

Mary Wescott

**TOWN COUNCIL MEETING #1-98
JANUARY 6, 1998 - 7:00 P.M.
TOWN COUNCIL CHAMBERS**

SUMMARY AGENDA

- Item #1-98 To consider action relative to a re-application for an Automobile Graveyard and/or Junkyard Permit for John Ingerson. (Public Hearing).
- Item #2-98 To consider action relative to a re-application for an Automobile Graveyard and/or Junkyard Permit for David Bolduc. (Public Hearing).
- Item #3-98 To consider action relative to a proposed amendment to the Traffic & Parking Ordinance concerning Main Street parking (Chapter 48). (Public Hearing).
- Item #4-98 To consider action relative to the acceptance of a donation to the Freeport Police Department.
- Item #5-98 To consider action relative to the acceptance of property for Fire Department training purposes (17 Elm Street).
- Item #6-98 To consider action relative to entering into Parking Lease Agreements.
- Item #7-98 To consider action relative to the issuance of a Municipal Quitclaim Deed for Tax Map 21, Lot 19-4.
- Item #8-98 To consider action relative to an appointment to the Board of Appeals.
- Item #9-98 To consider action relative to an appointment to the Winslow Park Commission.
- Item #10-98 To consider action relative to an appointment to the Traffic & Parking Committee.
- Item #11-98 To consider action relative to an appointment to the Coastal Waters Commission.
- Item #12-98 To consider action relative to awards from Dr. Gould Trust Fund.
- Item #13-98 To consider action relative to awards from the Davis Fund.
- Item #215-97 Tabled December 16, 1997.
- To consider action relative to a proposed amendment to the Solid Waste Disposal Ordinance concerning leaf and grass clipping collection (Chapter 28).
- Item #217-97 Tabled December 16, 1997.
- To consider action relative to a proposed Zoning Map amendment for Tax map 25, Lot 9 (Freeport Inn), a 150' wide section from Resource Protection 1 (RP-1) to Commercial II (C-II).
- Other Business:
- Committee Reports:
- Item #14-98 To consider action relative to an Executive Session to discuss a personnel matter, Union contract negotiations, and the Dunning Boatyard Lease Agreement.

AGENDA
FREEPORT TOWN COUNCIL MEETING #1-98
TOWN HALL COUNCIL CHAMBERS
JANUARY 6, 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 #25-97 December 16, 1997 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 #1-98
JANUARY 6, 1998**

ITEM #1-98 To consider action relative to a re-application for an Automobile Graveyard and/or Junkyard Permit. (Public Hearing).

MOTION: That the following re-application for an Automobile Graveyard and or Junkyard Permit be subject to Public Hearing.

John Ingerson d/b/a Freeport Auto Parts, 2 Allen Range Road

MOTION: That the Public Hearing be closed.

BE IT ORDERED: That the re-application for an Automobile Graveyard and/or Junkyard Permit issued to the above-named applicant be approved.

ITEM #2-98 To consider action relative to a re-application for an Automobile Graveyard and/or Junkyard Permit. (Public Hearing).

MOTION: That the following re-application for an Automobile Graveyard and or Junkyard Permit be subject to Public Hearing.

David Bolduc d/b/a Allen Range Road Used Auto Parts, 13 Allen Range Road

MOTION: That the Public Hearing be closed.

BE IT ORDERED: That the re-application for an Automobile Graveyard and/or Junkyard Permit issued to the above-named applicant be approved.

ITEM #3-98 To consider action relative to a proposed amendment to the Traffic & Parking Ordinance concerning Main Street parking (Chapter 48). (Public Hearing).

MOTION: That the Public Hearing be opened.

MOTION: That the Public Hearing be closed.

MOTION: That Item #3-98 be tabled until January 20, 1998.

ITEM #4-98 To consider action relative to the acceptance of a donation to the Freeport Police Department.

BE IT ORDERED: That a donation from Paul and Barbara Makanowitzky in the amount of \$500 be accepted.

ITEM #5-98 To consider action relative to the acceptance of property for Fire Department training purposes (17 Elm Street).

BE IT ORDERED: That a house located at 17 Elm Street owned by CWB land Preserve LLC be accepted by the Town for Fire Department training purposes.

COUNCIL MEETING #1-98
JANUARY 6, 1998

ITEM #6-98 To consider action relative to entering into Parking Lease Agreements.

BE IT ORDERED: That proposed Parking Lease Agreements between the Town of Freeport and DASH Inc. and the Town of Freeport and B & J Realty/William Joyner, be approved.

ITEM #7-98 To consider action relative to the issuance of a Municipal Quitclaim Deed for Tax Map 21, Lot 19-4.

BE IT ORDERED: That the Town of Freeport issue a Municipal Quitclaim Deed for the following property:

TO: Roy G. Smith
FOR PROPERTY: Tax Map 21, Lot 19-4 (Bragdon Road)
FOR TAX YEARS: 1995

NOTE: All taxes have been paid.

ITEM #8-98 To consider action relative to an appointment to the Board of Appeals.

BE IT ORDERED: That Douglas Reighley be appointed, effective immediately, to serve as a member of the Board of Appeals until October 1, 2000.

BE IT FURTHER ORDERED: That Mr. Reighley qualify by swearing an oath of office before the Town Clerk by January 16, 1998.

ITEM #9-98 To consider action relative to an appointment to the Winslow Park Commission.

BE IT ORDERED: That Nelson Larkins be appointed, effective immediately, to serve as a member of the Winslow Park Commission until March 1, 2000.

BE IT FURTHER ORDERED: That Mr. Larkins qualify by swearing an oath of office before the Town Clerk by January 16, 1998.

ITEM #10-98 To consider action relative to an appointment to the Traffic & Parking Committee.

BE IT ORDERED: That Terry Brobst be appointed, effective immediately, to serve as a member of the Traffic & Parking Committee until December 1, 2000.

BE IT FURTHER ORDERED: That Ms. Brobst qualify by swearing an oath of office before the Town Clerk by January 16, 1998.

NOTE: Ms. Brobst will be representing the Planning Board.

**COUNCIL MEETING #1-98
JANUARY 6, 1998**

ITEM #11-98 To consider action relative to an appointment to the Coastal Waters Commission.

BE IT ORDERED: That Paul Collette be appointed, effective immediately, to serve as a member of the Coastal Waters Commission until April 1, 1999.

BE IT FURTHER ORDERED: That Mr. Collette qualify by swearing an oath of office before the Town Clerk by January 16, 1998.

ITEM #12-98 To consider action relative to awards from Dr. Gould Trust Fund.

BE IT ORDERED: That eight individuals receive awards totaling \$1,800.30 to provide for medical expenses.

NOTE: All individuals have qualified through the General Assistance Office.

ITEM #13-98 To consider action relative to awards from the Davis Fund.

BE IT ORDERED: That two individuals receive awards totaling \$116.68 to provide for medical expenses.

NOTE: Both individuals have qualified through the General Assistance Office.

ITEM #215-97 Tabled December 16, 1997

To consider action relative to a proposed amendment to the Solid Waste Disposal Ordinance concerning leaf and grass clipping collection (Chapter 28).

BE IT ORDERED: That the proposed amendment to the Solid Waste Disposal Ordinance, as submitted to Public Hearing on December 16, 1997, be approved.

ITEM #217-97 Tabled December 16, 1997.

To consider action relative to a proposed Zoning Map amendment for Tax Map 25, Lot 9 (Freeport Inn), a 150' wide section from Resource Protection I (RP-I) to Commercial II (C-II).

BE IT ORDERED: That the proposed Zoning Map Amendment, as submitted to Public Hearing on December 16, 1997, be approved.

OTHER BUSINESS:

COMMITTEE REPORTS:

**COUNCIL MEETING #1-98
JANUARY 6, 1998**

ITEM #14-98

To consider action relative to an Executive Session to discuss a personnel matter, Union contract negotiations, and the Dunning Boatyard Lease Agreement.

MOTION: That the Council enter into Executive Session with the Town Attorney to discuss a personnel matter, Union contract negotiations, and the Dunning Boatyard Lease Agreement.

MOTION: That the Council reconvene.

Adjourn.

MINUTES
FREEPORT TOWN COUNCIL MEETING #1-98
JANUARY 6, 1998 – 7:00 P.M.

<u>CHAIRPERSON'S CALL TO ORDER:</u>	<u>Present</u>	<u>Absent</u>	<u>Excused</u>
Genie Beaulieu, Chairperson Larue Drive	X		
David Soley, Vice-Chairperson Arnold Road	X		
Edward Campbell, Gay Drive	X		
Alan Hindley Wardtown Road	X		
Kenneth Mann Mann Road	X		
Gloria DeGrandpre Wolf Neck Road	X		
Stafford Soule Arnold Road	X		

FIRST ORDER OF BUSINESS: TO WAIVE THE READING OF THE MINUTES OF MEETING #25-97 HELD ON DECEMBER 16, 1997 AND ACCEPT THE MINUTES AS PRINTED.

MOVED AND SECONDED: TO WAIVE THE READING OF THE MINUTES OF MEETING #25-97 HELD ON DECEMBER 16, 1997 AND ACCEPT THE MINUTES AS PRINTED. (Councilors Campbell & Hindley)

MOVED AND SECONDED: TO AMEND THE MINUTES ON PAGE 3, #4, TO READ "KIRK GODDARD". (Councilors DeGrandpre & Campbell) (7 Ayes) (0 Nays)

VOTE AS AMENDED (7 Ayes) (0 Nays)

SECOND ORDER OF BUSINESS: PUBLIC COMMENT PERIOD.

Councilor Soley thanked all who sent him photos of graders, model graders, etc.

MOVED AND SECONDED: TO CLOSE THE PUBLIC HEARING PERIOD. (Councilors

Campbell & Hindley) (7 Ayes) (0 Nays)

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

ITEM #1-98 To consider action relative to a re-application for an Automobile Graveyard and/or Junkyard Permit. (Public Hearing).

MOVED AND SECONDED: That the following re-application for an Automobile Graveyard and or Junkyard Permit be subject to Public Hearing.

John Ingerson d/b/a Freeport Auto Parts, 2 Allen Range Road

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

Discussion followed regarding inspections of the automobile graveyards, etc.

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

BE IT ORDERED: That the re-application for an Automobile Graveyard and/or Junkyard Permit issued to the above-named applicant be approved.
ROLL CALL VOTE (Councilors Hindley & Campbell) (7 Ayes) (0 Nays)

ITEM #2-98 To consider action relative to a re-application for an Automobile Graveyard and/or Junkyard Permit. (Public Hearing).

MOVED AND SECONDED: That the following re-application for an Automobile Graveyard and or Junkyard Permit be subject to Public Hearing.

David Bolduc d/b/a Allen Range Road Used Auto Parts, 13 Allen Range Road

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

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

BE IT ORDERED: That the re-application for an Automobile Graveyard and/or Junkyard Permit issued to the above-named applicant be approved.
ROLL CALL VOTE (Councilors Campbell & Soule) (7 Ayes) (0 Nays)

ITEM #3-98 To consider action relative to a proposed amendment to the Traffic & Parking Ordinance concerning Main Street parking (Chapter 48). (Public Hearing).

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

COUNCIL MEETING #1-98
JANUARY 6, 1998

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

Discussion followed the "crossed out" section in the proposed amendment.

MOVED AND SECONDED: That Item #3-98 be tabled until January 20, 1998. (Councilors Soley & Soule) (7 Ayes) (0 Nays)

ITEM #4-98 To consider action relative to the acceptance of a donation to the Freeport Police Department.

BE IT ORDERED: That a donation from Paul and Barbara Makanowitzky in the amount of \$500 be accepted. **ROLL CALL VOTE** (Councilors Mann & Campbell) (7 Ayes) (0 Nays)

ITEM #5-98 To consider action relative to the acceptance of property for Fire Department training purposes (17 Elm Street).

BE IT ORDERED: That a house located at 17 Elm Street owned by CWB land Preserve LLC be accepted by the Town for Fire Department training purposes.

MOVED AND SECONDED: That Item #5-98 be tabled indefinitely. (Councilors Campbell & Soule) (7 Ayes) (0 Nays)

ITEM #6-98 To consider action relative to entering into Parking Lease Agreements.

BE IT ORDERED: That proposed Parking Lease Agreements between the Town of Freeport and DASH Inc. and the Town of Freeport and B & J Realty/William Joyner, be approved. **ROLL CALL VOTE** (Councilors Soule & Campbell)

Manager Olmstead explained the need for this item.

MOVED AND SECONDED: To amend Item #6-98 to correct the name to "William Joynt". (Councilors DeGrandpre & Soule) (7 Ayes) (0 Nays)

VOTE AS AMENDED (7 Ayes) (0 Nays)

ITEM #7-98 To consider action relative to the issuance of a Municipal Quitclaim Deed for Tax Map 21, Lot 19-4.

BE IT ORDERED: That the Town of Freeport issue a Municipal Quitclaim Deed for the following property:

TO: Roy G. Smith
FOR PROPERTY: Tax Map 21, Lot 19-4 (Bragdon Road)

FOR TAX YEARS: 1995

NOTE: All taxes have been paid.

ROLL CALL VOTE (Councilors Hindley & Campbell) (7 Ayes) (0 Nays)

ITEM #8-98 To consider action relative to an appointment to the Board of Appeals.

BE IT ORDERED: That Douglas Reighley be appointed, effective immediately, to serve as a member of the Board of Appeals until October 1, 2000. **BALLOT VOTE (Councilors Campbell & Soule) (7 Ayes) (0 Nays)**

BE IT FURTHER ORDERED: That Mr. Reighley qualify by swearing an oath of office before the Town Clerk by January 16, 1998. **ROLL CALL VOTE (Councilors Campbell & Soule) (7 Ayes) (0 Nays)**

ITEM #9-98 To consider action relative to an appointment to the Winslow Park Commission.

BE IT ORDERED: That Nelson Larkins be appointed, effective immediately, to serve as a member of the Winslow Park Commission until March 1, 2000. **BALLOT VOTE (Councilors Soley & Soule) (7 Ayes) (0 Nays)**

BE IT FURTHER ORDERED: That Mr. Larkins qualify by swearing an oath of office before the Town Clerk by January 16, 1998. **ROLL CALL VOTE (Councilors Soley & Soule) (7 Ayes) (0 Nays)**

ITEM #10-98 To consider action relative to an appointment to the Traffic & Parking Committee.

BE IT ORDERED: That Terry Brobst be appointed, effective immediately, to serve as a member of the Traffic & Parking Committee until December 1, 2000. **BALLOT VOTE (Councilors Mann & Campbell) (7 Ayes) (0 Nays)**

BE IT FURTHER ORDERED: That Ms. Brobst qualify by swearing an oath of office before the Town Clerk by January 16, 1998. **BALLOT VOTE (Councilors Mann & Soule) (7 Ayes) (0 Nays)**

NOTE: Ms. Brobst will be representing the Planning Board.

ITEM #11-98 To consider action relative to an appointment to the Coastal Waters Commission.

BE IT ORDERED: That Paul Collette be appointed, effective immediately, to serve as a member of the Coastal Waters Commission until April 1, 1999. **BALLOT VOTE (Councilors DeGrandpre & Campbell) (7 Ayes) (0 Nays)**

COUNCIL MEETING #1-98
JANUARY 6, 1998

BE IT FURTHER ORDERED: That Mr. Collette qualify by swearing an oath of office before the Town Clerk by January 16, 1998. **ROLL CALL VOTE** (Councilors DeGrandpre & Campbell) (7 Ayes) (0 Nays)

ITEM #12-98 To consider action relative to awards from Dr. Gould Trust Fund.

BE IT ORDERED: That eight individuals receive awards totaling \$1,800.30 to provide for medical expenses.

NOTE: All individuals have qualified through the General Assistance Office.

ROLL CALL VOTE (Councilors Soule & Campbell) (7 Ayes) (0 Nays)

ITEM #13-98 To consider action relative to awards from the Davis Fund.

BE IT ORDERED: That two individuals receive awards totaling \$116.68 to provide for medical expenses.

NOTE: Both individuals have qualified through the General Assistance Office.

ROLL CALL VOTE (Councilors Hindley & Campbell) (7 Ayes) (0 Nays)

ITEM #215-97 Tabled December 16, 1997

To consider action relative to a proposed amendment to the Solid Waste Disposal Ordinance concerning leaf and grass clipping collection (Chapter 28).

BE IT ORDERED: That the proposed amendment to the Solid Waste Disposal Ordinance, as submitted to Public Hearing on December 16, 1997, be approved.

MOVED AND SECONDED: To table Item #215-97 until later in the meeting. (Councilors Soley & Campbell)

ITEM #217-97 Tabled December 16, 1997.

To consider action relative to a proposed Zoning Map amendment for Tax Map 25, Lot 9 (Freeport Inn), a 150' wide section from Resource Protection I (RP-I) to Commercial II (C-II).

BE IT ORDERED: That the proposed Zoning Map Amendment, as submitted to Public Hearing on December 16, 1997, be approved. **ROLL CALL VOTE** (Councilors Soley & Campbell)

Discussion followed re: the quality of the improvements proposed, site plan, water retention system, etc.

**COUNCIL MEETING #1-98
JANUARY 6, 1998**

VOTE (6 Ayes) (1 Recuse-Soley)

OTHER BUSINESS:

1. Chairperson Beaulieu asked if the Council could meet with the School Committee on January 22, 1998 or the end of February.
2. Chairperson Beaulieu stated that they are looking at meeting 6 to 7 P.M. on the second Tuesday of each month through June 1998 for Council discussion of miscellaneous issues. These will be audio taped and public notice will be given.
3. Manager Olmstead encouraged people to apply for seats on the Town committees and boards.
4. Councilor Mann if there were any status report on the new Town Hall Committee.

Councilor Campbell stated there is a tentative meeting scheduled with 3 Councilors and 3 School Committee members; they are not looking into a new town hall, but are addressing space needs and the potential for lack of State reimbursement, an estimated \$50,000 per year.

Discussion followed re: legislation in the works, impact on tax rate, space which is leased, the portable classroom issue, etc.

COMMITTEE REPORTS: (None)

ITEM #215-97

To consider action relative to a proposed amendment to the Solid Waste Disposal Ordinance concerning leaf and grass clipping collection (Chapter 28).

BE IT ORDERED: That the proposed amendment to the Solid Waste Disposal Ordinance, as submitted to Public Hearing on December 16, 1997 be approved. (Councilors Campbell & Soule)

Councilor Soley reviewed the language proposed for this amendment.

Discussion followed re: the objective of the Solid Waste Committee, suggested changes for the wording, etc.

ROLL CALL VOTE (0 Ayes) (7 Nays)

MOVED AND SECONDED: To introduce an item not on the printed agenda. (Councilors Mann & Campbell) (7 Ayes) (0 Nays)

MOVED AND SECONDED: That the amendment state as follows: "No person shall put out for curbside pickup any items that are considered dangerous or otherwise unsuited for pickup. It is also prohibited for a licensed hauler to pick up or collect leaf and grass clippings unless those items are

segregated from residential waste by the homeowner. Any person who collects the leaves, grass clippings, or other yard waste must also segregate such waste from other residential waste and must deliver the yard waste 1) to the Freeport Recycling Center's composting area; 2) to a facility which meets the specific criteria for the state of Maine Sludge and Residuals Composting Rules, Chapter 567, Rules for Land Application of Sludge and Residuals; or 3) to a private compost pile. No person may compost more than 50 cubic yards of leaves, grass clippings, or yard waste at his or her place of residence. (Councilors Soley & Mann) **ROLL CALL VOTE** (7 Ayes) (0 Nays)

ITEM #14-98

To consider action relative to an Executive Session to discuss a personnel matter, Union contract negotiations, and the Dunning Boatyard Lease Agreement.

MOVED AND SECONDED: That the Council enter into Executive Session with the Town Attorney to discuss a personnel matter, Union contract negotiations, and the Dunning Boatyard Lease Agreement. (Councilors Mann & DeGrandpre) (7 Ayes) (0 Nays)

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

MOVED AND SECONDED: THAT THE MEETING BE ADJOURNED AT 9:58 P.M. (Councilors Campbell & Hindley) (7 Ayes) (0 Nays)

Respectfully submitted,

Pat Goodwin, Recording Secretary

PROPOSED

AMENDMENT TO THE SOLID WASTE DISPOSAL ORDINANCE

(CHAPTER 28)

ARTICLE 6 - CITIZEN RESPONSIBILITIES

No persons shall dump, discard or otherwise deposit refuse of any sort at any place other than at the Recycling Facility or at the curbside for delivery to the designated disposal facility, as allowed by this Ordinance.

However, any person, subject to state and local laws and ordinances, may deposit or dump inert substances for fill purposes only on any land in Freeport, with the permission of its owner. Backyard composting is permissible.

No person shall include any commercial or unacceptable waste in his residential waste.

No person shall put out for curbside pickup any items that is considered a compostable leaf or yard waste, dangerous, or otherwise unsuited for pickup. However, a resident may contract with a licensed hauler to collect leaf and grass clippings from the curb as long as these items are segregated from residential waste by the homeowner and collector. Any material so collected may be delivered to the Freeport Recycling Facility's composting area or a facility which meets specific criteria for the State of Maine Sludge and Residuals Composting Rules Chapter 567, Rules For Land Application of Sludge and Residuals. Furthermore, any resident may collect leaf and grass clippings and compost them or deliver them to the Freeport Recycling Facility's composting area.

*RE-WORDED
See attached*

Every producer of residential waste in Freeport must contract with a waste hauler licensed for and by Freeport.

PROPOSED

AMENDMENT TO THE SOLID WASTE DISPOSAL ORDINANCE

(CHAPTER 28)

ARTICLE 6 — CITIZEN RESPONSIBILITIES

Approved
1-6-98meeting #1-98
item # 215-97

PH. 12/16/97

No persons shall dump, discard or otherwise deposit refuse of any sort at any place other than at the Recycling Facility or at the curbside for delivery to the designated disposal facility, as allowed by this Ordinance.

However, any person, subject to state and local laws and ordinances, may deposit or dump inert substances for fill purposes only on any land in Freeport, with the permission of its owner. Backyard composting is permissible.

No person shall include any commercial or unacceptable waste in his residential waste.

for

No person shall put out for curbside pickup any items that are considered a compostable leaf or yard waste, dangerous or otherwise unsuited for pickup. It is also prohibited to have a licensed hauler pick up or collect leaf and grass clippings unless these items are segregated from residential waste by the homeowner. A licensed hauler or any other person who collects leaves, grass clippings, or other yard waste must also segregate such waste from other residential waste and must deliver the yard waste to the Freeport Recycling Center's composting area or to a facility which meets the specific criteria for the State of Maine Sludge and Residuals Composting Rules, Chapter 567, Rules for Land Application of Sludge and Residuals. No person may compost more than 50 cubic yards of leaves, grass clippings, or yard waste at his or her place of residence.

1/1

2.

3. OR to a private compost pile.

See me on this

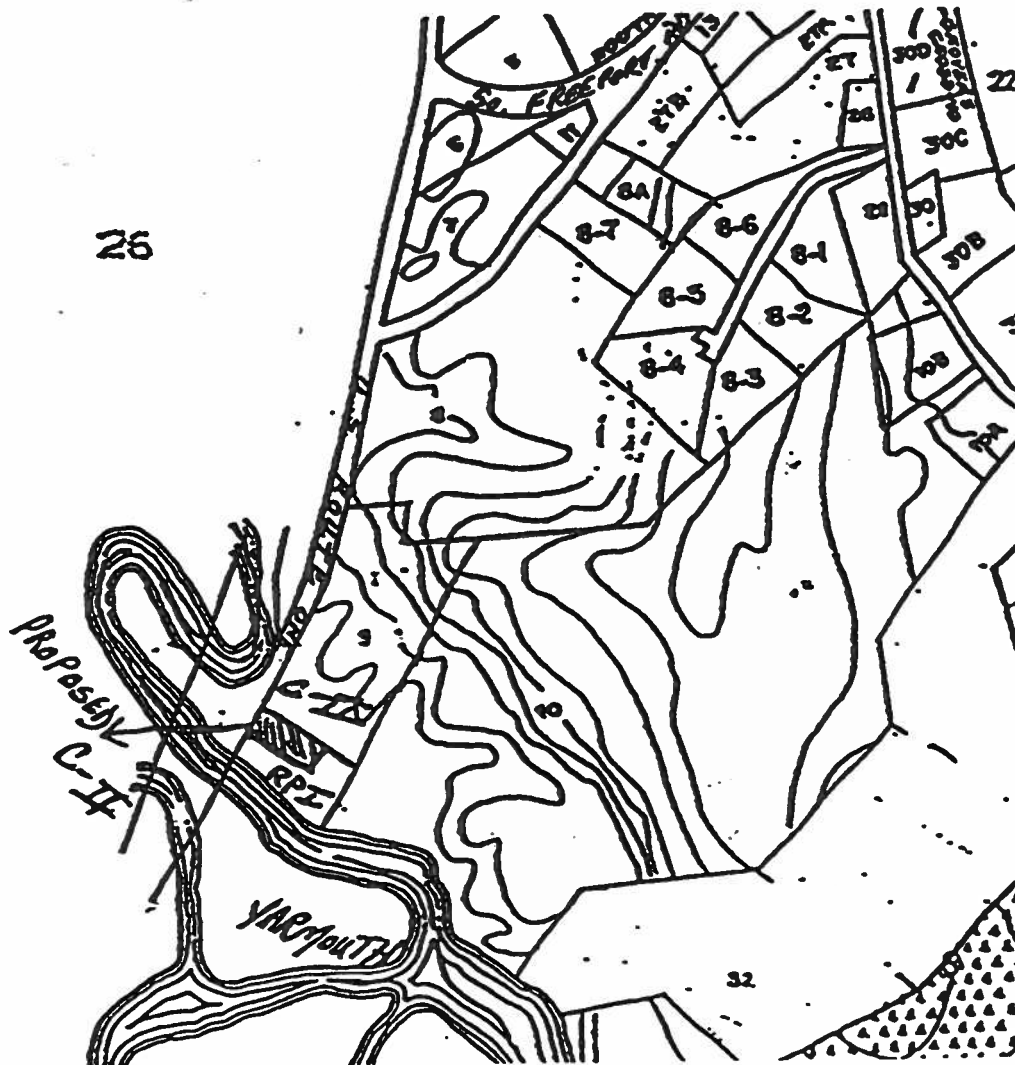
Date.

Approved: 1/6/98
Meeting # 1-98, Item #
217-97

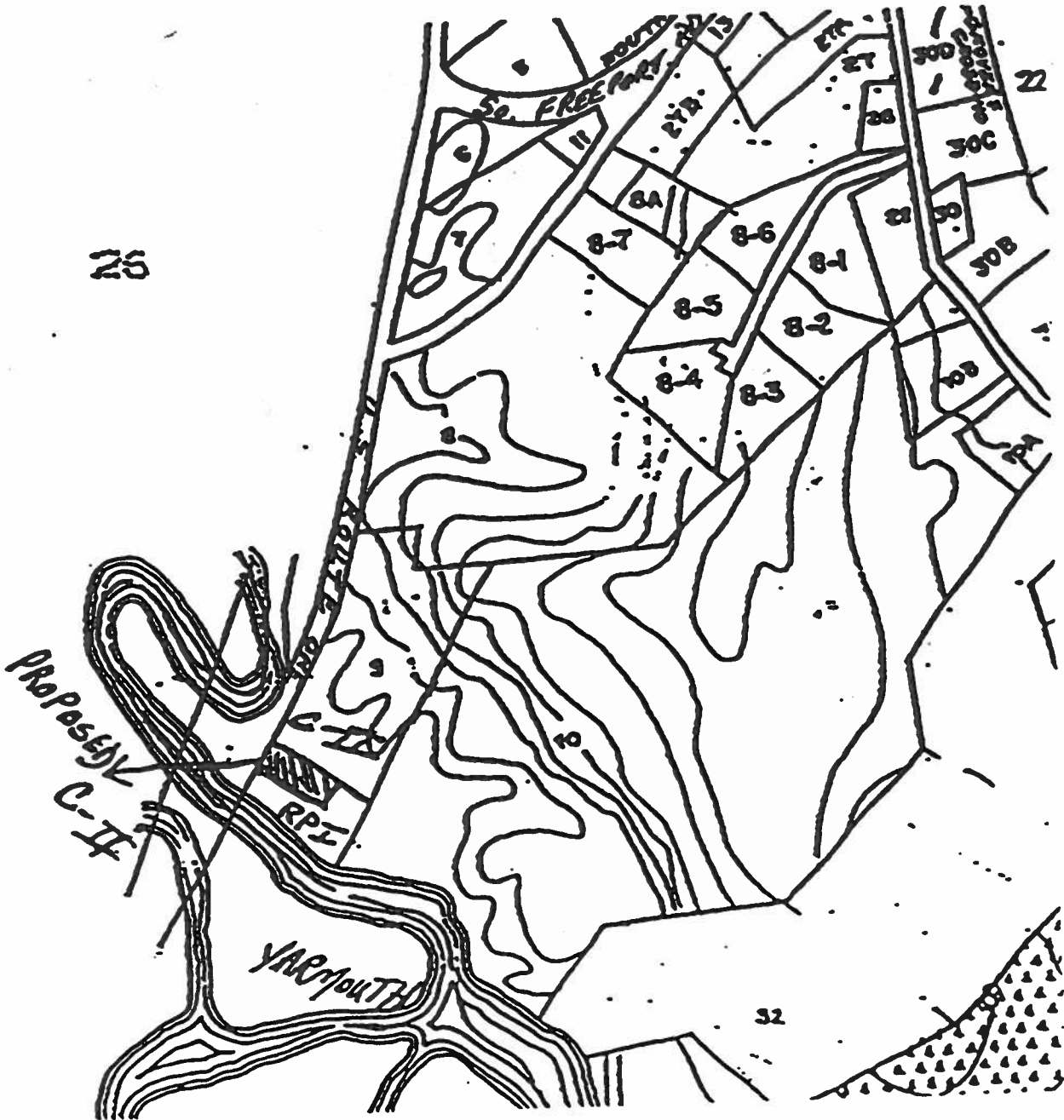
P.H. 12/16/97

PROPOSED ZONING AMENDMENT
TAX MAP 25, LOT 9 (Freeport Inn)

From Resource Protection I to Commercial II



25



TOWN OF FREEPORT

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



MEMO

TO: Freeport Town Council
FROM: Freeport Planning Board
SUBJECT: ZONING MAP AMENDMENT FOR FREEPORT INN
DATE: December 4, 1997

On December 3, 1997, the Planning Board voted unanimously (6-0) to recommend approval of a zoning map amendment for Freeport Inn on U.S. Route One South (Map 25, Lot 9).

The Board approved the following amendment:

Be it ordered to recommend approval of a zoning map amendment for Freeport Inn to rezone a 150' wide area from RP-I to C-II for the following reasons:

1. The area to be rezoned now contains a parking lot and two large leachfields which serve a motel and restaurant. These fields have had a history of failure and they are upslope from the wetlands adjacent to the Cousins River. They will be eliminated and the proposed development will be connected to the public sewer. This action will have a beneficial effect on water quality of runoff going to the Cousins River and associated wetlands.
2. State guidelines for Shoreland Zoning permit a municipality to exclude from resource protection/shoreland zoning an area which is already developed. This area is now developed with the septic systems and is not in its natural state.
3. The rezoning is in conformance with the Freeport Comprehensive Plan for the following reasons:
 1. The proposed site plan is designed to improve the quality of stormwater flowing into the Cousins River by creating a retention pond to treat stormwater flows.

Freeport Inn

December 4, 1997

2. Wildlife habitat will be enhanced by the cessation of mowing and the plantings of grasses and other vegetation within the proposed 100' RP-I zone. The resulting ground cover will provide improved wildlife habitat.
3. Discontinuance of the septic systems and connection to town sewer will improve water quality of the Cousins River.
4. This is a minor map amendment which is consistent with the policies of the "Land Use" section of the Comprehensive Plan.
5. The Freeport Inn expansion is consistent with the policy of supporting the creation of retention of jobs and the goal of encouraging diverse economic expansion. In addition, it is consistent with the implementation strategy of investigating zoning or other incentives to encourage businesses to expand and remain in Freeport.

JC:jmm
Attachment