

**TOWN COUNCIL MEETING #8-98**

**MAY 19, 1998 - 7:00 P.M.**

**TOWN COUNCIL CHAMBERS**

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**SUMMARY AGENDA**

- ITEM #97-98** To consider action relative to applications for victualer licenses for William Joynt, Alan Bradley, F. Carolyn Dobson, Vera Rogers, John Nappi, John Stiles, Nancy Gray, Anita Willett, Marc Trottier, Paul Dunn, John Lewis, Richard Thacker, Andrew Choi, Steven Goble, Tamartha Wilson, Phillip Libby, Richard Wagner, Jim Friedlander, Bob Pottle, Michael Marino, Aileen Labrie & Chris Holt, Jean MacLeod, Canteen Service Co., Lewis Corliss, Thomas Ring, David Coffin, Jonas Werner, Joseph Yilmaz, Mary Ann Anthony and Loren Goodridge. (Public Hearing).
- ITEM #98-98** To consider action relative to a proposed amendment to the Traffic and Parking Ordinance concerning Main Street Parking (Chapter 21). (Public Hearing).
- ITEM #99-98** To consider action relative to a proposed amendment to the Sign Ordinance concerning sign standards relating to size (Chapter 23). (Public Hearing).
- ITEM #100-98** To consider action relative to a proposed amendment to the Administrative Code concerning duties of the Purchasing Agent (Chapter 2). (Public Hearing).
- ITEM #101-98** To consider action relative to an amendment to the Shellfish Conservation Ordinance concerning the availability of commercial licenses (Chapter 32). (Public Hearing).
- ITEM #102-98** To consider action relative to an amendment to the Administrative Code concerning appointments to Boards and Commissions (Chapter 2).
- ITEM #103-98** To consider action relative to an expenditure from the Traffic and Parking Reserve Account to provide for campground directional signage.
- ITEM #104-98** To consider action relative to an expenditure from the Fiscal Year 1998 Miscellaneous and Contingency Account to provide for additional paving.
- ITEM #105-98** To consider action relative to Solid Waste/Demolition Disposal Fees.
- ITEM #106-98** To consider action relative to an amendment to the Solid Waste Disposal Ordinance concerning the separation of demolition materials (Chapter 23).
- ITEM #73-98** Tabled May 5, 1998.
- To consider action relative to proposed amendments to the Zoning Ordinance concerning the Village Commercial District III (Chapter 21).

**OTHER BUSINESS:**

1. Review and discussion of Special Audit Report concerning School Expenditures.
2. Discussion on request for funds to assist in restoration of the 1939 LaFrance fire engine.
3. Review request from Freeport Community Services for use of Town Hall parking lot for October Chowdah Challenge.

**COMMITTEE REPORTS:**

**ITEM 107-98**      To consider action relative to an Executive Session to discuss the possible acquisition of property.

Adjourn.

**AGENDA**  
**FREEPORT TOWN COUNCIL MEETING #8-98**  
**TOWN HALL COUNCIL CHAMBERS**  
**MAY 19, 1998 - 7:00 P.M.**

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

**TO:** Genie Beaulieu, Chairperson, Larue Drive  
David Soley, Vice Chairperson, Arnold Road  
Edward Campbell, Gay Drive  
Alan Hindley, Wardtown Road  
Kenneth Mann, Mann Road  
Stafford Soule, Arnold Road  
Gloria Fogg DeGrandpre, Wolf Neck Road

**FIRST ORDER OF BUSINESS:** To waive the reading of the Minutes of #7-98 May 5, 1998 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.

**ITEM #97-98** To consider action relative to applications for victualer licenses for William Joynt, Alan Bradley, F. Carolyn Dobson, Vera Rogers, John Nappi, John Stiles, Nancy Gray, Anita Willett, Marc Trottier, Paul Dunn, John Lewis, Richard Thacker, Andrew Choi, Steven Goble, Tamantha Wilson, Phillip Libby, Richard Wagner, Jim Friedlander, Bob Pottle, Michael Marino, Aileen Labrie & Chris Holt, Jean MacLeod, Canteen Service Co., Lewis Corliss, Thomas Ring, David Coffin, Jonas Werner, Joseph Yilmaz, Mary Ann Anthony and Loren Goodridge. (Public Hearing).

**MOTION:** That the Council adjourn and the Licensing Board convene.

**ROLL CALL OF MEMBERS:**

Genie Beaulieu	Kenneth Mann
David Soley	Edward Campbell
Alan Hindley	Gloria Fogg DeGrandpre
Stafford Soule	Dale Olmstead
Patricia Goodwin	

**MOTION:** That the following applications for Victualer Licenses be subject to Public Hearing.

William Joynt d/b/a Ben & Jerry's of Freeport, 83 Main Street  
Alan Bradley d/b/a Captain Josiah Mitchell House B&B, 188 Main Street  
F. Carolyn Dobson d/b/a Desert of Maine, 95 Desert Road  
Vera Rogers d/b/a Florida Lake Campground, 82 Wardtown Road  
John Nappi d/b/a Bow Street Market, Inc., 79 Bow Street  
John Stiles d/b/a Jameson Tavern Restaurant, 115 Main Street  
Nancy Gray d/b/a Harraseeket Inn, 162 Main Street  
Anita Willett d/b/a Cottage Street Inn, 13 Cottage Street  
Marc Trottier d/b/a Holbrook Inn, 7 Holbrook Street  
Paul Dunn d/b/a Healthsource Cafeteria, 2 Stonewood Drive  
John Lewis d/b/a Blue Onion Restaurant, 193 U.S. Route 1 South  
Richard Thacker d/b/a Arby's, 123 Main Street  
Andrew Choi d/b/a Rotary Hot Dog Stand, Morse Street  
Steven Goble d/b/a McDonald's Restaurant, 155 Main Street  
Tamantha Wilson d/b/a Harraseeket Grange #9, 13 Elm Street  
Phillip Libby d/b/a Sam's Italian Foods, 7 Main Street  
Richard Wagner d/b/a DeRosier's Market, 120 Main Street  
Jim Friedlander d/b/a Isaac Randall House, 5 Independence Drive  
Bob Pottle d/b/a Cindy's Fish & Fries, 274 U.S. Route 1 South  
Michael Marino d/b/a The Lobster Cooker, 39 Main Street  
Aileen LaBrie & Chris Holt d/b/a Mister Bagel, 2 Depot Road  
Jean MacLeod d/b/a Ocean Farm of Freeport, 23 Main Street  
Canteen Service Co. d/b/a L.L. Bean Cafeteria, Casco Street  
Lewis Corliss d/b/a The Village Inn, 186 Main Street  
Thomas Ring d/b/a Atlantic Seal B&B, 25 Main Street, So. Freeport  
David Coffin d/b/a Harraseeket Lunch, Main Street, So. Freeport  
Jonas Werner d/b/a All Maine's Best, FMA peddler spot, 23 Depot St.  
Joseph Yilmaz d/b/a Jay's Place, peddler private property, 29 Bow Street

COUNCIL MEETING #8-98  
MAY 19, 1998

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Joseph Yilmaz d/b/a Freeport Hot Dog Co., peddler private property, 34 Main Street  
Mary Ann Anthony d/b/a "4" Kids Hot Dog & Ice Cream, 306 U.S. Route 1 South  
Loren Goodridge d/b/a Subway, 231 U.S. Route 1 South

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

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

**MOTION:** That the Licensing Board adjourn and the Council reconvene.

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**ITEM #98-98** To consider action relative to a proposed amendment to the Traffic and Parking Ordinance concerning Main Street Parking (Chapter 21). (Public Hearing).

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

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

**MOTION:** That Item #98-98 be tabled until June 2, 1998.

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**ITEM #99-98** To consider action relative to proposed amendments to the Sign Ordinance concerning sign standards relating to size (Chapter 23). (Public Hearing).

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

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

**MOTION:** That Item #99-98 be tabled until June 2, 1998.

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**ITEM #100-98** To consider action relative to a proposed amendment to the Administrative Code concerning duties of the Purchasing Agent (Chapter 2). (Public Hearing).

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

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

**MOTION:** That Item #100-98 be tabled until June 2, 1998.

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**ITEM #101-98** To consider action relative to an amendment to the Shellfish Conservation Ordinance concerning the availability of commercial licenses (Chapter 32). (Public Hearing).

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

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

**MOTION:** That Item #101-98 be tabled until June 2, 1998.

**COUNCIL MEETING #8-98  
MAY 19, 1998**

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**ITEM #102-98** To consider action relative to an amendment to the Administrative Code concerning appointments to Boards and Commissions (Chapter 2).

**BE IT ORDERED:** That a Public Hearing be scheduled for June 2, 1998 at 7:00 p.m. in the Town Hall Council Chambers to discuss a proposed amendment to the Administrative Code.

**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.

**NOTE:** This item was requested by Councilor Soley.

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**ITEM #103-98** To consider action relative to an expenditure from the Traffic and Parking Reserve Account to provide for campground directional signage.

**BE IT ORDERED:** That up to \$3,500 be expended from the Traffic and Parking Reserve Account to provide for campground directional signage.

**NOTE:** This item was requested by Councilor Beaulieu.

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**ITEM #104-98** To consider action relative to an expenditure from the Fiscal Year 1998 Miscellaneous and Contingency Account to provide for additional paving.

**BE IT ORDERED:** That up to \$10,000 be expended from the Fiscal Year 1998 Miscellaneous and Contingency Account to provide for additional paving for Wolf Neck Road.

**NOTE:** Councilor Beaulieu has requested reconsideration of this item.

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**ITEM #105-98** To consider action relative to Solid Waste/Demolition Disposal Fees.

**BE IT ORDERED:** That the following fee increases be approved, effective July 1, 1998.

Demolition Materials and Brush - \$10.00 per cubic yard  
Shingles - \$25.00 per cubic yard  
Non-Resident User Fee - \$20.00 annually per household  
Non-Resident Fees - Demolition and Brush - \$15.00 per cubic yard  
Shingles - \$37.50 per cubic yard

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**ITEM #106-98** To consider action relative to an amendment to the Solid Waste Disposal Ordinance concerning the separation of demolition materials (Chapter 28).

**BE IT ORDERED:** That a Public Hearing be scheduled for June 2, 1998 at 7:00 p.m. in the Town Hall Council Chambers to discuss a proposed amendment to the Administrative Code.

**COUNCIL MEETING #8-98  
MAY 19, 1998**

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**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.

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**ITEM #73-98** Tabled May 5, 1998.

To consider action relative to proposed amendments to the Zoning Ordinance concerning the Village Commercial District III (Chapter 21).

**BE IT ORDERED:** That the proposed amendments to the Zoning Ordinance, as submitted to Public Hearing on May 5, 1998, be approved.

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**OTHER BUSINESS:**

1. Review and Discussion of Special Audit Report concerning School Expenditures.
2. Discussion on request for funds to assist in restoration of the 1939 LaFrance fire engine.
3. Review request from Freeport Community Services for use of Town Hall parking lot for October Chowdah Challenge.

**COMMITTEE REPORTS:**

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**ITEM #107-98** To consider action relative to an Executive Session to discuss the possible acquisition of property.

**MOTION:** That the Town Council enter into Executive Session with the Recreation Committee to discuss the possible acquisition of property.

**MOTION:** That the Council reconvene.

Adjourn.

**MINUTES**  
**FREEPORT TOWN COUNCIL MEETING #8-98**  
**May 19, 1998 – 7 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>
Genie Beaulieu, chairperson Larue Drive	x		
David Soley, Vice-Chairman Arnold Road	x		
Edward Campbell Gay Drive	x		
Alan Hindley Wardtown Road	x		
Gloria DeGrandpre Wolf Neck Road	x		
Stafford Soule Arnold Road	x		

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**FIRST ORDER OF BUSINESS:** TO WAIVE THE READING OF THE MINUTES OF MEETING #7-98 HELD ON MAY 5, 1998 AND ACCEPT THE MINUTES AS PRINTED.

**MOVED AND SECONDED:** TO WAIVE THE READING OF THE MINUTES OF MEETING #7-98 HELD ON MAY 5, 1998 AND ACCEPT THE MINUTES AS PRINTED. (Councilors Campbell & Soule) (7 Ayes) (0 Nays)

Mr. Soley noted how complicated the minutes were and that Ms. Goodwin should be commended for producing them error-free. Other Councilors concurred.

**SECOND ORDER OF BUSINESS:** PUBLIC COMMENT PERIOD.

No public comments were made.

**THIRD ORDER OF BUSINESS:** TO TAKE ACTION ON THE FOLLOWING ITEMS OF BUSINESS AS READ BY THE COUNCIL CHAIRPERSON.



**COUNCIL MEETING #8-98  
MAY 19, 1998**

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**ITEM #97-98** To consider action relative to applications for victualer licenses for William Joynt, Alan Bradley, F. Carolyn Dobson, Vera Rogers, John Nappi, John Stiles, Nancy Gray, Anita Willett, Marc Trotter, Paul Dunn, John Lewis, Richard Thacker, Andrew Choi, Steven Goble, Tamantha Wilson, Phillip Libby, Richard Wagner, Jim Friedlander, Bob Pottle, Michael Marino, Aileen Labrie & Chris Holt, Jean MacLeod, Canteen Service Co., Lewis Corliss, Thomas Ring, David Coffin, Jonas Werner, Joseph Yilmaz, Mary Ann Anthony and Loren Goodridge. (Public Hearing).

**MOVED AND SECONDED:** That the Council adjourn and the Licensing Board convene. (Councilors Campbell & Soule) (7 Ayes) (0 Nays)

**ROLL CALL OF MEMBERS: (all present except Goodwin)**

Genie Beaulieu	Kenneth Mann
David Soley	Edward Campbell
Alan Hindley	Gloria Fogg DeGrandpre
Stafford Soule	Dale Olmstead
Patricia Goodwin	

**MOVED AND SECONDED:** That the following applications for Victualer Licenses be subject to Public Hearing.

William Joynt d/b/a Ben & Jerry's of Freeport, 83 Main Street  
Alan Bradley d/b/a Captain Josiah Mitchell House B&B, 188 Main Street  
F. Carolyn Dobson d/b/a Desert of Maine, 95 Desert Road  
Vera Rogers d/b/a Florida Lake Campground, 82 Wardtown Road  
John Nappi d/b/a Bow Street Market, Inc., 79 Bow Street  
John Stiles d/b/a Jameson Tavern Restaurant, 115 Main Street  
Nancy Gray d/b/a Harraseeket Inn, 162 Main Street  
Anita Willett d/b/a Cottage Street Inn, 13 Cottage Street  
Marc Trotter d/b/a Holbrook Inn, 7 Holbrook Street  
Paul Dunn d/b/a Healthsource Cafeteria, 2 Stonewood Drive  
John Lewis d/b/a Blue Onion Restaurant, 193 U.S. Route 1 South  
Richard Thacker d/b/a Arby's, 123 Main Street  
Andrew Choi d/b/a Rotary Hot Dog Stand, Morse Street  
Steven Goble d/b/a McDonald's Restaurant, 155 Main Street  
Tamantha Wilson d/b/a Harraseeket Grange #9, 13 Elm Street  
Phillip Libby d/b/a Sam's Italian Foods, 7 Main Street  
Richard Wagner d/b/a DeRosier's Market, 120 Main Street  
Jim Friedlander d/b/a Isaac Randall House, 5 Independence Drive  
Bob Pottle d/b/a Cindy's Fish & Fries, 274 U.S. Route 1 South  
Michael Marino d/b/a The Lobster Cooker, 39 Main Street  
Aileen LaBrie & Chris Holt d/b/a Mister Bagel, 2 Depot Road  
Jean MacLeod d/b/a Ocean Farm of Freeport, 23 Main Street  
Canteen Service Co. d/b/a L.L. Bean Cafeteria, Casco Street  
Lewis Corliss d/b/a The Village Inn, 186 Main Street  
Thomas Ring d/b/a Atlantic Seal B&B, 25 Main Street, So. Freeport  
David Coffin d/b/a Harraseeket Lunch, Main Street, So. Freeport  
Jonas Werner d/b/a All Maine's Best, FMA peddler spot, 23 Depot St.

Joseph Yilmaz d/b/a Jay's Place, peddler private property, 29 Bow Street  
Joseph Yilmaz d/b/a Freeport Hot Dog Co., peddler private property, 34 Main Street  
Mary Ann Anthony d/b/a "4" Kids Hot Dog & Ice Cream, 306 U.S. Route 1 South  
Loren Goodridge d/b/a Subway, 231 U.S. Route 1 South

(Councilors Campbell & Soule) (7 Ayes) (0 Nays)

It was noted that Mister Bagel and Ocean Farms have unpaid taxes due. Councilors agreed that the two property owners should be notified by certified mail.

**MOVED AND SECONDED:** That the Public Hearing be closed. (Councilors Campbell & Soule) (7 Ayes) (0 Nays)

**BE IT ORDERED:** That the applications issued to the above named applicants be approved with the condition that taxes be paid prior to issuance of a license to Mister Bagel and Ocean Farms. **ROLL CALL VOTE** (Councilors Campbell & Soule) (7 Ayes) (0 Nays)

**MOVED AND SECONDED:** That the Licensing Board adjourn and the Council reconvene. (Councilors Campbell & Soule) (7 Ayes) (0 Nays)

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**ITEM #98-98** To consider action relative to a proposed amendment to the Traffic and Parking Ordinance concerning Main Street Parking (Chapter 21). (Public Hearing).

**MOVED AND SECONDED:** That the Public Hearing be opened. (Councilors Hindley & Campbell) (7 Ayes) (0 Nays)

Councilor Mann explained that this issue came about as a result of the traffic light at the intersection of Main and West Streets. Councilors shared their views on the safety of providing these parking spaces on Main Street.

**MOVED AND SECONDED:** That the Public Hearing be closed. (Councilors Hindley & Campbell) (7 Ayes) (0 Nays)

**MOVED AND SECONDED:** That Item #98-98 be tabled until June 2, 1998. (Councilors Hindley & Campbell) (7 Ayes) (0 Nays)

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**ITEM #99-98** To consider action relative to proposed amendments to the Sign Ordinance concerning sign standards relating to size (Chapter 23). (Public Hearing).

**MOVED AND SECONDED:** That the Public Hearing be opened. (Councilors Soule & Hindley) (7 Ayes) (0 Nays)

No public comments were made.

**MOVED AND SECONDED:** That the Public Hearing be closed. (Councilors Soule & Hindley) (7 Ayes) (0 Nays)

**MOVED AND SECONDED** That Item #99-98 be tabled until June 2, 1998. .  
(Councilors Soule & Hindley) (7 Ayes) (0 Nays)

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**ITEM #100-98** To consider action relative to a proposed amendment to the Administrative Code concerning duties of the Purchasing Agent (Chapter 2). (Public Hearing).

**MOVED AND SECONDED:** That the Public Hearing be opened. (Councilors Mann & Soley) (7 Ayes) (0 Nays)

No public comments were made.

**MOVED AND SECONDED:** That the Public Hearing be closed. (Councilors Mann & Soley) (7 Ayes) (0 Nays)

**MOVED AND SECONDED:** That Item #100-98 be tabled until June 2, 1998.  
(Councilors Mann & Soley) (7 Ayes) (0 Nays)

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**ITEM #101-98** To consider action relative to an amendment to the Shellfish Conservation Ordinance concerning the availability of commercial licenses (Chapter 32). (Public Hearing).

**MOVED AND SECONDED:** That the Public Hearing be opened. (Councilors DeGrandpre & Campbell) (7 Ayes) (0 Nays)

Mick McGivern explained that an oversight was the cause for this amendment.

**MOVED AND SECONDED:** That the Public Hearing be closed. (Councilors DeGrandpre & Campbell) (7 Ayes) (0 Nays)

**MOVED AND SECONDED:** That Item #101-98 be tabled until June 2, 1998.  
(Councilors DeGrandpre & Soule) (7 Ayes) (0 Nays)

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**ITEM #102-98** To consider action relative to an amendment to the Administrative Code concerning appointments to Boards and Commissions (Chapter 2).

**MOVED AND SECONDED:** That this item be tabled indefinitely. (Councilors Soley & Mann (7 Ayes) (0 Nays)

**NOTE:** This item was requested by Councilor Soley.

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**ITEM #103-98** To consider action relative to an expenditure from the Traffic and Parking Reserve Account to provide for campground directional signage.

**BE IT ORDERED:** That up to \$3,500 be expended from the Traffic and Parking Reserve Account to provide for campground directional signage. **ROLL CALL VOTE:**  
(Councilors Campbell & Soule) (7 Ayes) (0 Nays)

**NOTE:** This item was requested by Councilor Beaulieu.

**ITEM #104-98** To consider action relative to an expenditure from the Fiscal Year 1998 Miscellaneous and Contingency Account to provide for additional paving.

**BE IT ORDERED:** That up to \$10,000 be expended from the Fiscal Year 1998 Miscellaneous and Contingency Account to provide for additional paving for Wolf Neck Road. **ROLL CALL VOTE:** (Councilors Hindley & Soule) (7 Ayes/0 Nays)

**NOTE:** Councilor Beaulieu has requested reconsideration of this item.

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**ITEM #105-98** To consider action relative to Solid Waste/Demolition Disposal Fees.

**BE IT ORDERED:** That the following fee increases be approved, effective July 1, 1998.

Demolition Materials and Brush - \$10.00 per cubic yard  
Shingles - \$25.00 per cubic yard  
Non-Resident User Fee - \$20.00 annually per household  
Non-Resident Fees – Demolition and Brush - \$15.00 per cubic yard  
Shingles - \$37.50 per cubic yard

**ROLL CALL VOTE:** (Councilors Soule & Campbell) (5 Ayes-Soule, Soley, DeGrandpre, Beaulieu & Campbell) (2 Nays-Mann & Hindley)

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**ITEM #106-98** To consider action relative to an amendment to the Solid Waste Disposal Ordinance concerning the separation of demolition materials (Chapter 28).

**BE IT ORDERED:** That a Public Hearing be scheduled for June 2, 1998 at 7:00 p.m. in the Town Hall Council Chambers to discuss a proposed amendment to the Administrative Code.

**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 Mann & Campbell) (7 Ayes) (0 Nays)

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**ITEM #73-98** Tabled May 5, 1998.

To consider action relative to proposed amendments to the Zoning Ordinance concerning the Village Commercial District III (Chapter 21).

**BE IT ORDERED:** That the proposed amendments to the Zoning Ordinance, as submitted to Public Hearing on May 5, 1998, be approved. **ROLL CALL VOTE:** Councilors DeGrandpre & Campbell (7 Ayes) (0 Nays)

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**OTHER BUSINESS:**

1. Review and Discussion of Special Audit Report concerning School Expenditures.

Bob Lyman and Diane Boucher explained the use of various accounts for Councilors and how money from the Mast Landing School was held until the

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ballfield was constructed. Chair Beaulieu noted that absolutely nothing wrong took place. There simply were questions raised about the timing of a few checks. Mr. Olmstead has made some recommendations on how to avoid this type of confusion in the future.

2. Discussion on request for funds to assist in restoration of the 1939 LaFrance fire engine.

Raymond Smith explained how much money has been raised to date and how far the restoration has gone. They still need \$16,000. Councilors pointed out that they are considering purchasing a new fire truck and cannot donate any money to the restoration of this old truck.

3. Review request from Freeport Community Services for use of Town Hall parking lot for October Chowdah Challenge.

Councilor Campbell pointed out how much fun this event is. Councilors concurred that the parking lot should be made available to FCS on October 10 From 11 a.m. to 2 p.m. with a rain date of October 11.

4. Summer Schedule—Councilor Soley will be away on July 7 and July 14. It was suggested that Councilors plan on one meeting in July and it should be on the 21<sup>st</sup>. Mr. Soule noted that he may not be available on the 21<sup>st</sup>. Mr. Olmstead is putting a schedule together and Chair Beaulieu asked Councilors to get their schedules to him.

5. Road Turn-Backs—Mr. Hindley asked where this issue stands at the present time. Mr. Olmstead indicated that the State has disagreed with the Town's interpretation and will furnish a written inspection.

**COMMITTEE REPORTS:** (No reports this evening)

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**ITEM #107-98** To consider action relative to an Executive Session to discuss the possible acquisition of property.

**MOVED AND SECONDED:** That the Town Council enter into Executive Session with the Recreation Committee to discuss the possible acquisition of property. (Councilors Soley & Soule) (7 Ayes) (0 Nays)

**MOVED AND SECONDED:** That the Council reconvene. (Councilors Campbell & Soley) (7 Ayes) (0 Nays)

**MOVED AND SECONDED:** That the meeting be adjourned at 9:15 p.m. (Councilors Soley & Campbell) (7 Ayes) (0 Nays)

Respectfully submitted,

*Sharon Coffin*  
Sharon Coffin, Recorder

*adopted*  
PROPOSED AMENDMENTS  
FREEPORT ZONING ORDINANCE  
CHAPTER 21

*Approved May 19, 1998*  
*Meeting # 8-98; item # 73-98*  
*P.H. Meeting # 7-98 (5-7-98)*

Section 415. Village Commercial III "VC-III"

A. Purpose:

It is the intent of this District to begin the transition from the Village Commercial District to the neighboring districts. This District, which is included in the Design Review District, contains a mixture of residential and commercial uses which are located in structures maintaining a residential design and scale. New construction and renovation shall be compatible with the visual appearance and placement on the parcel of the existing buildings.

B. Permitted Uses:

1. Single Family Dwelling
2. Two-Family Dwelling
3. Peddler on Private Property subject to the requirements of Section 526

The following uses are subject to site review regardless of size:

4. Religious Institution
5. School
6. Municipal Facility
7. Multiple Family Dwelling
8. Retail Trade

A minimum of 20,000 sq. ft. lot may contain one of the following:

- ~~(a) New Structure: Gross floor area of a new structure shall not exceed 63,000 s.f. No floor shall exceed a maximum of 31,500 s.f. A maximum of 5,000 s.f. of floor area may be used for retail trade, or~~
- ~~(b) Existing Structure: A maximum of 6,000 s.f. of gross floor area in an existing building may be used for retail trade, or~~
- ~~(c) Combined New and Existing Structure: Total gross floor area shall not exceed 5,000 sq. ft.~~

9. Public Utilities

10. Business and Professional Offices:

- ~~(a) New Structure: Gross floor area of a new structure shall not exceed 63,000 s.f. No floor shall exceed a maximum of 31,500 s.f. A maximum of 5,000 s.f. of gross floor area may be used for business and professional offices, or~~

- ~~(b) Existing Structure: A maximum of 6,000 s.f. of gross floor area may be used for business and professional offices, or~~  
~~(c) Combined New and Existing Structure: Total gross floor area shall not exceed 5,000 sq. ft.~~

11. Public Assembly, Indoor
12. Bed & Breakfast Inn
13. Hotel or Motel not over 1020 units
14. Private Assembly
15. Restaurant
- ~~16. Restaurant - Carry Out~~
16. Manufacturing and Processing which does not involve the basic refinement of bulk raw materials.

C. Space Standards

1. Minimum lot size: 20,000 s.f.
2. Minimum road frontage: 100 feet
3. Maximum building height: 35 feet
4. Minimum Setback: front: 25 feet  
side: 15 feet  
rear: 25 feet
5. Minimum land area per dwelling unit: 5,000 s.f.

D. Prohibited Uses: Specifically include but not limited to:

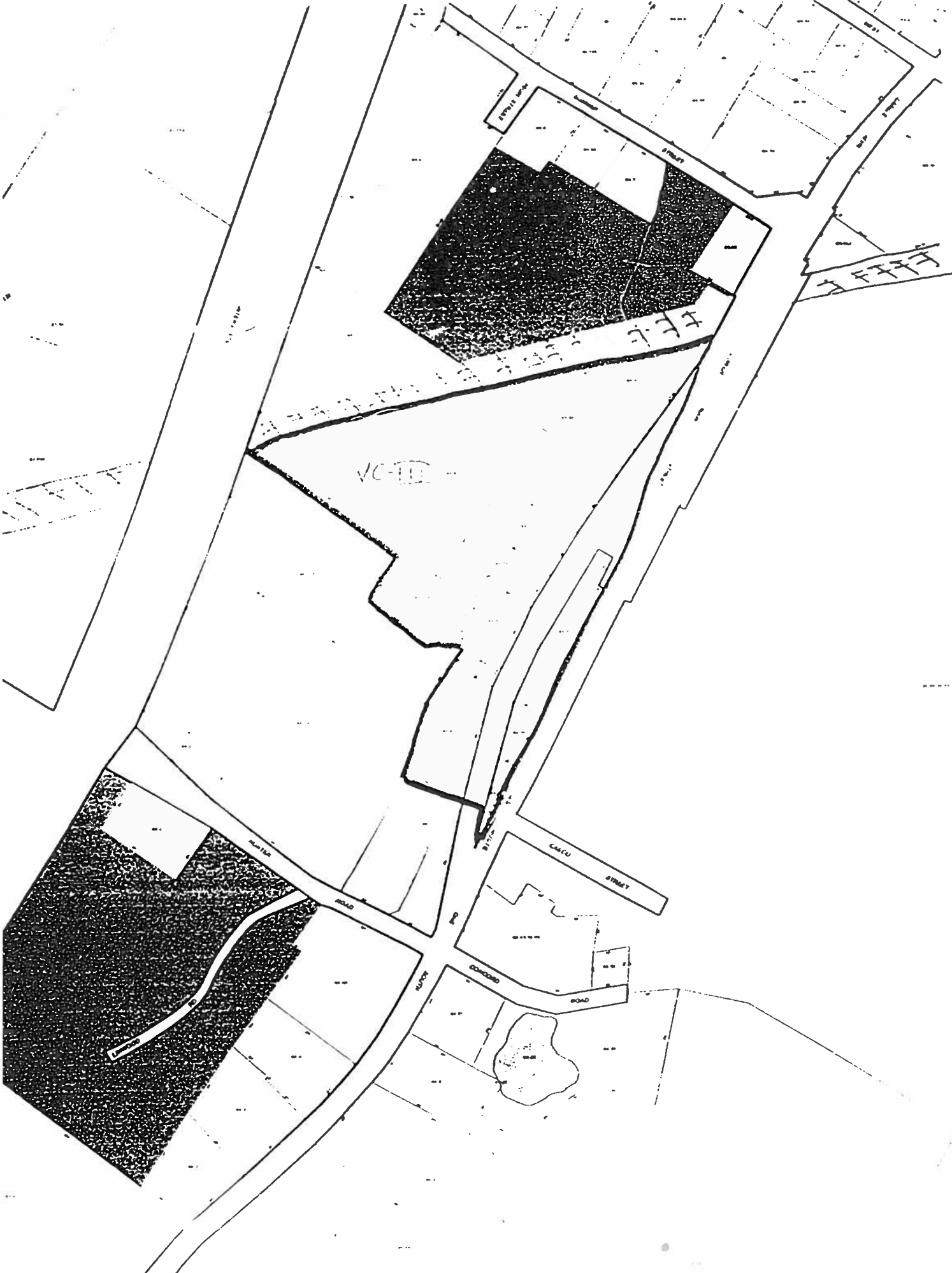
1. Manufacturing, fabrication, disposal, or any use of asbestos products
2. Paper manufacturing
3. Petroleum and petrochemical refining and reprocessing
4. Production of lubrication oils and grease
5. Manufacture of explosives including, but not limited to, ammunition and fireworks
6. Offal or dead animal disposal and reprocessing
7. Abattoirs and slaughterhouses
8. Drive-up/Drive-through

D E. Other Standards:

1. Peddler trucks are prohibited.
2. The following conditions shall be made for all non-residential uses which are located on parcels having access to Main Street and/ or minor streets as defined in the Street Acceptance and Standards Ordinance of the Town of Freeport.

- (a) Parking areas shall not be located within the side and front setbacks. Driveways and ~~drive-throughs~~ shall not be located within the side and rear setback.
- (b) Buffering, consisting of natural features, plantings and/or fencing, shall be required to provide an effective visual and physical screen between residential and nonresidential uses at the lot boundaries and surrounding parking areas. During site review, the Planning Board shall review and approve the type, size and quantity of materials which will provide the most harmonious transition between uses.





# TOWN OF FREEPORT

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



## MEMO

TO: Freeport Town Council  
FROM: Freeport Planning Board  
SUBJECT: VC-III ZONING AMENDMENTS  
DATE: March 19, 1998

On March 18, 1998, after a public hearing, the Planning Board approved the following motion (6-0):

"Be it ordered to recommend to the Town Council the draft amendments to the VC-III District for the following reasons:

1. The proposed amendments are consistent with the strengthened "purpose" of the District and are consistent with the existing and potential uses now permitted in the District.
2. The proposed amendments are consistent with the Freeport Comprehensive Plan which recommends review of existing permitted uses, setbacks and buffering requirements and which supports minor modifications of zoning regulations."

The approved draft amendments were the same ones which the VC-III Committee recommended to the Planning Board. All abutters and property owners in the VC-III District were notified of the Planning Board public hearing. No objections were made to the proposed amendments.