

MINUTES
FREEPORT TOWN COUNCIL MEETING #15-22
TOWN COUNCIL CHAMBERS, 30 MAIN STREET, FREEPORT
TUESDAY, AUGUST 2, 2022
6:00 PM

Chair Piltch called the meeting to order at 6:00 pm

	PRESENT	ABSENT	EXCUSED
Councilor Chair Daniel Piltch, 25 Quarry Lane	X,		
Council Vice Chair John Egan, 38 Curtis Road	X		
Councilor Matthew Pillsbury, 36 Todd Brook Rd	X		
Councilor Chip Lawrence, 93 Hunter Road	X		
Councilor Darrel Fournier, 3 Fournier Drive	X		
Councilor Jake Daniele, 264 Pownal Road	X		
Councilor Edward Bradley, 242 Flying Point Road	X (via Zoom)		

FIRST ORDER OF BUSINESS: Pledge of Allegiance

Everyone stood for the Pledge of Allegiance

SECOND ORDER OF BUSINESS: To waive the reading of the minutes of Meeting #15-22 held on August 2, 2022 and to accept the minutes as printed.

MOVED AND SECONDED: To waive the reading of the minutes of Meeting # 15-22 held on August 2, 2022 and to accept the minutes as amended. **VOTE:** (Daniele & Egan)(4-Ayes)(0-Nays)(3-Abstain: Fournier, Lawrence & Piltch)

THIRD ORDER OF BUSINESS: Announcements (15 minutes)

*Music event happening this Saturday, August 6 in Memorial Park. This is the first of many events that are going to be held downtown on a Saturday this year. It coincides with Makers on Main. All afternoon there will be free talented music going on.

*Sunday, September 25, 2022-Freeport's participation in National Drive Electric Week. It will focus on the transition away from fossil fuels in automobiles and more sustainable use of machinery focusing on electricity. Sponsored by Climate Action Now.

FOURTH ORDER OF BUSINESS: Information Exchange (15 minutes)

*The bridge that went off of the Pownal Rd Fields was replaced so you can now park at Pownal Rd. Fields and walk to Hedgehog Mountain. It looks amazing.

*The Social Racial Equity Committee (SREC) has been meeting regularly and included a statement on Affordable Housing as an equity issue in the Council packets for tonight. Linda Berger is here from the committee and is going to read the statement which is encouraging the Council to tackle the issue of affordable housing from a regulatory perspective and how we can move the issue to the planning board. Ms. Berger read the following statement to the Council.

Freeport Social and Racial Equity Committee
Recommendation for Affordable Housing

The Freeport Social and Racial Equity Ad Hoc Committee (SREC) was created by the Freeport Town Council in late 2020. As our work continued over the past few months we have had discussions on the topic of housing diversity and affordability. We believe that a diversity of housing at varying income levels supports a vibrant community. With a diverse workforce comes a diverse buying public which supports a diversity of businesses. This is certainly a goal of the Freeport Downtown Vision Plan.

The need for affordable housing has been going on for a long time. It is becoming more apparent and urgent as the Freeport Downtown Vision Plan unfolded and new developers have begun the process of submitting plans for housing in the downtown. Changes to the Freeport zoning regulations need to be updated to catch up with the sudden building momentum.

In order to address the necessity of creating updated building and zoning standards that address this need for affordability and encourage equity and inclusion we would like the Freeport Town Council to direct the Planning Board to develop recommendations and standards aimed at improving housing diversity and affordability.

We are happy to work with the Council and the Planning Board in an advisory manner and to assist in gathering data that supports this initiative.

We appreciate your comments and are happy to answer your questions.

Thank you,
Members of the Freeport Social and Racial Equity Committee

July 27, 2022

Councilor Egan would like to have considered placing this as an “Other Business” item at the September 6th meeting to talk about different ideas around what the Town Council might do in a direction to the Planning Board to bring elevation to this issue and be more proactive. Matt Peters from Freeport Housing Trust is in the audience tonight. We have an excellent organization in town already doing this. They know a lot about how this works and would be an excellent partner in whatever this collaboration is. Matt introduced himself and supports the committee’s recommendation that the Council look into all options of how they can support affordable housing in Freeport. Planning Board direction and regulatory response is one angle and there are other possibilities and hopes we pick the ones that fit for Freeport as well as meeting the goals of inclusion and equity. They look forward to future conversations and collaboration.

Councilor Pillsbury would like to know if we can have some concrete things that are on the table. He is in support but can’t wrap his mind around what we are talking about putting in place. If we had a laundry list of suggestions or ways to make improvements to the process, it will be great and make for more productive dialogue.

Councilor Fournier: We had a workshop where rezoning existing land and possibly going up multiple stories. He’s not sure where that stands. Can 24 South Street be repurposed from single stories to into multiple stories. He agrees with Councilor Pillsbury that it would be helpful to have some bullet points and items that have been a problem that the Council could address.

Councilor Pilch: We have a vacancy on the RSU5 Board. The Town Council can appoint to fill the vacancy until the next annual election in November. We have one interested candidate, Kara Kaikini. He reached out to her, but she was not available to come tonight. It’s not on the agenda tonight, but he would suggest putting it on the next agenda. If anyone else is interested in the position, they can also submit a letter of interest.

Downtown Vision Update: Task Force meets once a month on the 4th Thursday of the month. At the end of the Principle document are a list of 70 – 80 projects. Some were aspirational goals, some were actual projects. Last meeting, they confirmed the goals and will bring forward 10 prioritized ones to the Council. They will do the same with the 50 projects and will pick the top projects. They are getting input from

boards, committees and the task force. Mary Davis, Code Enforcement, Planning and himself went through the initial details regarding feasibility and can it be done in a couple years. All of that should come to the Council in September or October for prioritization. The goal is to do this before we start budgeting for next year.

Mary Davis: We should be pleased that after 2 years we have a downtown vision. The community came together. Now is the messy part, the implementation and challenges and projects and trouble shooting. She's asking us to persevere. When this started out it was all about downtown, they were worried about the vacancies and the decreasing lease rates. We have seen positive changes. The vacancies are down. We have apartment complexes opening up and town events. Lease rates are lower than a lot of new communities in Maine. The businesses report that people are coming, but they are spending less.

There are three things going on right now to help us implement what we said we wanted:

1. Policy and Ordinance changes: At tomorrow's Planning Board meeting they are proposing an ordinance change to take us from where we were to where we want to be. The Planner and Planning Board are proposing a change in the parking requirements for downtown residential. She encourages people to participate in the process with these Ordinance changes.

2. The Downtown Residential: We currently have several developers interested in the downtown area. It's expensive and risky for the developers and for Freeport to get exactly what we want, so they are trying to bring everyone together. We have a win with residential in the downtown and the developers have a win of getting a building they can afford. It's good for residents and makes the downtown more viable. It opens up opportunities for living that currently don't exist. Our average house, not on the water, is over \$500,000. Downtown already has the sewer and water infrastructure in place. The design can get messy, it's more about being collaborative to get this the way we want it.

3. Educating & supporting the projects as we implement them. You'll hear one implementation today from Town Engineer Bliss about putting a park in front of Town Hall and many others when they are brought to the Council in September or October for prioritization. There are a lot of residents volunteering to help get these projects under way that were envisioned. We are better when we work together.

Chair Pilch and Councilor Pillsbury met with the Finance Director to review the Trust Funds and Reserve Funds; how much are in them, and where they are invested. We are going to meet with the investment advisor in September to talk about policy. He hopes to do that on an ongoing basis, but something we do annually or twice annually.

FIFTH ORDER OF BUSINESS: Town Manager's Report (15 minutes)

- He recognized Brent Moon for rebuilding the bridge at Pownal Rd Fields. Fantastic job done in 1.5 days in the heat while continuing to do their regular work.
- LD290 Property Tax Stabilization Program: Passed in the most recent legislative session and just went into effect. Residents can apply at the Assessing Department. If all the following are true you should consider applying for the program: 1) you are at least 65 years old, 2). You are permanent resident of Maine, 3) you've had a Maine homestead you've owned for at least 10 years. 4). You are eligible for a homestead exemption on the property that you are looking to place into the stabilization program. It stabilizes your tax paid at your yearly property tax that you pay to the town at the rate of that current year. Enrollment goes until December this year. If you qualify and apply, your next tax payment the following year would be frozen at the current levy. You must apply and be eligible each year. If you lapse your new property tax becomes what it would have been. Contact Min, our Assessor, or Louise, our assistant assessor in our Assessing Department at assessing@freeportmaine.com or stop in to see them. Councilor Pillsbury inquired whether the difference will be made up by the State 100%. Is there risk there? By statute, they wouldn't have to provide 100% if they didn't have funding. Are we thinking down the road, what will happen if we don't collect all our property taxes. Yes, the concern

would be that the program may either end up being on the local tax base to pay for it or the program may lapse or may be revoked because there is not state funding for it. There are operational concerns about it. How long the state funds this has been raised by Representative Sachs. Revenue sharing was just returned to the full 5% this year. In the future, the legislature could reduce the funding for this. We'll need to watch, it would act as a property tax shift if that happens so other tax payers would pick up what the overage would be from the discount provided to other taxpayers. This could raise legal concerns.

The Town will make sure to get word out about the Stabilization Program through avenues including mailings, website and social media placement. There is an email list being maintained through the Assessing Department of interested residents. This is a State Program and the word is getting out through the media. Councilor Fournier would like to see an annual mailing since residents need to reapply each year. It should be feasible to send these out. The Manager spoke about the tax implications of not staying current with the Program.

- We did have an auction of tax acquired property. The facilities committee made a recommendation to the Council who approved the sale of the property. We had a bid process. The property is tentatively scheduled to be purchased by an abutter for \$16,000. One of the concerns the Facilities Committee had was to recoup both our taxes and staff time that went into this process. We do, so we met those conditions set forth by the Council. There were a lot of interested calls. This property had issues on it and we assumed it could only be corrected by an abutter to bring it into compliance. None of the people who couldn't make it compliant bid on the property.
- Shared (Yarmouth)Sustainability Coordinator: There is a resolution on the agenda for some sustainability items. We are looking into grant funding for this position per the Council's input. Both Yarmouth and Freeport are applying for grant funding as listed as a priority in the resolution you'll be looking at later. Yarmouth did not fund the ½ time position and is relying solely on grant funding.

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

Robert Stevens: Thanked the Council for considering sending reminders to senior citizens. Glad to see item #147-22 and that we are following through on the State Resilience Partnership's Community program. He is interested in #3 of the resolution: Protect and conserve green space. We have wonderful green space in Town that is being used by the Farmer's Market. There is a proposed project there for a building whose purpose is to come up with something so ugly that improvements will fly through. There are serious questions with the Design Review and whether it complies with the design requirements. If that falls through, he is asking the Council to talk with the owner of the property about purchasing it, as it ties in so perfectly with the town.

Freeport Climate Action Now: Electrify Freeport is a big item they are promoting being held at the Freeport High School. A lot of electric vehicles and products will be there. Lastly, years ago the town looked at the capped dump near the Recycling Center and possibly having a solar project there. The proposal was too big for the service that is available at that site. It was determined that 3-phase was going to be necessary. Others are working on community solar that doesn't require being that close to a substation. Just having the one cycle that is available near their houses can be used for up to 100-150 kilowatts. That could provide the equivalent of electricity for 17-18 homes. The town owns the site and doesn't have any income from it now which would change and would be a source of income if developed into a solar farm.

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

ITEM # 143-22 To consider action relative to adopting the August 2, 2022 Consent Agenda.

BE IT ORDERED: That the August 2, 2022 Consent Agenda be adopted.

VOTE: (Pillsbury & Lawrence)(7-Ayes)(0-Nays)

(Council Chair Piltch) (5 minutes)

ITEM # 144-22 To consider action relative to Special Amusement Permit Renewals. PUBLIC HEARING.

Two businesses (Athena's Cantina and Mast Landing Brewing Company) need to be removed from the Public Hearing as they did not return their applications and do not currently have live entertainment. They can reapply at a later date if they need to hold Special Amusement Permits.

BE IT ORDERED: That the following Special Amusement Renewals be approved pending Code Enforcement and Fire Rescue approval. **VOTE:** (Fournier & Lawrence)(7-Ayes)(0-Nays)

1. Hilton Garden Inn, 5 Park Street
 2. Athena's Cantina, US Route 1, Unit 10
 3. Stars & Stripes, 8 Varney Road
 4. Harraseeket Inn, 162 Main Street
 5. Cadenza, 5 Depot Street
 6. Mast Landing Brewing Company, 200 Lower Main Street
- (Town Clerk, Christine Wolfe)(10 minutes)

ITEM # 145-22 To consider action relative to setting a public hearing to discuss a new liquor license application for China Rose.

No discussion

BE IT ORDERED: That a public hearing be set for September 6, 2022 at the Town Council meeting that starts at 6:00 pm. to discuss a new Liquor License application for China Rose, located at 23 Main Street.

BE IT FURTHER ORDERED: That copies be distributed equally between the Town Clerk's Office, the Town Manager's Office and the Freeport Community Library for inspection by citizens during normal business hours and the notice be placed on Freeport's local cable channel 3 and the Town's website. **VOTE:** (Lawrence & Daniele)(7-Ayes)(0-Nays)

(Town Clerk, Christine Wolfe)(10 minutes)

ITEM # 146-22 To consider action relative to setting a public hearing to discuss a new liquor license application for Goodfire Brewing Company, LLC.

No discussion

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BE IT ORDERED: That a public hearing be set for September 6, 2022 at the Town Council meeting that starts at 6:00 pm. to discuss a new Liquor License application for Goodfire Brewing Company, LLC, 180 South Freeport Road.

BE IT FURTHER ORDERED: That copies be distributed equally between the Town Clerk's Office, the Town Manager's Office and the Freeport Community Library for inspection by citizens during normal business hours and the notice be placed on Freeport's local cable channel 3 and the Town's website. **VOTE:** (Daniele & Lawrence)(7-Ayes)(0-Nays)

(Town Clerk, Christine Wolfe)(10 minutes)

ITEM # 147-22 To consider action relative to our enrollment in the Community Resilience Partnership.

The Town needs to pass this Resolution in order to enroll in the Community Resilience Partnership which is a competitive grant program offered by the State. After we enroll we will be able to apply for grants between \$5,000 and 50,000 per town. If we partner with another town it could increase up to \$120,000. It does not require matching grants for the vast majority of projects. There are 79 different projects that align with the State's Climate Action Plan. We held a community workshop to see what we should prioritize for this grant. They came up with priority areas. The provided memo has the language that is required for us to enroll in the program. We do not have to pass the whole language, just the ones with asterisks. Freeport Sustainability Advisory Board (FSAB) met June 13 and passed this draft resolution that is before you tonight.

Councilor Egan: Would this help us fund the Sustainability Coordinator position or is it related to the project? Ms. Smith, Assistant Planner, stated it could be used to partially fund the Coordinator position or the Climate Action Plan.

Councilor Lawrence: What else does this bind us to? Will the State say "you have to do this". Ms. Smith clarified that we would have to give them an update of how it went, this is how we spent it and the lessons that we learned. The State's 79 action items are so broad that it would be tough to find a non-sustainability project that didn't fall into one of the categories. If we did, it would require a 10% matching grant.

Councilor Fournier: Do we have the authority to bind future Councils to what this is saying here. He doesn't believe we do. A number of the action items on the resolution would do that. A future council could make a contradictory resolution, but the Chair does not see anything that says we will spend money three years from now. If there was a binding commitment to money we weren't going to spend in this fiscal year, that would be a problem. The Manager thinks it would more be a political problem, if we said these were our priorities, a future council overturned them which they could do. If there is no matching grant, he is not super concerned. If a future council decides not to participate, that wouldn't put us on the hook for any money. This can be discussed at the staff level.

Councilor Pillsbury: Is Yarmouth's participation based on if we get this grant and is our submission of the grant only in coordination with them. If we have to go it alone, he is open to trying to fund the other half of the Sustainability Coordinator. He believes a full-time person will be more effective. We have a lot that we want to see happen. Getting someone soon is important.

Peter Joseph: Yarmouth voted to not fund it outside of the grant and their participation is contingent on them receiving the other half of the grant. The grant amounts are higher if we apply together for a joint project, but we are eligible for them individually. If they get the grant, Yarmouth will go into this position

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with us. We can't apply for a grant until we pass this resolution. Can Yarmouth apply for the grant if we haven't adopted the resolution. The deadline is September 30 for this round and March 22, 2023 for the next. The grants are competitive. It's a \$125,000 limit for a joint application and \$50,000 for each individual town.

They discussed the grant timeline. If we were not grant funding, the hiring timeline would be an approximately 3-4 weeks posting, 2-week selection process and 2-week hire process. That would put us back two months. The grant deadline is September 30th. Do we post for a half-time coordinator position saying it may be potentially for full time? Or do we wait and not have one for 60-90 days past September 30th? Posting for both full and part time would be awkward. With the current job market, people are not waiting for conditional job offers. It will put us back 60 if we go for the grant funding, but it gives us access to more money and a full-time position.

Councilor Lawrence: Asked if we get the grant funding, what happens with the funding for next year?

If we get the grant funding, it would pay for a little more than 1 year's salary, but it would fall back on us after that. It technically is in our budget this year, because we funded a half-time position. It would be unfortunate to have to let someone go. Let's post for the half time position and mention there is the opportunity to expand this into a full-time role, "maybe". There are other possibilities for funding outside of the grant also.

Councilor Fournier: Suggested picking a few priority projects and hiring under a contract with the possibility of hiring full time down the road. Bring someone in and be specific about what we need to get the ball rolling. If it works out, we can fund a ½ time position and maybe 6 months of testing the water on both sides, that could work out. We could have funding somewhere in the budget to allow contractors to do specific projects in the community.

Councilor Pillsbury: It doesn't make sense to wait for what may or may not happen. Down the road, he worries about someone who only wants a part time position and we want to expand this to full time. Then we need to cut ties with that employee because it's not the fit they want versus hiring someone as a "contract to try", knowing we have the funding and we can always make that half time hire once we find out if Yarmouth got their grant or not. He is worried if we hire a half time person and Yarmouth gets the grant money and this person doesn't want full time we will have someone who long term the fit is not right. He doesn't think a second half time person would be good. The Chair suggested contract work because it opens up a different pool of people.

Councilor Lawrence: If we hire contractors, it gives us a chance to see what we actually need. It also gives us the time to find a perfect candidate.

Councilor Daniele: Or we could not hire one contractor, but instead say we want this priority to get done at \$20,000 that we have funded with the idea that the person we are bring on is going to come from the grant money and we are going to pool with Yarmouth and say no we are going after the \$120,000 as a group and if that gets funded we can hire someone great.

Chair Piltch: Talked about the advantages of having an employee over a contractor. Contractors are judicious but on call rather than down the hall. We've had a lot of requests for a Sustainability Coordinator that could help on specific topics.

We may be talking about scenarios we won't get, so we should post the job and see what we get for applicants. He would like to move on something, waiting is not the right thing to do.

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Before us tonight is whether we want to join the program. The Chair asked if there was any language in the resolution that commits a future Council? To him, they seem more like goals. Councilor Fournier feels that the language states “we will transition to electric vehicles” and that is a commitment. He doesn’t think this is a good policy statement. We are not saying we must buy electric vehicles in the future. If we take incremental changes, this could take a long time.

Ms. Smith: Originally this was a model Resolution from the State. You can edit or remove any section except for the first “Whereas” statement and last two “Resolved” statements. It is important to take action tonight we have already missed one deadline for grants and this has a September 30 deadline.

Councilor Lawrence supports only using the required language and not all the additional “whereas” statements. It seems to him it could be committing the town to additional things.

Councilor Daniele: Could we start the grant process now knowing the imminent vote is happening in September? We could vote on it September 6th, as long as we are actively pursuing the grant, that’s what matters. Is it a problem if we don’t sign the Resolution till September? We need the Resolution passed so we can finish writing the grant application and submit it as a full packet.

Councilor Egan: Communication he is receiving is overwhelmingly in support of us taking an active step and particularly to have the Council show leadership on this. We had discussion during the budget process about how this would be easier with a grant and here it is before us. He’s comfortable committing to all the language. For him it’s important to take steps to bring the community forward.

Ms. Smith: They were planning to meet soon with the Sustainability Committee to identify projects we were going to select to work on. The coordinator is one of many projects the community identified.

Robert Stevens: Spoke very much in favor of the coordinator and moving quickly. The “resolves” are binding but the “whereas” are statements of we feel this way or that, not binding.

Councilor Egan: This resolution came from a public process with their participation. He supports adopting the whole thing.

Councilor Fournier reminded that some people have a different opinion and don’t support this. He stated that at the end of a solar panels useful life it is buried. The majority of our solar panels are coming from China, a country not particularly our friend. He’s glad we supported the part time coordinator.

***WHEREAS**, the Town of Freeport has completed the Community Resilience Partnership’s Community Resilience Self-Assessment and List of Community Actions, and held a community workshop on 6/22/22 which prioritized the following action areas:

- 1) Support a new Sustainability Coordinator and development of a Freeport Climate Action Plan.
- 2) Improve Municipal Operations - Efficiency and Electrification. Provide equipment upgrades and efficiency improvements to priority buildings. Install EV chargers in municipal buildings to support future electrification of the municipal fleet.
- 3) Protect and conserve green space.

WHEREAS, the Town of Freeport experiences flooding, intense storms, drought, high heat emergencies, and other natural hazards and seeks to better prepare for future conditions;

WHEREAS, planning for community and infrastructure resilience will protect people, preserve businesses and the local economy, and reduce the impact and costs of natural disasters;

WHEREAS, investing in energy efficiency and weatherization improvements is proven to lower municipal electricity expenses and make buildings more comfortable for employees and visitors;

WHEREAS, transitioning municipal fleet vehicles to electric vehicles lowers fuel and maintenance costs and reduces the uncertainty of variable fuel prices on municipal budgets;

WHEREAS, the Gulf of Maine is warming 99% faster than other oceans around the world, and ocean acidification and warming ocean temperatures pose a serious economic and cultural risk to Maine

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maritime industries, heritage, and tourism;

WHEREAS, shifting seasonal temperature and precipitation patterns threaten local natural ecosystems, economic activity such as agriculture, tourism and outdoor recreation, including winter sports and other outdoor activities, and public health due to increased incidence of heat-related illness and tick-borne illnesses such as Lyme disease;

WHEREAS, the Town of Freeport is prepared to reduce energy use and greenhouse gas emissions, and increase the resilience of people, infrastructure, and businesses;

WHEREAS, addressing climate change will present economic opportunities for the Town of Freeport as well as opportunities to invest in the public good and cost-saving practices;

WHEREAS, the State of Maine's four-year climate action plan, *Maine Won't Wait*, seeks to put Maine on a trajectory to decrease greenhouse gas emissions 45% by 2030 and 80% by 2050, and achieve carbon neutrality by 2045;

WHEREAS, achieving these emissions and resilience goals will require Maine to act with urgency to slow the causes of climate change and prepare people, communities, and the environment for climate-related impacts to come;

WHEREAS, the Community Resilience Partnership provides grants to municipalities and Tribal Governments for activities that lower energy expenses, reduce greenhouse gas emissions, and increase community resilience in alignment with the state's climate action plan and goals;

***BE IT RESOLVED**, the Town of Freeport commits to participating in the Community Resilience Partnership, which supports community leadership in reducing greenhouse gas emissions and increasing resiliency to extreme weather and climate change impacts;

***BE IT FURTHER RESOLVED**, the Town of Freeport designates Caroline Pelletier, Town Planner, to coordinate planning, implementation, and monitoring of energy and resilience projects and to be the primary point of contact to the Community Resilience Partnership. **VOTE:** (Egan & Daniele)(5-Ayes)(2-Nays Lawrence & Fournier)

(Town Planner, Caroline Pelletier)(15 minutes)

ITEM # 148-22

To consider action relative to a Street Name Changes for South Freeport.

The Town Manager explained the problem is in the suffix naming of three streets in South Freeport Village that are listed as "SF". It was used to designate South Freeport. The postal service does not recognize SF because it is not a cardinal direction. S is a cardinal direction so Main Street S, Middle Street S and Park Street S would be compliant postal service designations that would still give them unique designators from the Main, Park and Middle Streets in town. We have done two notices on this. We did have some good conversations with residents. Everyone was generally in favor of it. We are unsure what the Postal Service will do. Everything in Freeport is 04032 outside of the South Freeport post office boxes which is 04078. Once these three streets are put on the database and are deemed to exist, the actual properties themselves will have an 04032 zip. No different than they currently do now, those properties do not exist in the eyes of the government because there is not an accurate street name they can enter into their database. This seems like a no brainer but is a touchy subject in South Freeport Village. We have heard from residents that it is a nightmare to receive packages in South Freeport from UPS, Fed Ex or DHL. This will solve some of those delivery problems for people (at least the ones the town is responsible for creating.)

Councilor Fournier: Will this work with the E911 system that gives the geography? - It will not change any of the GEO coordinates associated with the properties. It will dispatch to Main Street S instead of Main Street SF. They are used to doing it now and have a good success rate especially with the GPS coordinates. The Manager will check with Brunswick and the Police Chief to make sure there are not any gaps in the timing. It is probably a problem with Consolidated phone carrier. That is a priority.

John Ellis (Main Street South Freeport): He is pleased with this action. The sellers at his closing stated "have fun chasing mail for the rest of your life" and it has been true for him and his family. This is a step in the right direction. People in South Freeport think their zip code is 04078 when it actually is 04032. He is hoping for a totally distinct zip code for South Freeport as this is how other municipalities have solved similar issues. You

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wouldn't have to change the street names then. If the postal service decides to do home delivery, it would solve that problem. He wanted to put it on the radar while it is not squarely what the council is voting tonight.

The Manager has spoken with the postal service. The easiest thing to do would be to rezip. They did speak to the regional addressing officer for the area who did have reasons against that solution. The town would be in favor of doing a new zip or putting them in the old zip, whatever makes it easier for the people down there. The postal service has to agree to do that. He will pass this along to the Postal Service.

Councilor Egan would be in favor of a letter of support or a resolution to encourage the Postal Service to take action on this and create a new zip code. The Manager said he didn't want to give false hope that this would make a difference, but is happy to pass that along from the Council. He will see if that is something the Post Office would entertain. It is a separate issue from what is before the Council tonight.

BE IT ORDERED: That the three streets in South Freeport Village listed below be renamed as follows:

1. That Main Street SF renamed to Main Street S
2. That Middle Street SF renamed to Middle Street S
3. That Park Street SF renamed to Park Street S

VOTE: (Pillsbury & Fournier)(7-Ayes)(0-Nays)

(Town Manager, Peter Joseph)(5 minutes)

ITEM # 149-22 To consider action relative to a request for the Use of Town Property from Visit Freeport.

There are several locations including Town Hall property and the vacant property next door. Their application shows relocated handicap ADA parking and an increase from 2 to 4 handicap spots.

BE IT ORDERED: That request for the Use of Town Property from Visit Freeport for the Fall Festival September 30, 2022 through October 2, 2022 be approved. **VOTE:** (Fournier & Lawrence)(7-Ayes)(0-Nays)

(Town Manager, Peter Joseph)(5 minutes)

OTHER BUSINESS:

1. Conceptual Review of Town Hall Site Amendments (Town Engineer, Adam Bliss)(15 minutes)

This project

This project originated as a storm water management opportunity. We received a grant through the Maine DEP. After talk about the grant and the opportunity with the manager it grew into a site plan or downtown beautification project to draw people further down from the village to stop, relax, eat and have a beverage. People get to Grove Street and they turn around, but we want to draw them in. This project combines many viewpoints in improving the site including improving ADA accessibility, sustainability, aging in place, EV charging stations, an outdoor gathering area and perhaps an art and small performance space. There is added parking, storm water and pollinator gardens.

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The Town Engineer presented the proposed conditions overlaid onto an aerial photo taken in 2019. The concept shows a congregating area in front of the Town Hall Building and will have signage directing people to the proper department. His intent is to use locally sourced materials as much as possible and use materials that represent Freeport like granite. This includes retaining walls on site to make the entrances fully ADA compliant. The plan suggests bollard lighting, preferably a granite post. Mr. Bliss is looking for a yea or nay from the Council because he needs to go to the Project Review with this also. Mr. Fournier wanted to know what would happen when the granite bollard lighting gets hit by a tractor, which he believes will happen.

An EV charging station is on the Plan, but is expensive and we don't have money in the budget for that yet. He went on to explain the rain garden and how it will work as storm water management from the town hall roof.

They discussed the difference in level 2 or level 3 chargers and the cost to the user options. Mr. Bliss has visited other locations with charging stations for reference. A grant may cover a portion of the expenses for EV charging stations.

He pointed out the proposed ADA spots and will be consulting with an ADA consultant to make sure we do it correctly because there is an elevated sidewalk at one of the spots. He had to struggle with factors such as the ledge outcrop and congestion in the area. The plan relocates the flag and the memorial to more visible locations.

Councilor Daniele inquired whether we have funding for this. This project will need to be done in at least two phases, the first being the front Main Street area. Our Public Works Department will work on it this fall. We would have to wait till next spring if we hire out and we would pay double. We have a \$75,000 project budget and that doesn't go far.

Councilor Fournier inquired about a cross walk from Linda Bean's to Town Hall. That was previously discussed at Complete Streets. The end result was to explore adding a cross walk that connects over to Holbrook from the mailbox at our corner.

Chair Piltch asked about the center area being used as a performance area. Mr. Bliss explained that traffic noise and other factors may discourage this. Seating of \$500 for granite seating could get too expensive. They are preferring to not use brick, they want asphalt over concrete as well.

Phase 1 will focus on the front quadrant. Phase 2 will have to occur next year or beyond with a budget appropriation. We currently have a \$50,000 grant still pending and will hear in late August.

Public art was discussed, possibly in the circle area but will need to be approved by the Project Review Board. Councilor Egan suggested reaching out to Kim Metzger at the High School Art Department. The idea of adding food or food cart options was discussed. One of the public peddler locations is in front of town hall. Work may start at the end of September.

EXECUTIVE SESSION

ITEM # 150-22 To consider action relative to an Executive Session pursuant to 1 M.R.S.A. § 405(6)(C) pertaining to a Real Estate matter.

MOTION: That the Town Council enter Executive Session. **VOTE:**
(Piltch & Egan) (7-Ayes)(0-Nays)

MOTION: That the Town Council exit Executive Session. **VOTE:**
(Pillsbury & Egan) (6-Ayes)(0-Nays)(1-Councilor Bradley was
excused during the Executive Session and did not vote)

(30 minutes)

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END OF AGENDA (Estimated time of adjournment 9:00 PM)

	OUTSTANDING OR UPCOMING ACTION ITEMS	INITIATED ON	PROPOSED BY	ADDITIONAL INFORMATION
#1	Review of Town fee schedule this year	1/4/2022	Councilor Pillsbury	Tasked for 2022
#3	Schedule dates for touring facilities		Chair Piltch	
#6	Set process for how we are going to accept applications for ARPA funding before summer		Chair Piltch	
#7	Determine if our Capital Reserve Budget is properly funded and we have a proper schedule to set our budget priorities		Councilor Fournier	
#9	Explore new fire rescue substation in District 2		Councilors Fournier & Bradley	
#10	Resolve Water Tank Contract		Mr. Joseph	
#11	Sewer district committee work			
#12	Divestment Discussion and Investment policy		Councilor Piltch	
#13	Planning and Codes Permitting policies			
#15	Discuss Readiness Team & Prioritization Team for future initiative	March 2022	Chair Piltch	
#16	Attend RSU Budget meetings-send new Superintendent a letter to work with us on schedule-legislative action	4/19/22	John Egan	

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