

**TOWN COUNCIL MEETING #21-98
DECEMBER 15, 1998 - 7:00 P.M.
TOWN COUNCIL CHAMBERS**

SUMMARY AGENDA

- ITEM #237-98 To consider action relative to applications for victualer licenses for Dianne Morrison, Francis Doherty, R.E. Management, and Peter Anastos. (Public Hearing).
- ITEM #238-98 To consider action relative to an application for an Automobile Graveyard and/or Junkyard Permit. (Public Hearing).
- ITEM #239-98 To consider action relative to an application for an Automobile Graveyard and/or Junkyard Permit. (Public Hearing).
- ITEM #240-98 To consider action relative to the adoption of a New Coastal Waters Ordinance (Chapter 31). (Public Hearing).
- ITEM #241-98 To consider action relative to proposed amendments to the Zoning Ordinance concerning Stormwater Management (Chapter 21).
- ITEM #242-98 To consider action relative to awards from the Dr. Gould Trust Fund.
- ITEM #243-98 To consider action relative to an award from the Davis Trust Fund.
- ITEM #244-98 To consider action relative to amendments to the Traffic & Parking Ordinance concerning parking on Depot Street (Chapter 48).
- ITEM #245-98 To consider action relative to accepting donations to the Conservation Commission.
- ITEM #246-98 To consider action relative to accepting donations for the restoration of the 1939 LaFrance Fire Engine.
- ITEM #247-98 To consider action relative to proposed amendments to the Shellfish Conservation Ordinance concerning licenses and license fees (Chapter 32).
- ITEM #248-98 To consider action relative to the Exercise of Option for property described in the Option Agreement dated July 1, 1998 between the Town of Freeport and Patricia Kaiser, Robert Flanders, Gilbert Flanders and Bruce Flanders.
- ITEM #233-98 Tabled December 1, 1998.

To consider action relative to proposed amendments to the Rules for Dunning Boat Yard concerning items for sale and parked or unattended vehicles (Chapter 18).

OTHER BUSINESS:

COMMITTEE REPORTS:

Adjourn.

**AGENDA
FREEPORT TOWN COUNCIL MEETING #21-98
TOWN HALL COUNCIL CHAMBERS
DECEMBER 15, 1998 - 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: David Soley, Chairperson, Arnold Road
Genie Beaulieu, Vice Chairperson, Larue Drive
Edward Campbell, Gay Drive
Kenneth Mann, Mann Road
Stafford Soule, Arnold Road
Gloria Fogg DeGrandpre, Wolf Neck Road
John Arsenault, Prout Road

FIRST ORDER OF BUSINESS: To waive the reading of the Minutes of #20-98 December 1, 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.

COUNCIL MEETING #21-98
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ITEM #237-98 To consider action relative to applications for victualer licenses for Dianne Morrison, Francis Doherty, R.E. Management, and Peter Anastos (Public Hearing).

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

ROLL CALL OF MEMBERS:

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

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

Dianne Morrison d/b/a Eagle Motel, 291 U.S. Route 1 South
Francis Doherty d/b/a Doherty's North Freeport General Store, 130 Wardtown Road
R.E. Management d/b/a Hot Dog Unit II, Peddler-Private Property (L.L. Kids)
R.E. Management d/b/a Kelley Hot Dogs, Peddler-Private Property (Polo Store)
R.E. Management d/b/a Maine Made Ice Cream, 76 Main Street
Peter Anastos d/b/a Freeport Café, 335 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.

ITEM #238-98 To consider action relative to an 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 #239-98 To consider action relative to an 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.

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David Bolduc d/b/a Allen Range 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 #240-98 To consider action relative to the adoption of a new Coastal Waters Ordinance. (Chapter 31). (Public Hearing).

MOTION: That the Public Hearing be opened.

MOTION: That the Public Hearing be closed.

MOTION: That Item #240-98 be tabled until January 5, 1999.

ITEM #241-98 To consider action relative to proposed amendments to the Zoning Ordinance concerning Stormwater Management (Chapter 21).

BE IT ORDERED: That a Public Hearing be scheduled for January 5, 1999 at 7:00 p.m. in the Town Hall Council Chambers to discuss proposed amendments to the Zoning Ordinance.

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

ITEM #242-98 To consider action relative to awards from the Dr. Gould Trust Fund.

BE IT ORDERED: That eight (8) individuals receive awards totalling \$1,580.62 from the Dr. Gould Trust Fund to provide for medical expenses.

NOTE: All applicants have qualified with the General Assistance Office.

ITEM #243-98 To consider action relative to an award from the Davis Trust Fund.

BE IT ORDERED: That one (1) individual receive an award totaling \$25.76 from the Davis Trust Fund to provide for medical expenses.

NOTE: This applicant has qualified with the General Assistance Office.

ITEM #244-98 To consider action relative to amendments to the Traffic & Parking Ordinance concerning parking on Depot Street (Chapter 48).

BE IT ORDERED: That a Public Hearing be scheduled for January 5, 1999 at 7:00 p.m. in the Town Hall Council Chambers to discuss proposed amendments to the Traffic & Parking Ordinance.

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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.

ITEM #245-98 To consider action relative to accepting donations to the Conservation Commission.

BE IT ORDERED: That the following donations to the Conservation Commission in the memory of Dr. Southall be accepted.

William C. Smith - \$100
Maine Bank & Trust Co. - \$25
F. Dale & Carol Hudson - \$25
Virginia Gillies Bailey and Jim & Susan Gillies - \$25

BE IT FURTHER ORDERED: That the money be used to further the purposes of the land bank or conservation goals of the commission.

ITEM #246-98 To consider action relative to accepting donations for the restoration of the 1939 LaFrance Fire Engine.

BE IT ORDERED: That the following donations for the 1939 LaFrance Fire Engine be accepted.

Holly Pastore - \$20
Southern Maine Craftsmen - \$800
Bow St. Market - \$200

ITEM #247-98 To consider action relative to proposed amendments to the Shellfish Conservation Ordinance concerning licenses and license fees (Chapter 32).

BE IT ORDERED: That a Public Hearing be scheduled for January 5, 1999 at 7:00 p.m. in the Town Hall Council Chambers to discuss proposed amendment to the Shellfish Conservation Commission.

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.

ITEM #248-98 To consider action relative to the Exercise of Option for property described in the Option Agreement dated July 1, 1998 between the Town of Freeport and Patricia Kaiser, Robert Flanders, Gilbert Flanders and Bruce Flanders.

MOTION: That the Recreation Committee report its recommendation to the Town Council.

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BE IT ORDERED: That the Town of Freeport exercise its option on property for Tax Map 22, Lot 64 as outlined in the Option Agreement dated July 1, 1998.

ITEM #233-98 Tabled December 1, 1998.

To consider action relative to proposed amendments to the Rules for Dunning Boat Yard concerning items for sale and parked or unattended vehicles (Chapter 18).

BE IT ORDERED: That the proposed amendments to the Rules for Dunning Boat Yard, as submitted to Public Hearing on December 1, 1998, be approved.

OTHER BUSINESS:

COMMITTEE REPORTS:

Adjourn.

MINUTES
FREEPORT TOWN COUNCIL MEETING #21-98
December 15, 1998 – 7:00 P.M.

<u>CHAIRPERSON'S CALL TO ORDER:</u>	<u>Present</u>	<u>Absent</u>	<u>Excused</u>
Genie Beaulieu, Vice Chair Larue Drive	X		
David Soley, Chairperson Arnold Road	X		
Edward Campbell Gay Drive	X		
John Arsenault Prout 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 #20-98 HELD ON DECEMBER 1, 1998 AND ACCEPT THE MINUTES AS PRINTED.

MOVED AND SECONDED: TO WAIVE THE READING OF THE MINUTES OF MEETING #20-98 HELD ON DECEMBER 1, 1998 AND ACCEPT THE MINUTES AS PRINTED. (Councilors Campbell & Beaulieu) (7 Ayes)

SECOND ORDER OF BUSINESS: PUBLIC COMMENT PERIOD.

Chair Soley pointed out that the new YMCA is open and is free during the month of December.

MOVED AND SECONDED: TO CLOSE THE PUBLIC COMMENT PERIOD (Councilors Campbell & Soule) (7 Ayes)

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

COUNCIL MEETING #21-98
DECEMBER 15, 1998

ITEM #237-98 To consider action relative to applications for victualer licenses for Dianne Morrison, Francis Doherty, R.E. Management, and Peter Anastos (Public Hearing).

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

ROLL CALL OF MEMBERS:

David Soley, Chair-present
Genie Beaulieu, Vice Chair-present
Stafford Soule-present
Kenneth Mann-present
Dale Olmstead-present
John Arsenault-present
Gloria Fogg DeGrandpre-present
Edward Campbell-present
Sharon Coffin-present

MOVED AND SECONDED: That the following applications for Victualer's Licenses be subject to Public Hearing. (Councilors DeGrandpre & Campbell) (7 Ayes)

Dianne Morrison d/b/a Eagle Motel, 291 U.S. Route 1 South
Francis Doherty d/b/a Doherty's North Freeport General Store, 130 Wardtown Road
R.E. Management d/b/a Hot Dog Unit II, Peddler-Private Property (L.L. Kids)
R.E. Management d/b/a Kelley Hot Dogs, Peddler-Private Property (Polo Store)
R.E. Management d/b/a Maine Made Ice Cream, 76 Main Street
Peter Anastos d/b/a Freeport Café, 335 U.S. Route 1 South

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

BE IT ORDERED: That the applications issued to the above named applicants be approved. (Councilors DeGrandpre & Campbell) **ROLL CALL VOTE:** (6 Ayes) (1 Abstention-Soley)

MOVED AND SECONDED: That the Licensing Board adjourn and the Council reconvene. (Councilors DeGrandpre & Arsenault) (7 Ayes)

ITEM #238-98 To consider action relative to an 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 Mann & Beaulieu) **ROLL CALL VOTE:** (7 Ayes).

Councilor Campbell noted that this type of use serves a positive purpose to the community.

MOVED AND SECONDED: That the Public Hearing be closed. (Councilors Mann & Beaulieu) (7 Ayes).

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

ITEM #239-98 To consider action relative to an 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 Used Auto Parts, 13 Allen Range Road
(Councilors Soule & Campbell) (7 Ayes)

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

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

ITEM #240-98 To consider action relative to the adoption of a new Coastal Waters Ordinance. (Chapter 31). (Public Hearing).

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

Carol Chipman, Chair of the Coastal Waters Commission gave an overview of the new proposed Ordinance.

John Brewer of Brewer's Marine indicated that he is concerned about the proposed increase in mooring fees and shared information on fees charged in other locations.

John Grillo, Freeport resident and member of the Harraseeket Yacht Club explained their programs and the fact that they do not derive any income from their moorings. They would like their fees brought back to \$60 per mooring. They do not want to see any of the commercial interests suffer from the proposed higher fees.

George Waterman, Freeport resident and boat owner commented about moorings. He shared his views on how to accommodate more boats in the river and not have them hit each other. He does not feel the proposed fee structure is the fairest.

Ted Wengren of Strout's Point Marine agreed that the technology of moorings is antiquated. His dock system does not rely on pilings and has been there for 11 years. He feels the potential is there for rethinking how to moor boats. He mentioned that the harbor is shrinking and may need to be dredged at some point.

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Councilor Arsenault mentioned the concern of silt smothering the clam population in the harbor in the event the harbor is dredged. He recalled that there was a study done approximately 10 years ago recommending adding 100 boats to the harbor if they were shallow draft at the north end. Mr. Pinkham agreed that this would be possible but he suspects that there may only be 20% shallow draft boats and he does not know where the dinghies would be tied up to access them. He advised that he is mapping out the river and organizing the moorings in the hope of opening up more spaces.

Councilor Mann noted that there is a 13' boat size limitation in the new Ordinance with motors that are no bigger than 10 H.P. Mr. Pinkham advised why he is in favor of the new limitations. Councilor Mann indicated that he does not want to see anyone hurt by the new size limitations. Councilor Arsenault pointed out that the design for the reconfiguration of the wharf called for adding an extra finger onto the north side back in 1988. One side of this finger was for ferry service and the other side was supposed to be for diggers with 14' boats. Cradles were supposed to house all the short dinghies. Mr. Pinkham advised that he has not had any money in his budget to design and construct dinghy racks. Councilor Arsenault indicated that he would like to see these racks put in and provide space for diggers to tie up their boats with motors larger than 10 H.P.

Robert Greenleaf indicated that he has a commercial mooring in the harbor under his wife's name. He questioned what would happen if something happened to her. Ms. Chipman explained the process to him. Mrs. Greenleaf explained why she put the mooring in her name. Councilor Arsenault suggested putting both their names on a joint application the next time they apply.

Richard Doucette had similar concerns because the mooring is in his name yet he and his wife own the boat. He questioned why some of the debt services are listed under the Coastal Waters Ordinance.

Councilor Mann requested a copy of the Federal Regulations because this appears to be a serious concern.

Carter Becker noted that the size of the commercial zone is being reduced in the new ordinance by approximately 50 years. He explained where the ice battering pilings are. He also addressed "helix moorings". He feels some more things in this Ordinance need to be fine tuned.

Vincent Miggiaccio advised that he has two boats and one mooring. He is concerned that if he dies, his wife and two sons may lose access to the mooring. He mentioned the high property taxes waterfront residents pay.

Rick Quesada of Castle Road is a mooring owner married to a woman that has been on a mooring waiting list for 14 years. He feels the ordinance needs more work. He suggested dedicating some of the boat registration fees and high real estate taxes on waterfront property for enhancing the harbor on which they live. He suggested putting in parking meters to help pay off some of the debt.

Tom Schwarm is a mooring owner in the harbor and questioned the revenue expectations and wondered if marinas would be able to provide as many moorings as they currently do if the rates are increased.

Garrett Simmons, Vice Chair of the Shellfish Commission expressed concern with the 13' boat size limitation and the 10 H.P. motor regulation being proposed. This is a safety issue. They would like to see 14' boats with bigger motors allowed to be tied up to the finger. He feels that a 25 H.P. motor is reasonable. Councilors Arsenault and Campbell concurred that a 10 H.P. motor is not very practical.

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Chair Soley asked why diggers do not appear to utilize the Dunning Boat Yard access. Mr. Simmons explained that this area is very tidal and that there are a lot of partial tides. Fishermen appreciate the access but the area is very difficult to work from. He mentioned how access to the sea is getting more limited all the time.

Jack Cortez indicated that he is concerned with the fee increases being proposed. He is also concerned with the size limitations being proposed for boats and motors.

Councilor Beaulieu advised that she received calls concerning riparian rights and people that want second moorings as well as the fee increases.

Councilor Mann indicated that a lot of work has been done on this Ordinance and suggested that the Town Council schedule a workshop to go through each section. Ms. Chipman noted that the Commission would be willing to attend a joint workshop. A workshop was scheduled on January 6, 1999 at 7 p.m. at the Library. The second public hearing will be held on January 19, 1999 at 7 p.m. A vote will be taken on February 2, 1999 but will not go into effect until March 2, 1999.

The Dock Master from Brewer's indicated that she was involved in the research that brought the numbers to the table. The moorings are a tool that allows them to do the business they do. They are not an income tool. They also operate a launch service that serves the entire harbor.

Chair Soley thanked everyone for their comments.

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

ITEM #241-98 To consider action relative to proposed amendments to the Zoning Ordinance concerning Stormwater Management (Chapter 21).

BE IT ORDERED: That a Public Hearing be scheduled for January 5, 1999 at 7:00 p.m. in the Town Hall Council Chambers to discuss proposed amendments to the Zoning Ordinance.

BE IT FURTHER ORDERED: That 30 copies be distributed equally between the Town Clerk's office and the Freeport Community Library for inspection by citizens. (Councilors Arsenault & Campbell) **ROLL CALL VOTE:** (7 Ayes)

ITEM #242-98 To consider action relative to awards from the Dr. Gould Trust Fund.

BE IT ORDERED: That eight (8) individuals receive awards totaling \$1,580.62 from the Dr. Gould Trust Fund to provide for medical expenses.

NOTE: All applicants have qualified with the General Assistance Office. Councilor Campbell also pointed out that this money is earned interest from the Trust Fund. (Councilors Beaulieu & Arsenault) **ROLL CALL VOTE:** (7 ayes).

ITEM #243-98 To consider action relative to an award from the Davis Trust Fund.

COUNCIL MEETING #21-98
DECEMBER 15, 1998

BE IT ORDERED: That one (1) individual receive an award totaling \$25.76 from the Davis Trust Fund to provide for medical expenses.

NOTE: This applicant has qualified with the General Assistance Office.
(Councilors DeGrandpre & Campbell) **ROLL CALL VOTE:** (7 Ayes)

ITEM #244-98 To consider action relative to amendments to the Traffic & Parking Ordinance concerning parking on Depot Street (Chapter 48).

BE IT ORDERED: That a Public Hearing be scheduled for January 5, 1999 at 7:00 p.m. in the Town Hall Council Chambers to discuss proposed amendments to the Traffic & Parking Ordinance.

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

(Councilors Mann & Campbell) **ROLL CALL VOTE:** (7 ayes)

ITEM #245-98 To consider action relative to accepting donations to the Conservation Commission.

BE IT ORDERED: To table this item indefinitely (Councilors Beaulieu & Campbell) (7 Ayes).

ITEM #246-98 To consider action relative to accepting donations for the restoration of the 1939 LaFrance Fire Engine.

BE IT ORDERED: That the following donations for the 1939 LaFrance Fire Engine be accepted.

Holly Pastore - \$20
Southern Maine Craftsmen - \$800
Bow St. Market - \$200

(Councilors Soule & Campbell) **ROLL CALL VOTE:** (7 Ayes)

ITEM #247-98 To consider action relative to proposed amendments to the Shellfish Conservation Ordinance concerning licenses and license fees (Chapter 32).

BE IT ORDERED: That a Public Hearing be scheduled for January 5, 1999 at 7:00 p.m. in the Town Hall Council Chambers to discuss proposed amendment to the Shellfish Conservation Ordinance.

BE IT FURTHER ORDERED: That 30 copies be distributed equally between the Town Clerk's office and the Freeport Community Library for inspection by citizens.
(Councilors Campbell & Arsenault) **ROLL CALL VOTE:** (7 Ayes)

ITEM #233-98 Tabled December 1, 1998.

To consider action relative to proposed amendments to the Rules for Dunning Boat Yard concerning items for sale and parked or unattended vehicles (Chapter 18).

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DECEMBER 15, 1998

Councilor Beaulieu displayed a pictorial plan showing the Dunning Boat Yard regulations and Mr. Becker's lease.

Councilor Soule asked if Mr. Becker and some of the neighbors were able to come up with any resolutions. Mr. Becker advised that he met with Mr. Stevens. Mr. Stevens noted that he is still opposed to the trailer but a prohibition on parking of cars does not recognize the reality of an emergency situation where someone has to leave a car at the site or if an appropriate vehicle needs to be located on the property. He suggested modifying the rules to recognize that a truck or vehicle may be permitted to be parked on the property.

Mr. Stevens mentioned that everyone thought there had been more communication with Mr. Becker than what actually took place. He suspects that the neighbors should stay out of this situation and should let the Town handle it.

Councilor Beaulieu indicated that she is adamant about having a lease that is lived up to. Chair Soley noted that he feels that Mr. Becker has abused the trust of the Town and a tremendous amount of time has been spent on this issue. Mr. Becker indicated that he has 30 days to appeal the CEO's decision regarding the storage trailer.

Mr. Stevens suggested that Mr. Becker add a small structure to the side of the building which would be more attractive than an unsightly trailer. Mr. Becker noted that he would have to go to Site Plan Review and it would also require that the bulkhead be rebuilt. The process could take as long as three years and he needs something affordable now.

Councilor Mann advised that the Town Council voted to keep the building the way it is and not permit Site Plan amendments to the Dunning Boat Yard. Businesses such as L.L. Bean license trailers and park them on their property. They are not structures. He suggested putting shrink wrap on the trailer to make it look like a boat.

Sally Rand recalled Emmy Dunning and his wonderful old truck. He did not appear to need a storage trailer. She feels the lease is with the town and Mr. Becker. The neighbors have no legal standing. The Town Council needs to see that the lease is upheld.

BE IT ORDERED: That the proposed amendments to the Rules for Dunning Boat Yard, as submitted to Public Hearing on December 1, 1998, be tabled indefinitely. (Councilors Mann & Beaulieu) **ROLL CALL VOTE:** (6 Ayes) 1 Nay-Soley).

ITEM #248-98 To consider action relative to the Exercise of Option for property described in the Option Agreement dated July 1, 1998 between the Town of Freeport and Patricia Kaiser, Robert Flanders, Gilbert Flanders and Bruce Flanders.

MOVED AND SECONDED: That the Town Council enter into Executive Session to discuss the acquisition of property. (Councilors Arsenault & DeGrandpre) (7 Ayes)

MOVED AND SECONDED: That the town Council reconvene. (Councilors Campbell & Beaulieu. (7 Ayes).

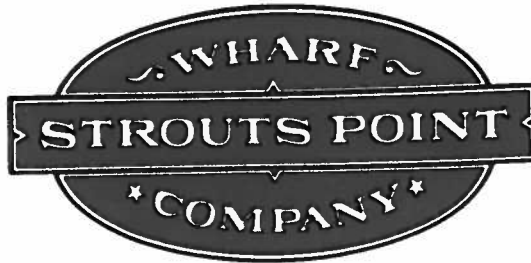
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MOVED AND SECONDED: To adjourn at 11:45 p.m. (Councilors Arsenault & Campbell) (7 Ayes).

Respectfully,

Sharon Coffin

Sharon Coffin
Recorder



To: Members of the Freeport Town Council
From: Strouts Point Wharf Company
Re: Ordinance Revisions
Date: 14 Dec. 1998

Dear Councilors,

We would like to eliminate some of the confusion regarding the profits the boatyards are reportedly making on the moorings in the harbor. We have always suspected the moorings were not terribly profitable and a cost analysis demonstrates this. What follows is a list of services or costs which are included in the mooring fees we charge:

parking	\$250
dinghy tie-up	200
maintenance	180
showers/bathrooms	250
town mooring fee	80
garbage disposal	25
overhead (taxes, ins. etc.)	150
	<hr/>
	\$1,135
current fee	1,250

This means that each mooring produces \$115 in profit per year. These figures are working numbers, but they do indicate the nature of the situation.

The important point is that the bulk of the mooring fee really pays for shore facilities provided by the boatyard which are expected by the mooring renter. If the boatowner provided his own mooring these items would be paid for separately.

It is also necessary to remember that these moorings provide the only reliable welcome mat for the boating public, unless the town proposes to enter the mooring business. The amount of retail business headed to downtown Freeport from the marinas is not a small matter.

If there are questions, please call anytime.

Sincerely,

POST OFFICE BOX 95, SOUTH FREEPORT, MAINE 04078

(Tabled)

**PROPOSED AMENDMENT TO THE
RULES FOR DUNNING BOAT YARD
(CHAPTER 18)**

Parking

- 33. No vehicles, vessels or other items for sale to the public shall be parked or displayed outside of buildings. This includes the leased areas of Dunning Boat Yard.**
- 34. No vehicles shall be parked or left unattended on the premises between 10:00 p.m. to 6:00 a.m.**