

**TOWN COUNCIL MEETING #08-2002**

**APRIL 2, 2002 - 7:00 P.M.**

**TOWN COUNCIL CHAMBERS**

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**SUMMARY AGENDA**

- ITEM #48-2002** To consider action relative to proposed amendments to the Town of Freeport Comprehensive Plan Concerning Rural Management Areas. (Public Hearing)
- ITEM #46-2002** To consider action relative to adopting a New Subdivision Ordinance (Chapter 25). (Public Hearing)
- ITEM #47-2002** To consider action relative to proposed amendments to the Zoning Ordinance Regarding Subdivisions (Chapter 21). (Public Hearing)
- ITEM #51-2002** Tabled March 26, 2002.
- To consider action relative to the Capital Improvements Program for Fiscal Years 2003 to 2007.

**Adjourn.**

Clerk

**CORRECTED**

**AGENDA  
FREEPORT TOWN COUNCIL MEETING #08-2002  
TOWN HALL COUNCIL CHAMBERS  
APRIL 2, 2002 – 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:** Robert Stevens, Chairperson, Porters Landing  
John Arsenault, Vice Chairperson, Prout Road  
Kenneth Mann, Mann Road  
David Soley, Arnold Road  
Eileen Lowell, So. Freeport Road  
Rod Regier, South Street  
Susan Campbell, Hunter Road

**FIRST ORDER OF BUSINESS:** To waive the reading of the Minutes of Meeting #07-2002, held on March 26, 2002 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 #08-2002**  
**APRIL 2, 2002**

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**ITEM #55-2002** To consider action relative to proposed amendments to the Town of Freeport Comprehensive Plan Concerning Rural Management Areas. (Public Hearing)

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

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

**MOTION:** That Item #55-2002 be tabled until April 9, 2002.

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**ITEM #56-2002** To consider action relative to adopting a New Subdivision Ordinance (Chapter 25). (Public Hearing)

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

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

**MOTION:** That Item #56-2002 be tabled until April 9, 2002.

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**ITEM #57-2002** To consider action relative to proposed amendments to the Zoning Ordinance Regarding Subdivisions (Chapter 21). (Public Hearing).

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

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

**MOTION:** That Item #57-2002 be tabled until April 9, 2002.

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**ITEM #51-2002** Tabled March 26, 2002.

To consider action relative to the Capital Improvements Program for Fiscal Years 2003 to 2007.

**BE IT ORDERED:** That the Capital Improvements Program for Fiscal Years 2003 to 2007 be adopted.

**BE IT FURTHER ORDERED:** That the following Capital Budget Items be funded for Fiscal Year 2003.

**EDUCATION**

1. Technology Upgrades	\$65,000
2. 78-Passenger Bus	\$60,000
3. Morse Street Electrical Upgrades	\$70,000
4. Middle School Oil Tank Removal	\$24,660

**COUNCIL MEETING #08-2002**  
**APRIL 2, 2002**

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**FIRE DEPARTMENT**

- |                            |          |
|----------------------------|----------|
| 1. Protective Clothing     | \$12,000 |
| 2. Ladder One Waterway     | \$65,000 |
| 3. Traffic Light System    | \$30,000 |
| 4. 12 SCBA Bottles         | \$11,000 |
| 5. Fire Engine Rust Repair | \$18,000 |

**RESCUE UNIT**

- |                                  |          |
|----------------------------------|----------|
| 1. Protective Clothing           | \$14,000 |
| 2. Information Management System | \$19,500 |

**PUBLIC WORKS**

- |                                   |          |
|-----------------------------------|----------|
| 1. Backhoe Replacement            | \$85,000 |
| 2. Pick-Up Replacement            | \$24,000 |
| 3. Bulldozer Replacement          | \$80,000 |
| 4. Salt/Sand Ground Speed Control | \$12,000 |

**SOLID WASTE/RECYCLING**

- |                                           |          |
|-------------------------------------------|----------|
| 1. Leachate Lagoon Closure Implementation | \$70,000 |
| 2. Broom Attachment for Skid Steer Loader | \$6,000  |
| 3. Provide Water to Recycling             | \$17,000 |
| 4. Retaining Devices                      | \$27,500 |

**COMPREHENSIVE TOWN IMPROVEMENTS**

- |                                                                          |          |
|--------------------------------------------------------------------------|----------|
| 1. South Freeport Road Reconstruction (Pine Street to Porters Landing)   | \$74,000 |
| 2. South Freeport Road Drainage                                          | \$74,000 |
| 3. South Freeport Road ATL Lane (Bicycle Lane)                           | \$74,000 |
| 4. Side Reconstruction - Main St. (Holbrook Street to GAP Building)      | \$10,000 |
| 5. Webster Road Improvements (FEMA Grant)                                | \$70,000 |
| 6. Webster Road ATL Lane                                                 | \$11,000 |
| 7. Main Street Reconstruction Project (Freeport Crossing to West Street) | \$20,000 |

**MUNICIPAL FACILITIES**

- |                                             |          |
|---------------------------------------------|----------|
| 1. Roof Improvement - Town Hall             | \$12,000 |
| 2. Library Exterior Treatment               | \$15,000 |
| 3. West Street Barn Roofing and Repairs     | \$16,000 |
| 4. B.H. Bartol Library Grounds Improvements | \$30,000 |
| 5. Soule School Roof Replacement            | \$32,000 |
| 6. Small Harbor Improvements Grant          | \$28,000 |

**FREEPORT COMMUNITY LIBRARY**

- |                             |          |
|-----------------------------|----------|
| 1. Library Computer Upgrade | \$25,000 |
|-----------------------------|----------|

**POLICE DEPARTMENT**

- |                                    |          |
|------------------------------------|----------|
| 1. Integrate Mobile Data Terminals | \$30,000 |
|------------------------------------|----------|

**BOARDS, COMMITTEES & COMMUNITY GROUPS**

- |                          |          |
|--------------------------|----------|
| 1. Cemetery Improvements | \$10,000 |
|--------------------------|----------|

**BE IT FURTHER ORDERED:** That the following amounts be expended from Reserve Accounts to provide for the following purchase and replacements:

- ◆ Fire Department Reserves
  - Ladder One Waterway \$65,000
  - Protective Clothing \$12,000
  - Fire Engine Rust Repair \$18,000
- ◆ Public Works Equipment Reserves
  - All Items \$201,000
- ◆ Solid Waste/Recycling Reserves
  - Retaining Devices \$27,500
- ◆ Municipal Facilities Reserves
  - Town Hall Roof Improvements \$12,000
  - Library Exterior Treatment \$15,000
  - West Street Barn Roof \$16,000
  - Library Computer System Upgrade \$25,000
- ◆ Police Department Reserves
  - Integrate Mobile Data Terminals \$30,000
- ◆ Comprehensive Town Improvement Reserves
  - South Freeport Road Reconstruction \$74,000
  - South Freeport Road Drainage \$74,000

**BE IT FURTHER ORDERED:** That the following items be funded with the Municipal Development and Tax Increment Financing District for Downtown Development.

- ◆ Sidewalk Construction - Main Street \$10,000
- ◆ Sidewalk Construction - Lower Main Street \$20,000

**BE IT ORDERED:** That the Town Clerk be instructed to place on the June 11, 2002 Ballot the following Bond Issues:

**REFERENDUM QUESTION 1.**

**ORDINANCE AUTHORIZING THE ISSUANCE OF BONDS FOR THE INSTALLATION OF A WATER LINE TO THE POWNAL ROAD RECREATION FACILITY**

**SHALL THE FOLLOWING ORDINANCE BE ENACTED:** Ordinance authorizing the issuance of bonds for the Installation of a Water Line to the Pownal Road Recreation Facility.  
**THE TOWN OF FREEPORT HEREBY ORDAINS:** That a sum not to exceed \$200,000 is hereby appropriated for the Installation of a Water Line to the Pownal Road Recreation

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Facility. To meet said appropriation, the Chairperson of the Town Council and the Town Treasurer are authorized to issue general obligation securities of the Town of Freeport in a total principal amount not to exceed \$200,000 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.

**REFERENDUM QUESTION 2.**

**ORDINANCE AUTHORIZING THE ISSUANCE OF BONDS FOR THE COMPLETION OF THE RECYCLING FACILITY**

**SHALL THE FOLLOWING ORDINANCE BE ENACTED:** Ordinance authorizing the issuance of bonds for the Completion of the Recycling Facility.

**THE TOWN OF FREEPORT HEREBY ORDAINS:** That a sum not to exceed \$174,000 is hereby appropriated for the Completion of the Recycling Facility. To meet said appropriation, the Chairperson of the Town Council and the Town Treasurer are authorized to issue general obligation securities of the Town of Freeport in a total principal amount not to exceed \$174,000 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.

**BE IT FURTHER ORDERED:** That a sum not to exceed \_\_\_\_\_ is hereby appropriated for the purpose of purchasing the approved capital items. Included in this appropriation is \$24,660 for School oil tank removal and to meet said appropriation, the Chairperson of the Town Council and the Town Treasurer are authorized to use general obligation securities of the Town of Freeport in a total principal amount not to exceed \_\_\_\_\_ with the discretion to fix the date, place of payment, forms and other details of the securities, and providing the sales thereof delegated to the Chairperson of the Town Council and the Town Treasurer.

**NOTES:**

1. Assuming the Town Council will vote no on both referendum questions, I have not provided language for the "Explanation and Recommendation" section.
2. Bart Carhart has provided an option to the Recycling Facility project which the Council may consider funding.

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Adjourn.

CORRECTED

**MINUTES  
COUNCIL MEETING #08-2002  
FREEPORT TOWN HALL COUNCIL CHAMBERS  
April 2, 2002-7:00 P.M.**

**CHAIRPERSON'S CALL TO ORDER**

**Present**

**Absent**

**Excused**

Robert Stevens, Chairperson  
Porters Landing

x

John Arsenault, Vice Chairperson  
Prout Road

x

David Soley  
Arnold Road

x

Susan Campbell  
Hunter Road

x

Rod Regier  
South Freeport Road

x

Kenneth Mann  
Mann Road

x

Eileen Lowell  
South Freeport Road

x

**FIRST ORDER OF BUSINESS:** TO WAIVE THE READING OF THE MINUTES OF MEETING #07-2002 HELD ON MARCH 26, 2002 AND ACCEPT THE MINUTES AS PRINTED.

**MOVED AND SECONDED:** TO WAIVE THE READING OF THE MINUTES OF MEETING #07-2002 HELD ON MARCH 19, 2002 AND ACCEPT THE MINUTES AS PRINTED. (Councilors Soley & Arsenault) (7 Ayes)

Chair Stevens asked for an update on how the Town is using its website and if public notices are going out. Mr. Olmstead advised that the problem with strike-throughs and underlining has been solved and he is not aware of any problems.

Chair Stevens pointed out that the following meetings have been scheduled: The Ordinance Committee is meeting tomorrow night at 6:35 p.m. in the Library. The Planning Board has a workshop scheduled tomorrow evening. They will also be meeting on the 10<sup>th</sup> and looking at a proposal from Shaw's. The School Committee is meeting tomorrow night in the School Library and will begin addressing the operating budget.

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

**MOVED AND SECONDED:** To open the Public Comment Period (Campbell & Soley)  
(7 Ayes).

Andrew Arsenault asked what newspapers are utilized for giving public notice for meetings. Mr. Olmstead advised that a list of meetings is sent to the *Times Record*, *Portland Press Herald*, *The Forecaster* and *Shopping Notes*.

**MOVED AND SECONDED:** To close the Public Comment Period (Soley & Campbell)  
(7 Ayes).

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

**ITEM #55-2002** To consider action relative to proposed amendments to the Town of Freeport Comprehensive Plan Concerning Rural Management Areas. (Public Hearing)

**MOVED AND SECONDED:** That the Public Hearing be opened. (Councilors Arsenault & Regier)

Councilor Mann mentioned that Comprehensive Plan amendments require 30 days notice and he asked Town Planner, Donna Larsen if this was satisfied. She replied that the requirement has been met.

**VOTE:** (7 Ayes).

The following people shared their views or raised questions on the proposed amendments: Katrina Van Deusen, Tom Rumpf, Kathy Bither, Anne Hindley, Joe Migliaccio.

Councilor Soley asked if it would make sense to open all three public hearings since the answers are all beginning to merge. Other Councilors concurred.

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**ITEMS #56-2002** To consider action relative to adopting a New Subdivision Ordinance (Chapter 25). (Public Hearing) and **ITEM #57-2002** To consider action relative to proposed amendments to the Zoning Ordinance Regarding Subdivisions (Chapter 21). (Public Hearing).

**MOVED AND SECONDED:** That the Public Hearing be opened on ITEMS 56-2002 (New Subdivision Ordinance and 57-2002 (Zoning Ordinance Regarding Subdivisions) (Councilors Lowell & Arsenault) (7 Ayes)

Jane Benson read a letter into the public record from Cynthia Orcutt who was unable to attend tonight's meeting in support of the Subdivision Ordinance.

Councilor Soley provided an e-mail from the Chair of the Freeport Conservation Committee could be entered into the public record supporting the Zoning Ordinance changes.

Also speaking tonight were: Rick Hendee and John Creasy, former Planning Board members recommending support for the Subdivision changes.



**COUNCIL MEETING #08-2002  
APRIL 2, 2002**

Brad Guay, representing a group of large landowners, provided a PowerPoint presentation addressing development that could occur in rural areas. He discussed permitted uses, open space, housing costs, aquifers, storm water runoff, starter homes, rural lifestyles, school impacts, etc. He noted that he would love to see a Town Open Space Coordinator hired. Rick Hendee requested time to address some of the points raised by Mr. Guay.

Joe Carroll of Hunter Road, noted that a lot of people in Town are preserving open space on their own. He is frustrated at the enthusiasm shown for using other people's land. He agrees that there should be a coordinator or a group that works with large landowners in Town. He has always wanted to preserve his land. It is his investment and retirement.

Andy Cadot advised that he strongly supports the proposed amendments to the Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance. Brenda Tims noted her enjoyment in walking on the Beech Hill Road and asked if open space subdivision is the same as conservation subdivision, which Ms. Larsen addressed.

Jim Hatch, Executive Director of the Freeport Housing Trust, is in support of these amendments and noted the lack of affordable housing in Freeport. Joe Migliaccio, Andrew Arsenault, Anne Hindley, Tom Rumpf, David Reardon, Alan Hindley and John Pease shared their views. Discussion followed.

**MOVED AND SECONDED:** That the Public Hearing be closed.(Councilors Soley & Arsenault) (7 Ayes).

**MOVED AND SECONDED:** That Items #55-2002, 56-2002 and 57-2002 be tabled until April 9, 2002. (Councilors Mann & Lowell).

Councilor Mann advised that his amendments are not ready tonight. The Council mentioned not voting on this issue tonight. Councilor Regier wants an opportunity to discuss this with other Councilors before voting on it. Chair Stevens noted that the Council can have a workshop this Thursday if Councilors agree, and perhaps the Council can spend 30 minutes. Councilors agreed but Councilors Arsenault and Soley had conflicts. Councilor Regier asked Councilors to draft their own amendments before Thursday if at all possible.

**VOTE:** (7 Ayes).

(5 Minute Break)

Amendments to ITEM #51-2002 - To consider action relative to the Capital Improvements Program for Fiscal Years 2003 to 2007.

**BE IT ORDERED:** That the Capital Improvements Program for Fiscal Years 2003 to 2007 be adopted as amended April 2, 2002.

**BE IT FURTHER ORDERED:** That the following Capital Budget Items be funded for Fiscal Year 2003.

**EDUCATION**

1. Technology Upgrades	\$65,000
2. 78-Passenger Bus	\$60,000
3. Morse Street Electrical Upgrades	\$70,000
4. Middle School Oil Tank Removal	\$24,660

**FIRE DEPARTMENT**

- |                            |          |
|----------------------------|----------|
| 1. Protective Clothing     | \$12,000 |
| 2. 12 SCBA Bottles         | \$11,000 |
| 3. Fire Engine Rust Repair | \$18,000 |

**RESCUE UNIT**

- |                        |          |
|------------------------|----------|
| 1. Protective Clothing | \$14,000 |
|------------------------|----------|

**PUBLIC WORKS**

- |                                   |          |
|-----------------------------------|----------|
| 1. Backhoe Replacement            | \$85,000 |
| 2. Pick-Up Replacement            | \$24,000 |
| 4. Salt/Sand Ground Speed Control | \$12,000 |

**SOLID WASTE/RECYCLING**

- |                                           |          |
|-------------------------------------------|----------|
| 1. Leachate Lagoon Closure Implementation | \$70,000 |
| 2. Provide Water to Recycling             | \$17,000 |
| 3. Retaining Devices                      | \$27,500 |
| 4. Completion of Recycling Facility       | \$70,500 |

**COMPREHENSIVE TOWN IMPROVEMENTS**

- |                                                                          |          |
|--------------------------------------------------------------------------|----------|
| 1. South Freeport Road Reconstruction (Pine Street to Porters Landing)   | \$74,000 |
| 2. South Freeport Road Drainage                                          | \$74,000 |
| 3. South Freeport Road ATL Lane (Bicycle Lane)                           | \$72,000 |
| 4. Side Reconstruction – Main St. (Holbrook Street to GAP Building)      | \$10,000 |
| 5. Webster Road Improvements (FEMA Grant)                                | \$70,000 |
| 6. Webster Road ATL Lane                                                 | \$11,000 |
| 7. Main Street Reconstruction Project (Freeport Crossing to West Street) | \$20,000 |

**MUNICIPAL FACILITIES**

- |                                         |          |
|-----------------------------------------|----------|
| 1. Roof Improvement – Town Hall         | \$12,000 |
| 2. Library Exterior Treatment           | \$15,000 |
| 3. West Street Barn Roofing and Repairs | \$16,000 |
| 4. Small Harbor Improvements Grant      | \$28,000 |

**FREEPORT COMMUNITY LIBRARY**

- |                             |          |
|-----------------------------|----------|
| 1. Library Computer Upgrade | \$25,000 |
|-----------------------------|----------|

**POLICE DEPARTMENT**

- |                                    |          |
|------------------------------------|----------|
| 1. Integrate Mobile Data Terminals | \$24,000 |
|------------------------------------|----------|

**BOARDS, COMMITTEES & COMMUNITY GROUPS**

- |                          |          |
|--------------------------|----------|
| 1. Cemetery Improvements | \$10,000 |
|--------------------------|----------|

**BE IT FURTHER ORDERED:** That the following amounts be expended from Reserve Accounts to provide for the following purchase and replacements:

◆ Fire Department Reserves	
- Protective Clothing	\$12,000
- Ladder Waterway	\$65,000
	\$65,000
- 12 SCBA Bottles	\$11,000
◆ Public Works Equipment Reserves	
- All Items	\$121,000
◆ Solid Waste/Recycling Reserves	
- Retaining Devices	\$27,500
- Water for Recycling	\$17,000
◆ Municipal Facilities Reserves	
- Town Hall Roof Improvements	\$12,000
- Library Exterior Treatment	\$15,000
- West Street Barn Roof	\$16,000
- Library Computer System Upgrade	\$25,000
◆ Police Department Reserves	
- Integrate Mobile Data Terminals	\$24,000
	\$25,000
◆ Comprehensive Town Improvement Reserves	
- South Freeport Road Reconstruction	\$74,000
- South Freeport Road Drainage	\$74,000

**BE IT FURTHER ORDERED:** That the following items be funded with the Municipal Development and Tax Increment Financing District for Downtown Development.

◆ Sidewalk Construction – Main Street	\$10,000
◆ Sidewalk Construction – Lower Main Street	\$20,000

**BE IT ORDERED:** That both Referendum Questions 1 and 2 be tabled indefinitely.

**BE IT ORDERED:** That a sum not to exceed \$565,500 is hereby appropriated for the purpose of purchasing the approved capital items. Included in this appropriation is \$24,660 for School oil tank removal and to meet said appropriation, the Chairperson of the Town Council and the Town Treasurer are authorized to use general obligation securities of the Town of Freeport in a total principal amount not to exceed \$565,000 with the discretion to fix the date, place of payment, forms and other details of the securities, and providing the sales thereof delegated to the Chairperson of the Town Council and the Town Treasurer. (Councilors Stevens & Soley).

Councilor Soley pointed out the items removed by this amendment. Mr. Olmstead noted that he omitted one item in the adoption of the 5 Year Plan under Comprehensive Town Improvements, The Oak Avenue project has been moved from '05 to '03.

Councilor Soley asked for more information on the proposed Police Department mobile data terminals that Chief

Scofield provided. Councilor Campbell noted that she wants to lend support to this initiative in light of September 11. She is aware of how busy the dispatcher is. Councilor Regier noted that he supports this item.

Chief Fournier expressed disappointment in cutting the \$65,000 Ladder One Waterway and the reasons it is needed. He agreed with cutting the traffic light system valued at \$30,000. He suggested postponing the fire engine rust repair to next year. He can fix the hole where the driver gets in and slow down the rust. He noted the safety issues involved in this. He does not expect to get any money from the federal government. Discussion followed on safety issues.

**MOVED AND SECONDED:** To amend the motion to add back the Ladder One Waterway. (Councilors Regier & Arsenault) **VOTE:** (7 Ayes).

**MOVED AND SECONDED** To delay the \$18,000 for Fire Engine Rust Repair to next year (Councilors Soley & Arsenault)

Mr. Olmstead wanted assurance that delaying this repair would not impact the goal of getting 20 years of life out of this vehicle. Chief Fournier believes that he can extend the life of the vehicle 20 years.

**VOTE:** (7 Ayes).

**Public Works**—Backhoe Replacement Councilor Mann advised that he reviewed the 1991 backhoe and feels that it is in relatively good shape and could use some repairs. Mr. Plummer disagreed and feels it definitely needs to be replaced.

**MOVED AND SECONDED:** To remove the backhoe replacement. (Councilors Mann & Soley)

Discussion followed. Chair Stevens agreed with Mr. Plummer and offered to leave it in. Other Councilors concurred.

**VOTE:** (1 Aye) (6 Nays).

**Comprehensive Town Improvements**—Councilor Lowell noted that the Oak Street drainage improvements is being moved up to the year 2003. Rodney Curtis advised that this is acceptable provided the Exxon does not expand. Mr. Olmstead noted that the Town Planner has been alerted to this issue. Councilor Soley is confident that the work needs to be done but this is a problem in the Village area. He suggested that Mr. Plummer prioritize these types of issues. Mr. Plummer feels that the developer should take care of this issue.

**Webster Road ATL Lane**—Councilor Mann noted that this road is rural and flat and can be easily bicycled on without a bicycle lane.

**MOVED AND SECONDED:** To delete the Webster Road ATL Lane for \$11,000. (Councilors Mann & Campbell).

Councilor Soley advised that the road is well used and dangerous. Discussion followed. Mr. Plummer explained what is going to be done on Webster Road.

**VOTE:** (2 Ayes—Mann & Campbell) (5 Nays).

**Joint Councils Meeting with 5 Towns**

Councilor Campbell explained that she attended and learned about group purchases. Computer purchases were discussed and this is something the Town should keep in mind.

**Police—Mobile Data Terminals**

Councilor Campbell noted that she would like to increase the \$24,000 to \$25,000.

**MOVED AND SECONDED:** To raise the appropriation for the Police to \$25,000.  
(Councilors Campbell & Arsenault). **VOTE:** (7 Ayes).

**ROLL CALL VOTE:** (7 Ayes).

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**OTHER BUSINESS:**

Councilors Mann and Regier announced that the Council just adopted a capital budget without any bonding.

**MOVED AND SECONDED:** To introduce an item not on the printed agenda. (Councilor Soley & Arsenault) (7 Ayes)

He explained that he met with Mr. Cummings and the Conservation Commission to discuss purchasing his land that abuts Florida Lake. They worked out a contract that purchases 15 acres . The contract is attached and Mr. Cummings requested that the Council move quickly on this matter.

To consider action relative to an Agreement for the Purchase and Sale of Real Estate.

**BE IT ORDERED:** That the Agreement for the purchase and sale of Real Estate dated March 30, 2002 between Ronald H. and Dorothy V. Cummings and the Town of Freeport for a portion of lot or parcel of land described in Freeport Tax Assessor's Map 17, Lot 43 be approved.

**BE IT ORDERED:** That the Town Manager be authorized to sign the agreement on behalf of the town and be authorized to expend funds for a title search, property survey, legal expenses and environmental and other studies if needed.

**BE IT FURTHER ORDERED:** That a grant award from the NSFWS North American Wetlands Conservation Council in the amount of \$50,000 be accepted to provide funds for the purchase of the Cummings property, related expenses and to perform Wetlands Restoration and related activities. (Councilors Soley & Regier) **ROLL CALL VOTE:** (7 Ayes).

**COUNCIL MEETING #08-2002  
APRIL 2, 2002**

Councilor Mann appreciated all the work Councilor Soley did on this acquisition. Councilor Mann suggested doing something special to celebrate. We now have under contract all of Florida Lake and Little Florida Lake.

**Right To Know Law**

Councilor Campbell asked when this topic would be appearing on an agenda. Mr. Olmstead advised that this would be on next week's agenda.

**Maine Service Center Coalition**

Chair Stevens noted that a letter was received from MMA concerning a vacancy on the Maine Service Center Coalition. He asked if anyone was interested in serving as an Alternate when Mr. Olmstead is not available. Councilor Arsenault volunteered.

**MOVED AND SECONDED:** To move an item not on the printed agenda. (Councilors Soley & Campbell) (7 Ayes).

**MOVED AND SECONDED:** To appoint John Arsenault as the Alternate to the Maine Service Center Coalition. (Councilors Soley & Campbell) (7 Ayes).

**Adjournment**

**MOVED AND SECONDED:** To adjourn at 10:50 p.m. (Councilors Arsenault & Campbell) (7 Ayes).

Respectfully Submitted,



Sharon Coffin  
Council Secretary

**Dale Olmstead**

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**From:** "David Soley" <dsoley@bernsteinshur.com>  
**To:** "Sauer and Hoy" <hoysauer@rcn.com>; "Michelle Lowell" <mlowell@bernsteinshur.com>;  
"Robert E. Stevens (E-mail)" <res@curthax.com>; "John Arsenault (E-mail)"  
<john\_arsenault@coconetme.org>; "Rod Regier (E-mail)" <Samrodfp@aol.com>; "Susan  
Campbell (E-mail)" <farming@suscom-maine.net>  
**Cc:** "Dale Olmstead (E-mail)" <dolmstead@freeportmaine.com>  
**Sent:** Tuesday, April 02, 2002 8:46 AM  
**Subject:** RE: Open Space Subdivisions

I am attaching an e-mail from the Chair of the Freeport Conservation Committee. Dale: Would you please distribute it at tonight's meeting?

-----Original Message-----

**From:** Sauer and Hoy [mailto:hoysauer@rcn.com]  
**Sent:** Monday, April 01, 2002 10:03 PM  
**To:** David Soley  
**Subject:** Open Space Subdivisons

David,

I cannot attend the public hearing Tuesday evening on amending the Town's zoning ordinance to provide for open space subdivisions. I do wish to voice my support, however, for the proposed amendments and am hopeful that you will pass along this email to the full Council at the public hearing.

Several years ago, the Town accepted the Open Space Plan as part of the Town's Comprehensive Plan. The Open Space Plan called for review of existing land use regulations to make such regulations more effective in conserving open space. The Planning Board has done an admirable job in revising the subdivision regulations to help preserve and maintain open space in Freeport. The proposed open space subdivisions will go a long way towards ensuring that Freeport retains wildlife habitat, unfragmented blocks of land, and land for passive recreation. As a Freeport resident who lives in a subdivision, I know how subdivisions can carve up the landscape into discrete lots with no permanent protection of valuable open space. While the Town is pursuing purchase of open space with the help of the bond passed a few years ago, such purchases cannot on their own stem the tide of sprawl. A multifaceted approach is required to work towards maintaining open space in Freeport. I urge the Town Council to vote for the Planning Board's proposal. Thank you.

--Mary Sauer

**Jane Benson**

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**From:** "Cynthia Orcutt" <corcutt@orcutt.com>  
**To:** "Jane Benson" <janeb@suscom-maine.net>  
**Cc:** "Alan Caron" <acaron@suscom-maine.net>  
**Sent:** Tuesday, April 02, 2002 10:15 AM  
**Subject:** letter-3-20-02

Jane-

thank-you for agreeing to read this letter this evening. I will send a copy to Alan as well so he can print a copy in case you do not receive this message.

Best of luck to you Both!! I hope we meet success.

cindy

**Freeport Town Council-**

I am not able to attend tonight's meeting due to child care issues. I have asked Jane to read you this letter so my voice may be heard concerning this very important issue.

I am a registered Landscape Architect in the State of Maine and have been a lead designer in a land-use based practice for over 22 years. During this time I have seen the results of both good and bad planning and how this planning can affect our environment, communities and taxes. The current Freeport subdivision ordinance is an antiquated code, based on thinking that evolved during the 1950s and 1960s. Fifty years ago there was little understanding of how development patterns would affect wildlife, watersheds, traffic, social behavior and ultimately the budgets of those municipalities charged with administering to a community that sprawled itself over a wide landscape.

During the past decade many have come to see the devastating results of suburban sprawl; loss of open space, fracturing of communities and bankrupt municipalities. During the past decade we have also come to understand that there is a better way to accommodate growth, especially growth of single family homes, by far the most popular form of housing in this country. Conservation subdivisions, a concept of development similar to the ordinance change you are being asked to consider tonight, offers a far more intelligent way to grow, create a density of lots in order to preserve meaningful open space. This new approach to subdivisions has worked brilliantly where implemented elsewhere, including many fine examples here in New England.

I am asking all of you to be bold tonight and support a well-tested, improved subdivision ordinance that will help us preserve the rural character of Freeport, strengthen our community and reduce our tax burden for now and for the generations to come. Thank-you for your thoughtful consideration and for your support of Conservation Subdivisions.

Cynthia Orcutt

[corcutt@orcutt.com](mailto:corcutt@orcutt.com)

4/2/2002



**March 5, 2002**  
**Amended March 19, 2002**

**PROPOSED**  
**CAPITAL IMPROVEMENTS**  
**PROGRAM**

**FY 2003 \*\*\*\*\* FY 2007**

**FREEPORT, MAINE**

# SCHOOL COMMITTEE

## ARTICLE 1

<u>2002 (FY 03)</u>	<u>Capital Funding</u>
1. Technology Upgrades	\$65,000
2. 78-Passenger Bus	\$60,000
3. Water Line to Pownal Road Fields	\$200,000
4. Morse Street Electrical Upgrades	\$70,000
5. Middle School Oil Tank Removal	\$24,660
<b>TOTAL:</b>	<b><u>\$419,660</u></b>
<u>2003 (FY 04)</u>	
1. Technology Upgrades	\$60,000
2. 78-Passenger Bus	\$60,000
3. Morse Street - Carpeting - Replace 62 Wing	\$20,000
4. 12-Passenger Van	\$20,000
5. Morse Street - Resurface Parking Lot	\$10,000
6. Additional Field Space	\$100,000
7. Tennis Courts - Redone	\$25,000
8. Morse Street - Roof Replacement	\$30,000
<b>TOTAL:</b>	<b><u>\$325,000</u></b>
<u>2004 (FY 05)</u>	
1. Technology Upgrades	\$60,000
2. 78-Passenger Bus	\$60,000
3. High School - Redo Membrane Roof/Shop & Cafeteria	\$ ?
4. Pick-Up Truck - 4 wheel drive	\$24,000
5. Middle School - (Older) Siding and Windows	\$ ?
6. Morse Street - Bathrooms	\$20,000
<b>TOTAL:</b>	<b><u>\$164,000</u></b>

**2005 (FY 06)**

1. Technology Upgrades	\$60,000
2. 78-Passenger Bus	\$60,000
3. Mast Landing - Parking Increase and Sidewalk Repair	\$75,000
<b>TOTAL:</b>	<b><u>\$164,000+</u></b>

**2006 (FY 07)**

1. Technology Upgrades	\$60,000
2. 78-Passenger Bus	\$60,000
3. Mast Landing Roof	\$ ?
4. Middle School Roof/Parking Lot	\$ ?
5. Athletic Field Lights	\$90,000
<b>TOTAL:</b>	<b><u>\$210,000+</u></b>

## FIRE DEPARTMENT ARTICLE II

### 2002 (FY 03)

1. Protective Clothing	\$12,000
2. Ladder One Waterway	\$65,000
3. Traffic Light System	\$30,000
4. 12 SCBA Bottles	\$11,000
5. Fire Engine Rust Repair	\$18,000

### 2003 (FY 04)

1. Sub Station (Durham, Pownall)	\$500,000
2. Protective Clothing	\$15,000
3. Fire Alarm Receiver for Dispatchers	\$45,000

### 2004 (FY 05)

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

1. Protective Clothing	\$15,000
------------------------	----------

### 2006 (FY 07)

1. Protective Clothing	\$15,000
------------------------	----------

## **RESCUE UNIT ARTICLE III**

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

- |                                                    |          |
|----------------------------------------------------|----------|
| 1. Protective Clothing                             | \$14,000 |
| 2. Information Management System Patient Reporting | \$19,500 |

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

- |                                    |          |
|------------------------------------|----------|
| 1. Protective Clothing             | \$14,000 |
| 2. Ambulance Equipment Replacement | \$25,000 |

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

- |                        |           |
|------------------------|-----------|
| 1. Replacement of R-2  | \$120,000 |
| 2. Protective Clothing | \$14,000  |

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

- |                        |          |
|------------------------|----------|
| 1. Protective Clothing | \$14,000 |
|------------------------|----------|

### **2006 (FY 07)**

- |                           |           |
|---------------------------|-----------|
| 1. Protective Clothing    | \$14,000  |
| 2. Communications Upgrade | \$15,000  |
| 3. Ambulance Replacement  | \$125,000 |

## PUBLIC WORKS ARTICLE IV

### 2002 (FY 03)

1. Backhoe Replacement	\$85,000
2. Pick-Up Truck Replacement	\$24,000
3. Bulldozer (D-4) Replacement	\$80,000
4. Salt/Sand Ground Speed Control Units	\$12,000

### 2003 (FY 04)

1. Dump Truck Chassis Replacement (Wheeler)	\$75,000
2. Dump Truck Body and Sander	\$26,000
3. Snow Plow and Wing Replacement	\$23,000
4. Liquid Calcium/Ground Control System	\$10,000

### 2004 (FY 05)

1. Dump Truck Chassis Replacement (5-7 yard dump)	\$55,000
2. Dump Truck Body/Sander	\$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	\$190,000
2. Dump Truck Chassis Replacement (5-7 yard dump)	\$56,000
3. Dump Body and Sander	\$19,000
4. Snow Plow and Wing Replacement	\$25,000
5. Liquid Calcium/Ground Control System	\$11,000

### 2006 (FY 07)

1. Dump Truck Chassis (Wheeler)	\$80,000
2. Dump Body and Sander	\$28,000
3. Snow Plow and Wing	\$26,000
4. Liquid Calcium/Ground Control System	\$11,000
5. Fork Lift	\$12,000

## SOLID WASTE/RECYCLING ARTICLE V

### 2002 (FY 03)

- |                                                                     |           |
|---------------------------------------------------------------------|-----------|
| 1. Completion of Recycling Facility (Paving, Fencing & Landscaping) | \$174,000 |
| 2. Leachate Lagoon Closure Implementation                           | \$70,000  |
| 3. Broom Attachment for Skid Steer Loader                           | \$6,000   |
| 4. Provide Water to Recycling Facility                              | \$17,000  |
| 5. Retaining Devices                                                | \$27,500  |

### 2003 (FY 04)

- |                                             |          |
|---------------------------------------------|----------|
| 1. Loader Replacement                       | \$49,000 |
| 2. Garbage Compactor and Roll-Off Container | \$22,500 |

### 2004 (FY 05)

- |                         |          |
|-------------------------|----------|
| 1. Baler Reconditioning | \$10,000 |
|-------------------------|----------|

### 2005 (FY 06)

- |                                  |           |
|----------------------------------|-----------|
| 1. Closure of Remaining Landfill | \$150,000 |
|----------------------------------|-----------|

### 2006 (FY 07)

- |                                           |          |
|-------------------------------------------|----------|
| 1. Two (2) Open Topped 40 Yard Containers | \$10,000 |
|-------------------------------------------|----------|

# COMPREHENSIVE TOWN IMPROVEMENTS

## ARTICLE VI

### 2002 (FY 03)

- |                                                                       |          |
|-----------------------------------------------------------------------|----------|
| 1. South Freeport Road Reconstruction (Pine St. to Porters Landing)   | \$74,000 |
| 2. South Freeport Road Drainage                                       | \$74,000 |
| 3. South Freeport Road ATL Lane (Bicycle Lane)                        | \$74,000 |
| 4. Sidewalk Reconstruction - Main St. (Holbrook St. to GAP Bldg.)     | \$10,000 |
| 5. Webster Road Improvements (FEMA Grant)                             | \$70,000 |
| 6. Webster Road ATL Lane                                              | \$11,000 |
| 7. Main Street Reconstruction Project (Freeport Crossing to West St.) | \$20,000 |

### 2003 (FY 04)

- |                                                                     |          |
|---------------------------------------------------------------------|----------|
| 1. Carriage Road Reconstruction/Drainage                            | \$29,000 |
| 2. Pettingil Road & Scotch Pine Road Reconstruction/Drainage        | \$20,000 |
| 3. Merrill Road Reconstruction/Drainage                             | \$46,500 |
| 4. Sidewalk Reconstruction - School Street (Main St. to Middle St.) | \$25,000 |
| 5. Sidewalk Reconstruction - Main Street (Maple St. to Church)      | \$10,500 |

### 2004 (FY 05)

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

### 2005 (FY 06)

- |                                                      |          |
|------------------------------------------------------|----------|
| 1. Pleasant Hill Road Reconstruction - Phase II      | \$74,000 |
| 2. Pleasant Hill Road Drainage - Phase II            | \$74,000 |
| 3. Pleasant Hill Road Ledge Removal                  | \$74,000 |
| 4. Pleasant Hill Road (ATL, Bicycle Lane, Walk Lane) | \$74,000 |

### 2006 (FY 07)

- |                                                                                        |          |
|----------------------------------------------------------------------------------------|----------|
| 1. Oak Street Drainage/Reconstruction                                                  | \$28,000 |
| 2. Baker Road Construction Project - 1300 Ft. (From End of Paved Section to Town Line) | \$29,000 |
| 3. Cottage Street and Forest Street Reconstruction/Drainage                            | \$41,000 |



## MUNICIPAL FACILITIES

### ARTICLE VII

#### 2002 (FY 03)

1. Roof Improvement - Town Hall	
2. Library Exterior Treatment	\$12,000
3. West Street Barn Roofing and Repairs	\$15,000
4. B.H. Bartol Library Grounds Improvements	\$16,000
5. Soule School Roof Replacement	\$30,000
	\$32,000

#### 2003 (FY 04)

1. Copier Replacement - Town Hall	
2. Flooring Replacement - Public Safety	\$17,500
3. Town Hall Computer Upgrades	\$15,000
4. Town Hall Expansion	\$35,000
	\$500,000

#### 2004 (FY 05)

1. Copier Replacement - Library	
2. Central Air - Public Safety	\$17,500
3. Parcel Map Infrastructure Update (GIS)	\$74,000
	\$60,000

#### 2005 (FY 06)

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

#### 2006 (FY 07)

1. Public Works Building Expansion	
2. Copier Replacement - Library	\$275,000
3. Flooring Refurbishing - Library	\$15,000
	\$26,000

# **FREEPORT COMMUNITY LIBRARY ARTICLE VIII**

## **2002 (FY 03)**

<b>1. Computer Lab Computers</b>	<b>\$25,000</b>
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## **2003 (FY 04)**

<b>No Requests at This Time</b>	<b>\$ -0-</b>
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## **2004 (FY 05)**

<b>No Requests at This Time</b>	<b>\$ -0-</b>
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## **2005 (FY 06)**

<b>No Requests at This Time</b>	<b>\$ -0-</b>
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## **2006 (FY 07)**

<b>No Requests at This Time</b>	<b>\$ -0-</b>
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**POLICE DEPARTMENT  
ARTICLE IX**

**2002 (FY 03)**

- |                                                  |          |
|--------------------------------------------------|----------|
| 1. Integrate Mobile Data Terminals into Vehicles | \$30,000 |
|--------------------------------------------------|----------|

**2003 (FY 04)**

- |                                             |          |
|---------------------------------------------|----------|
| 1. Pickup Replacement - Special Enforcement | \$18,000 |
|---------------------------------------------|----------|

**2004 (FY 05)**

- |                          |        |
|--------------------------|--------|
| No Requests at This Time | \$ -0- |
|--------------------------|--------|

**2005 (FY 06)**

- |                                  |          |
|----------------------------------|----------|
| 1. Bullet Proof Vest Replacement | \$10,000 |
|----------------------------------|----------|

**2006 (FY 07)**

- |                           |          |
|---------------------------|----------|
| 1. Computer Upgrade       | \$44,000 |
| 2. Portable Radio Upgrade | \$15,000 |

**BOARDS, COMMITTEES,  
COMMUNITY GROUPS AND OTHER REQUESTS  
ARTICLE X**

**2002 (FY 03)**

1. Cemetery Improvements	\$10,000
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**2003 (FY 04)**

1. Recreation Committee - Facilities Development	\$750,000
2. Cemetery Improvements	\$10,000
3. Conservation Commission - Open Space Acquisition	\$500,000

**2004 (FY 05)**

1. Conservation Commission - Open Space Acquisition	\$500,000
2. Cemetery Improvements	\$10,000

**2005 (FY 06)**

1. Cemetery Improvements	\$10,000
2. Recreation Committee - Facilities Development	\$750,000

**2006 (FY 07)**

No Requests at This Time	\$ -0-
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## EFFECT ON TAX RATE

FOR EACH \$100,000 BONDED BY THE TOWN COUNCIL, THE FIRST YEAR IMPACT WILL BE 0.5 CENTS ON THE TAX RATE. THE SECOND YEAR IMPACT WILL BE 1.8 CENTS BASED ON AN AMORTIZATION OF TEN (10) TO TWENTY (20) YEARS.

### FUNDS REQUESTED AND RECOMMENDED FUNDING SOURCES FOR 2002 (FY 2003)

	<u>RESERVES</u>	<u>TIF</u>	<u>BOND</u>	<u>BOND</u> <u>(Voter Approval)</u>
EDUCATION	\$ -0-	\$ -0-	\$220,000	\$ 200,000
FIRE	\$ 95,000	\$ -0-	\$ 41,000	\$ -0-
RESCUE	\$ -0-	\$ -0-	\$ 33,500	\$ -0-
PUBLIC WORKS	\$ 201,000	\$ -0-	\$ -0-	\$ -0-
SOLID WASTE/RECYCLING	\$ 35,000	\$ -0-	\$ 85,500	\$ 174,000
TOWN IMPROVEMENTS	\$ 150,000	\$30,000	\$153,000	\$ -0-
MUNICIPAL FACILITIES	\$ 75,000	\$30,000	\$ -0-	\$ -0-
LIBRARY	\$ 25,000	\$ -0-	\$ -0-	\$ -0-
POLICE	\$ 30,000	\$ -0-	\$ -0-	\$ -0-
BOARDS, COMMISSIONS				
*CEMETERY IMPROVEMENTS	\$ -0-	\$ -0-	\$ 10,000	\$ -0-
 TOTALS	 \$ 611,000	 \$60,000	 \$543,000	 \$ 374,000
COMBINED TOTAL		\$1,588,000		

### CURRENT DEBT

TOWN & SCHOOL  
\$8,569,300

### DEBT LIMIT

\$109,235,045

(15% OF VALUATION WHICH IS  
\$728,233,638)

SCHOOL CONSTRUCTION  
(LOCAL & STATE)  
\$8,698,000

### TOTAL DEBT SERVICE

\$17,267,300