |

**FREEPORT COMMUNITY LIBRARY  
ARTICLE VIII**

**2001 (FY 02)**

**No Requests at this time**

**\$ -0-**

**2002 (FY 03)**

**1. Computer Lab Computers**

**\$45,000**

**2003 (FY 04)**

**No Requests at this time**

**\$ -0-**

**2004 (FY 05)**

**No Requests at this time**

**\$ -0-**

**2005 (FY 06)**

**No Requests at this time**

**\$ -0-**

**POLICE DEPARTMENT  
ARTICLE IX**

**2001 (FY 02)**

- |  |                  |
|--|------------------|
| 1. Upgrade of Public Safety Radio Communication<br>Equipment (Police, Fire & Rescue) | <b>\$100,000</b> |
|--|------------------|

**2002 (FY 03)**

- |  |                 |
|--|-----------------|
| 1. Integrate Mobile Data Terminals Into Vehicles | <b>\$40,000</b> |
| A. Computer Software                             | <b>\$40,000</b> |
| B. Computer Hardware                             |                 |

**2003 (FY 04)**

No Requests at this time	<b>\$ -0-</b>
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**2004 (FY 05)**

- |                                       |                 |
|---------------------------------------|-----------------|
| 1. Replace Special Enforcement Pickup | <b>\$16,000</b> |
|---------------------------------------|-----------------|

**2005 (FY 06)**

No Requests at this time	<b>\$ -0-</b>
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**BOARDS, COMMITTEES,  
COMMUNITY GROUPS AND OTHER REQUESTS  
ARTICLE X**

**2001 (FY 02)**

- |  |                         |
|--|-------------------------|
| 1. Recreation Committee - Facilities Development                           | \$750,000               |
| 2. Community Center  | \$500,000 - \$1,000,000 |
| 3. Professional Services - Town Hall Addition/Community Ctr.               | \$25,000                |
| 4. Traffic & Parking Committee - Directional Signage -<br>Freeport Village | \$75,000                |
| 5. Cemetery Improvements   | \$41,500                |

**2002 (FY 03)**

- |   |           |
|---|-----------|
| 1. Town Hall Addition                               | \$500,000 |
| 2. Conservation Commission - Open Space Acquisition | \$500,000 |

**2003 (FY 04)**

- |  |           |
|--|-----------|
| 1. Recreation Committee - Facilities Development | \$750,000 |
|--|-----------|

**2004 (FY 05)**

- |   |           |
|---|-----------|
| 1. Conservation Commission - Open Space Acquisition | \$500,000 |
|---|-----------|

**2005 (FY 06)**

- |                          |        |
|--------------------------|--------|
| No Requests at this time | \$ -0- |
|--------------------------|--------|

## EFFECT ON TAX RATE

FOR EACH \$100,000 BONDED BY THE TOWN COUNCIL, THE FIRST YEAR IMPACT WILL BE 0.8 CENTS ON THE TAX RATE. THE SECOND YEAR IMPACT WILL BE 2.1 CENTS BASED ON AN AMORTIZATION OF TEN (10) TO TWENTY (20) YEARS.

### FUNDS REQUESTED AND RECOMMENDED FUNDING SOURCES FOR 2001 (FY 2002)

	<u>RESERVES</u>	<u>TIF</u>	<u>BOND</u>	<u>BOND (Voter Approval)</u>
EDUCATION	\$ 223,000	\$ -0-	\$100,000	\$ -0-
*STATE FUNDS	\$ 175,000	\$ -0-	\$ -0-	\$ -0-
FIRE	\$ 120,500	\$ -0-	\$ -0-	\$ -0-
RESCUE	\$ 115,000	\$ -0-	\$ 27,000	\$ -0-
PUBLIC WORKS	\$ 154,000	\$ -0-	\$ -0-	\$ -0-
SOLID WASTE/RECYCLING	\$ -0-	\$ -0-	\$127,500	\$ -0-
TOWN IMPROVEMENTS	\$ 115,000	\$39,000	\$147,000	\$ -0-
MUNICIPAL FACILITIES				
*TOWN HALL	\$ 87,000	\$ -0-	\$ -0-	\$ -0-
*PARKING LOTS	\$ 85,000	\$ -0-	\$ -0-	\$ -0-
LIBRARY	\$ -0-	\$ -0-	\$ -0-	\$ -0-
POLICE	\$ 50,000	\$ -0-	\$ -0-	\$ -0-
BOARDS, COMMISSIONS AND OTHER	\$ -0-	\$ -0-	\$ 25,000	\$1,750,000
*PARKING SIGNS	\$ 75,000	\$ -0-	\$ -0-	\$ -0-
*CEMETERY IMPROVEMENTS	\$ -0-	\$ -0-	\$ 41,500	\$ -0-
 TOTALS	 \$ 1,199,500	 \$39,000	 \$468,000	 \$1,750,000
 COMBINED TOTAL		 \$3,456,500		

NOTE 1 - \$175,000 State Funds

### CURRENT DEBT

TOWN & SCHOOL  
\$10,194,905

DEBT LIMIT  
\$108,239,300  
(15% OF VALUATION WHICH IS  
\$721,595,368)

SCHOOL CONSTRUCTION  
(LOCAL & STATE)  
\$7,083,595

### TOTAL DEBT SERVICE

\$17,278,500



# TOWN OF FREEPORT

*adopted*  
*Meeting # 5-2001*  
*item # 50-2001*  
*March 20, 2001*

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



February 27, 2001

TO: Dale C. Olmstead, Jr., Town Manager

FROM: Donna Larson, Town Planner

RE: Designate Tax Assessor Map 26, Lots 38, 38A, and 38C as a Retirement Community Overlay District

On February 6, 2001, the Town Council amended the Zoning Ordinance to allow parcels of 30 acres or more that are connected to the public water and sewer system to be designated as retirement community overlay districts. The applicant requesting that zoning amendment, First Atlantic Corp., is requesting that the above referenced contiguous parcels be designated as a retirement community overlay district.

On February 21, 2001, the Planning Board reviewed the request and unanimously recommended that the Town Council designate this property as a retirement community overlay district. Attached is a conceptual plan, and a narrative describing what First Atlantic is proposing to develop.

John Schwartz, 7 Old County Road, was at the 2/21/01 Planning Board meeting to comment on the project. His comment was that the area is currently in the RR-1 District, and given the amount of development in the I-95 area, and the development on U.S. Route One South, that the intention of RR-1 no longer fits as it is described in the Zoning Ordinance.

"... It is intended that open space, agriculture and low-density residential be encouraged, in that they tend to enhance, reinforce, and protect the rural, open space atmosphere now characterizing much of the Town"

Mr. Schwartz was not opposed to the project, but recommended that the area be looked at for increased density. The Schwartz property and surrounding properties are included in the Residential Growth Management

Committee's report as the Old County Road Growth Area. That report recommends a density of 2-4 units per acre if connected to public water and sewer. The Planning Board specifically requested that Mr. Schwartz's comment be passed along to the Town Council.



FIRST ATLANTIC CORPORATION

February 16, 2001

Donna Larson  
Town Planner  
Town of Freeport  
30 Main Street  
Freeport, ME 04032

Dear Donna,

First Atlantic Corporation plans is to continue to be able to offer additional levels of services to the Freeport seniors by developing a Continuing Care Retirement Community (CCRC) located at 6 Old County Road.

This CCRC would offer five levels of care:

1. 90 bed Nursing Home encompassing skilled, rehabilitation, Alzheimer's and mental health services--*Hawthorne House* (existing)
2. 8 bed Alzheimer's residential unit--*Webster Commons* (existing)
3. 30 bed Assisted Care--*Freeport Place* (existing)
4. 100 unit Assisted/Congregate lodge (proposed)

The Assisted/Congregate lodge would consist of 100 units. These would be a mix of studio, one and two bedroom apartments. There would be a central living room, library, fitness studio, hair salon, greenhouse, recreation areas, etc. The residents would receive 3 meals daily, weekly housekeeping, 24-hour emergency monitoring system and staff, on-site professional nursing services, scheduled transportation, etc.

5. Duplex cottages (proposed)

29 one-story duplexes equaling 58 cottages will offer a living room, dining area, fully applianced kitchen, two-bedrooms/two baths, screened porch and an attached one-car garage. Cottage residents will have access to the lodge building amenities to include dining and recreational programs.

We have designed a CCRC that meets all of the requirements in Freeport Zoning Ordinance-Chapter 21 Retirement Overlay District. The site is over 30 acres and has water and sewer that First Atlantic Corporation brought to the site in 2000. First Atlantic received a Tiff in 1999 to bring the water and sewer to the site to accommodate Freeport Place and the CCRC expansion plan.

Meeting seniors' desires to stay in one community as they age is the motivating force behind First Atlantic Corporation's plans to develop a CCRC in Freeport.

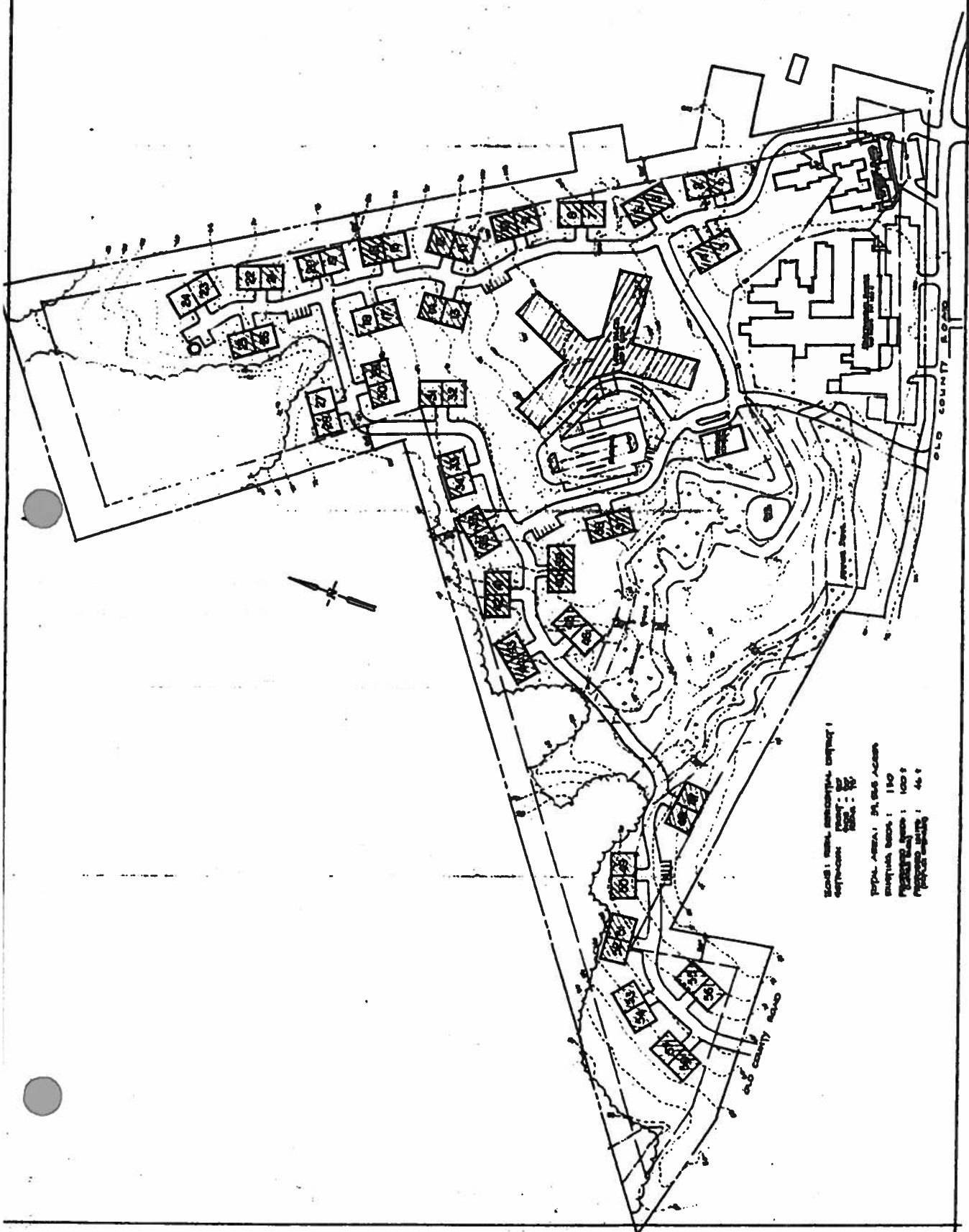
It has been a privilege for First Atlantic Corporation to be able to care for the Freeport seniors for the last thirty-three years. We look forward to continuing to offer additional levels of care options to the Freeport seniors.

Thank you for your time and consideration in this matter. If I can be of any assistance, please do not hesitate to contact me.

Sincerely,

Craig G. Coffin  
Chief Operating Officer  
First Atlantic Corporation

THIS PLAN IS A PRELIMINARY  
 SITE PLAN  
 FOR THE PROPOSED  
 PROJECT  
 PREPARED BY  
 THE PROJECT ENGINEER  
 FOR THE PROJECT OWNER  
 DATE: 10/1/80  
 SHEET NO. 1 OF 1



TOTAL AREA: 29,845 ACRES  
 TOTAL AREA: 1140  
 TOTAL AREA: 1000  
 TOTAL AREA: 44

Meeting # 5 - 2001  
Item # 51 - 2001  
March 20, 2001

*Adopted*  
**PROPOSED AMENDMENTS  
COASTAL WATERS ORDINANCE  
CHAPTER 31**

**Article XV      Licensing for Commercial Passenger Boats Using Town Wharf and Floats.**

**9.      Qualifications for License.**

- f. ~~the applicant has not committed any violations of this ordinance within the year prior to the date of application or operated a Commercial Passenger Boat in an unlawful manner or in any manner so as to constitute a threat to the public health, safety or welfare.~~
- f. the applicant has not operated a Commercial Passenger Boat in an unlawful manner or in any manner so as to constitute a threat to the public health, safety or welfare.
- g. Notwithstanding the foregoing, if the Commission finds that the applicant does not meet standard(e), and provided that the Commission specifically finds that the violation or violations in question did not constitute a threat to the public health, safety or welfare, the Commission may issue a probationary license conditioned upon the licensee avoiding any further violations for a specified period of time.