

Freeport Insider

What's on at Planning Board, Coastal Waters, etc
A weekly news source about Town Hall.

5 October 2023 No.4

TOWN COUNCIL

3 October meeting:

- Purchase 22 Main?
- Engage with LL Bean
- Fossil Fuel Non-Proliferation
- Storm water discharge amendments passed.
- Mooring fees postponed to workshop 28 Nov.
- Sign encroachment – hearing set for 17 Oct.
- General assistance changes hearing 17 Oct.
- Carbon reduction targets passed.
- Great Race host 28 June 2024 endorsed.

CENTRAL CORE DISTRICT WORKING GROUP

Lets go effort to get changes by end of October.
Next meeting 11 October.

COASTAL WATER COMMISSION

See *Town Council* on Mooring Fee.

Next meeting, on *Island Rover*, 11 October.

PLANNING BOARD

Meeting 4 October cancelled.

New member. Next meeting 1 November.

PROJECT REVIEW BOARD

No report. Last report in 21 September issue.

Next meeting 18 October.

SOCIAL AND RACIAL EQUITY

No report. Last meeting see 28 Sept issue.

Next meeting 25 October.

SUSTAINABILITY

Emission goals approved, see *Town Council*.

Slides about goals. Next meeting 16 October.

SHELLFISH COMMISSION

Clamming limits discussed.

HOUSING

[No report.]

PEOPLE

Town manager, communications coordinator

EVENTS

Candidates night 19 October.

FreeportCan 21 October meeting.

Community Services annual mtg 23 Oct.

RAILROADS

MDOT to replace bridge over tracks.

Town calendars October, November

FROM THE EDITOR

No “new media” yet

My webmistress and I are still working out how to set up a subscription service. We're now looking closely at Ghost, which has advantages over Substack.

So this issue arrives via regular e-mail. You have the choice of the two-column format (if you use a laptop) or the one-column format (cellphone).

- Chalmers

TOWN COUNCIL

Meetings: Two Tuesdays each month 6PM.

Agendas: Posted at website.

3 October. ***THE TOWN COUNCIL WORKED THROUGH MANY ITEMS, WITH MOORING FEES THE CONTROVERSIAL.***

PURCHASING THE LOT AT 22 MAIN

Councilor Ed Bradley told the Council that after the Board of Appeals reversed the decision of the Project Review Board, thus denying the developer the okay to build eight units at 22 Main Street [see 28 September issue], the developer gave up. A small group – Bradley, Susan Nourse, and Ford Reiche – went to the owner Thomas Mosher to discuss a possible sale. “It was effective and efficient to do it that way.”

Bradley was positive about the discussion, and he will “bring it back to the Council” when appropriate.

ENGAGING WITH LLBEAN ABOUT THE FUTURE

Council chair Dan Piltch informed the Council of informal meetings between Bean's and himself, Councilor John Egan, and Interim Town Manager Caroline Pelletier. They started three weeks ago on possible coordination, since Bean's has begun a \$50 million rebuild of its Main Street campus, and the Town is engaged in revisioning downtown. He said the group

was exploratory only, “we have no sketches at the table.” If there are two or three possibilities, he will “bring those back to the Council.”

FOSSIL FUEL NON-PROLIFERATION

In the public comment period, former Councilor William Rixon of Varney Road informed the Council that the Freeport Sustainability Advisory Board had begun discussing the “Fossil Fuel Non-Proliferation Treaty,” a worldwide effort to end new fossil fuel production.

Rixon also said he is asking Bean's head Stephen Smith to encourage Citi, which issues the LL Bean credit card, to stop funding fossil fuel.

STORM WATER DISCHARGES – FOUR DIFFERENT ORDINANCES

The Council held the required public hearings, and passed unanimously updates to the ordinances relative to storm water discharges and non-storm water flows [see 21 September issue]. These principally involve inspection. No public member spoke.

COASTAL WATERS MOORING ASSIGNMENTS

This item generated 16 public speakers against it, many more than usually attend the Council meetings. The Coastal Waters Commission proposed amending the Coastal Waters Ordinance to require the registration of all moorings in the Town's salt waters, and payment of a \$50 fee plus perhaps a fee per foot of boat. Only Harbor Master Charlie Tetreau backed the current draft amendments.

Speakers against it noted that an unmarried partner, or family member, could not register a mooring. Others “already paid taxes” and saw this as an “way to raise money.” They also argued that the language was confusing.

Carter Becker [see *Coastal Waters Commission* in 18 September issue] suggested that the Council let those in opposition “participate [in the redraft], rather than sending the draft to legal counsel to get their verbiage.”

Councilor Ed Bradley noted that he was a “maritime attorney, and I cannot understand

the difference between inside [the anchorage] and outside.”

The Council voted 5-1 for Councilor Fournier's motion to postpone consideration of the amendments to a future date. They agreed to hold a workshop with the participation of the Coastal Waters Commission and the public at 6PM on 28 November, the first day for convening of the new Town Council.

AMENDMENT TO SIGN ORDINANCE ON ENCROACHMENT

Interim Town Manager Caroline Pelletier told the Council that in various public wide rights of way (she gave as examples Lower Main Street and Mallett Drive), some adjoining businesses have erected signs which encroach. This amendment to the Sign Ordinance will permit owners to obtain a certificate of encroachment if they obtain approval from the MDOT commissioner and from Town Manager.

The Council voted to set a public hearing on amendment for 17 October.

GENERAL ASSISTANCE

Each year the Town updates its General Assistance Ordinance. Community Services Director Sarah Lundin, on zoom, explained the updates cover the total pot of money available, and the maximum amounts for food and for housing.

The Council set a public hearing on the amendments for 17 October.

CARBON REDUCTION

The FSAB had asked the Council to set a public hearing for this date [see 18 September issue] on the goals [see *Sustainability* below].

Representatives from FSAB's Susana Hancock and Valy Steverlynck, as well as Kathleen Sullivan and Bob Stevens from FCAN, spoke. Councilors Lawrence and Fournier were concerned that the “usual group” of people seeking emission reductions might not express the sentiment of the majority in Town. They wanted community outreach first.

The goals were passed on a 4-2 (Lawrence, Fournier) vote.

Suggestion to bring Beans and others to table

Suzanne Watson, another public speaker, said: “We are not a common town.” Because of Bean’s “we are a global hub of transportation. ... If we are serious about goals and transportation, we need to bring the elephant in the room” to the table.

Sullivan argued that 40-50% of the emissions detailed by GPCOG “are coming from the business community” in particular the tourists who come to shop. The Town must invite the business community to the table to reach these goals “specifically for the planning process” when the Town will talk about how to reach those goals.

She noted that Bar Harbor set up emission goals and then did not invite the business community for discussions on how to reach the goals, and then has failed to implement the steps. The Town of Tremont, on the other hand, did invite businesses to the table, and is implementing the goals.

Outreach

Town Planner Pelletier said those involved had done a lot of outreach to state the goals in the draft.

The Council will now proceed, in a town-wide mailer, to invite input on how to reach the goals.



GREAT RACE

The Council voted to support the concept of closing Main Street on 28 June 2024 from 3PM to 8PM, when “The Great Race” will arrive. The “race,” more properly a “rally” will see 120

antique cars, originating in Owensboro, Kentucky, arrive and park along Main Street during those five hours, while the drivers and navigators have dinner. Susan Nourse and Peter Brown of Freeport, who will drive their Model A Ford with a boat tail, are assisting the effort. {*Insider coverage*}

CENTRAL CORE DISTRICT

4 October. ***THE WORKING GROUP LET GO ITS GOAL TO GET SOMETHING TO TOWN COUNCIL FOR PASSAGE IN OCTOBER.*** Chair Sam Kapala began by explaining that he and Town Planner Caroline Pelletier had discussed the way forward after the 27 September meeting [see 28 September issue].

The turnout of six members in person and two online heard roadblocks to getting the “low-hanging fruit” revisions to the Design Review Ordinance done before the election.

First, town counsel had wondered whether even the less-controversial changes were possibly “zoning changes” and thus per state law would require the Planning Board to approve them. Getting something to the Planning Board, which holds its monthly meeting this evening but could hold a special meeting with two weeks' notice, would not leave enough time for the Town Council to act before the election on 7 November.

Second, the changes on which the Working Group had reached consensus, such as shrinking the Design Review Districts, would generate reaction by residents; they should be given a chance at a public hearing.

Third, changes to the Ordinance on which the Working Group had not yet reached consensus were consuming a significant part of the meeting time.

Possible wording changes

Kapala began to through the changes to the Ordinance, which he had spent significant time drafting following the input of the “groups of two” which could meet privately without

violating the Freedom of Access statute.

The Group bogged down on several of the suggested changes. They dealt with the subjectivity of terms such as scale of the building and sightline. Member Guy Blanchard suggested that the guidelines become standards in some instances, such as heights. If a new building met the height “standard”, that would not be subject to review; if the standard were not met, then the Project Review Board would decide whether it met the more subjective “guidelines”.

Doomed to fail?

Kapala noted he had said at the August workshop on Design Review that an effort to pass the low-hanging fruit was “doomed to fail,” and would detract from the bigger effort of an entire review of the Ordinance. He repeated his pessimism, then added “I am not ready to give up,” and working on the language he had put together could provide short-term benefits.

Interfere with review by consultant?

Per Pelletier, the Town will soon issue an RFP for a complete review of the Ordinance. The Group's work should not dawdle so long that Ordinance changes it suggested would be overlap, or even come after, the consultant review.

Blanchard agreed that perhaps they should let the consultants fix the Ordinance.

Next meeting

The Group agreed to meet again on 18 October for 90 minutes. {*Insider coverage*}

PLANNING BOARD

Meetings: first Wednesday of each month 6PM.
check website

OCTOBER MEETING CANCELLED.

New Member

On 3 October the Town Council appointed David Speirs to the Board, via the Consent Agenda.

Speirs told the Council he had moved to

Freeport, to Wolfe's Neck, a year and a half earlier. He has a background in forestry and land use, and works at Landvest in Portland. This is his first government role. *{Insider coverage}*

Consultant for Comprehensive Plan

The Town has four candidates to assist it with the redraft of the Comprehensive Plan. Town Planner Caroline Pelletier told the Town Council on 3 October that she expected to have a recommendation at an October Council meeting. *{Insider coverage}*

SUSTAINABILITY

Meetings: 2nd & 4th Mondays 630PM, check website
Agendas: Posted at website.

COUNCIL PASSES EMISSION GOALS

Emission Reduction Target Comparison
passed by Town Council 3 October

Emission Reduction Timelines	2020 Maine Won't Wait	2023 Freeport Targets Recommended by FSAB	2015 International climate agreement*	2022 Yarmouth Climate Declaration
By 2030	45% reduction from 1990 baseline levels	65% reduction from 2019 baseline	65% reduction from 2016-2019 baseline	80% reduction (GPCOG recommends from 2019 baseline levels)
By 2040	65% reduction from 1990 baseline levels	85% reduction from 2019 baseline	85% reduction from 2016-2019 baseline	Not specified
By 2050	80% reduction from 1990 baseline levels	Net Zero	Net Zero	Net Zero
Municipal Emissions	Net Zero by 2040	Net Zero by 2040	Net Zero by 2030	Net Zero by 2030

*Target adopted by Falmouth with 2019 baseline

How Freeport could achieve targets in transportation sector



6.5%

Reduction in total miles traveled in Freeport (VMT) by 2030, 10% by 2050



23%

of passenger cars electrified by 2030, 90% by 2050

3 October. ***THE COUNCIL HAD BEFORE IT THE EMISSION GOALS AS PREPARED*** by the Freeport Sustainability Advisory Board with the assistance of the Greater Portland Council of Governments. The follow is taken from the slide show presentation, not viewed at this meeting of the Council.

After discussion [see *Town Council*], councilors voted 4-2 to adopt the goals as shown in these graphics.

How does Freeport compare in annual emissions per person? *	
Maine	12.24
York	17.44
Freeport	15.13
Yarmouth	11.65
Falmouth	11.60

HOW THIS CAME ABOUT

In the vision of the 2011 Comprehensive Plan, the townfolk were responsible stewards of the environment, using: more renewable energy, reducing energy consumption through efficient land use and buildings use, efficient building design, non-car transportation opportunities, and clean waste management.

The Downtown Vision Plan would establish the Town of Freeport as a model community for sustainability by making a pledge or commitment to: create a Climate Action Plan; reduce downtown traffic; and install EV chargers.

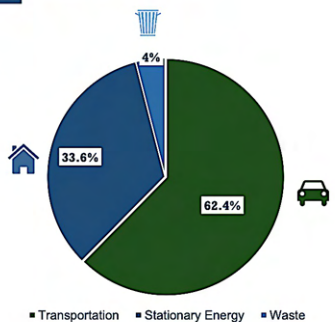
The Climate Action Plan strategies will overlap with existing plans; reinforce priorities;

Community-Wide Greenhouse Gas Inventory

Largest Emissions Sources:

1. Passenger vehicles (36%)
2. Commercial vehicles (24%)
3. Home energy use (18%)
4. Business energy use (15%)

FREEPORT EMISSIONS



Municipal emissions accounted for 1% of overall community emissions.

Sectors as percent (%) of total community emissions.

and serve the same goals.

GPCOG and Freeport officials held gatherings to obtain public input and educate opportunities. Participants were presented with target options, neighboring town commitments, potential strategies, and asked to vote and comment. Some 131 responses were received. {text and slides from presentation to Town Council 5.Sept.23}

KPI Metric: Heat Pumps Installed

Strategy Area	Recommended Target for Freeport
Heat pumps (installation)	
2023-2030	1,757 226 per year
2031-2050	1,360 43 per year
Total	3,112
Annual Emission Savings (MT CO ₂ e)	644

****161 installed in 2021!**

Learn more and see the data at freeportclimateaction.org

RAILROAD

“PUBLIC MEETING”?

3 October. **MAINE DEPARTMENT OF TRANSPORTATION WILL REPLACE THE BRIDGE** carrying Route One over the tracks at the Public Safety Building. Council chair Dan Pitch announced this at the Council meeting this day. {Insider coverage}

More

MDOT's website has this:

At a “public meeting” (not actually a meeting, either in person or virtual) interested parties are invited to “view a presentation” on line between 16 October and 1 November, and then submit comments. Questions, comments, or inquiries can be made directly through the on-demand meeting or to Denver Small, project manager, Maine Department of Transportation, 24 Child Street, 16 State House Station, Augusta, Maine 04333-0016. Telephone: (207) 446-6419. Email: denver.small@maine.gov.

Online at:

<https://storymaps.arcgis.com/stories/415913f8cfcf4fc5a5cc3039a8fe6dd4>

Notice to abutters

Project Manager Small wrote on 5 October: 'Letters will be sent to abutting property owners on or around the 16th of October in regard to this meeting, also a notice will be placed in local newspapers as well as social media outlets. {e-mail to *Insider*}

SHELLFISH COMMISSION

The Town Council met with the Commission on 3 October in a workshop to discuss clamming, licenses, and the effect of global warming. The group decided to continue the discussions.

The Town Council decided to postpone any action on proposed amendments to Chapter 32, Shellfish Conservation Ordinance. These would add an Apprenticeship Program and amend the Conservation Points.

PEOPLE

TOWN MANAGER SELECTION

Council Chair Dan Piltch said on 3 October at the beginning of the evening that the process was “nearing an end” and he expected the Council will select someone in “the next meeting or two.” The Council held another executive session at the end of the evening with its consultant Baker Tilley. {*Insider* coverage}

COMMUNICATIONS COORDINATOR

The Town has advertised for this full-time position. Applications are due by 4 October.

EVENTS

CANDIDATE FORUM 19 OCTOBER

Candidates for the Freeport Town Council are invited to Meetinghouse Arts stage, 6PM. Six people are running: Eric Smith and Adam Ulrickson in District 2 where Ed Bradley has

chosen not to run again; incumbent Matt Pillsbury and Kimberly Buck in District 3; Joanna Benoit and Tais de dos Reyes for the at-large seat where Jake Daniele has chose not to run again.

FREEPORT CLIMATE ACTION NOW

On 21 October, FCAN will hold a 'Community Circle' from 10h00 to 12h00 at The Barn at Windpoint ([map](#)). Come to meet one another, learn what's being done by our action groups, and share your concerns and your vision for what FCAN can do. Let them know you are coming: climate@freeportcan.org

FREEPORT COMMUNITY SERVICES ANNUAL MEETING

On 23 October 18h30 to 20h00 in the Bradley Room, to celebrate FCS leadership and name the Carol Kaplan Award winner.

TOWN HALL OCTOBER

Mon	Tue	Wed	Thu
2 Board of Appeals -cancelled 6:30pm	3 Appointments Meeting 4:45pm Town Council Workshop with Shellfish Commission 5:00pm Library Board of Trustees 6:00pm Town Council Meeting 6:00pm	4 Central Core District Working Group 12:30pm Planning Board-Cancelled 6:00pm	5 Tree Task Force Meeting 4:30pm Tree Task Force 6:00pm
9 Columbus Day Winslow Park Commission 6:30pm	10 Complete Streets Committee Meeting 7:30am to 9:00am Conservation Commission 6:30pm	11 Central Core District Working Group 12:30pm Coastal Waters Commission 6:00pm	12 Shellfish Committee Meeting 6:30pm
16 Police Advisory Committee 6:00pm Freeport Sustainability Advisory Board 6:30pm Freeport Sewer District Board of Trustees 7:00pm	17 Town Council Meeting 6:00pm	18 Central Core District Working Group 12:30pm Project Review Board 6:00pm	19
23	24	25 Central Core District Working Group 12:30pm Social and Racial Equity Committee 6:30pm	26
30 Freeport Sustainability Advisory Board (FSAB) 6:30pm	31 FEDC Board Meeting 7:45am to 9:00pm	1	2

TOWN HALL NOVEMBER

Mon	Tue	Wed	Thu
30	31	1 Central Core District Working Group 12:30pm Planning Board 6:00pm	2 Tree Task Force 6:00pm
6 Board of Appeals -cancelled 6:30pm Board of Appeals 6:30pm	7 Library Board of Trustees 6:00pm	8 Central Core District Working Group 11:30am Coastal Waters Commission 5:00pm	9 Shellfish Committee Meeting 6:30pm
13 Winslow Park Commission 6:30pm Notice of Public Hearing 6:30pm Freeport Sustainability Advisory Board 6:30pm	14 Complete Streets Committee Meeting 7:30am to 9:00am Town Council Organizational Meeting 6:00pm Conservation Commission 6:30pm	15 Central Core District Working Group 11:30am Project Review Board 6:00pm	16
20 Police Advisory Committee 6:00pm	21	22 Central Core District Working Group 11:30am Social and Racial Equity Committee 6:30pm	23 Thanksgiving Day
27 Freeport Sustainability Advisory Board (FSAB) 6:30pm	28 FEDC Board Meeting 7:45am to 9:00pm Town Council Workshop with Coastal Waters Commission 6:00pm	29 Central Core District Working Group 11:30am	30

FREPORT INSIDER

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Chalmers Hardenbergh, publisher and editor

Coverage

The newsletter covers official doings of the Town of Freeport, Maine, with other stories the editor is moved to write about.

[undecided]

Advertising
Welcome!

Frequency

Weekly

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