

Freeport Insider

What's going on at Planning Board, Coastal Waters, Sustainability, Council, etc.
A weekly news source on issues of concern taken up at Town Hall.

18 September 2023 – first issue

TOWN COUNCIL

No report.

CENTRAL CORE DISTRICT WORKING GROUP

First meeting to examine downtown ordinances, possibly streamline them.

COASTAL WATERS

Decision on a ramp to launch the *Island Rover* is put off for some time.

PLANNING BOARD

Completed its review of the state-required redraft of the Zoning Ordinance.

PROJECT REVIEW BOARD

Some discussing possible purchase of site of proposed 22 Main Street apartments.
Freeport Station 67 units, and Depot Square 8 units pending?

SOCIAL AND RACIAL EQUITY

Possible discussion of hate incidents next meeting.

SUSTAINABILITY

Climate Action Plan and other news from 11 September meeting.

HOUSING

Town moving at five venues to get more housing:
Central Core Working Group – streamlining.
Town Council – Varney Road project.
Planning Board – Redraft Zoning ordinance.
Project Review Board – at least two projects.
Ad Hoc Housing Committee

PEOPLE

Joanna Benoit, Tais de los Reyes, Eric Smith, Adam Ulrickson toss hats in the Town Council ring.

EVENTS

Freeport Climate Action plans October meeting.

RAILROADS

Dragon closing may end freight trains

Town calendar September & October

FROM THE EDITOR

You are looking at the first issue of what I am titling the *Freeport Insider*.

The thought

I am founding this newsletter to present our

residents with news from the various Town committees. The existing newspaper coverage (*Portland Press Herald*, *Northern Forecaster*) is in most instances completely lacking. Sam Smith at *Freeport Notes* (Facebook) provides some announcements and stories, but no coverage of Town Hall. Denizens of the Hall know what's going on – but much requires someone asking. As several people have told me, “No one knows what's going on.” Except, of course, a few people on the inside.

The coverage

I intend to cover, in person or via Zoom, the Town Council, the Planning Board, the Project Review Board, the Sustainability Advisory Board, the Central Core District Working Group, and the Ad Hoc Housing Committee. Others I'll cover when the body is handling something of general interest such as Coastal Waters looking at launching the *Island Rover*.

I have no desire to report the kind of detail captured in minutes.

Future layout and subscriptions

My in-the-know advisors tell me that the two-column pdf of this issue does not work well on the phones which half of you now use to read e-mails.

Consequently, I will arrange a different presentation, possibly with Substack or Mailchimp, which allows you to read this on the small screen.

Once that is set up, it will give me the ability to gather subscribers – and request payment. Rest assured, the subscription price will not send you to the Poor House (even if Freeport still had one!). It will be geared to ability to pay....

Tips, rumors, interesting stories, feedback?

E-mail me or call me!

- Chalmers Hardenbergh, editor

TOWN COUNCIL

<https://www.freeportmaine.com/town-council>

Meetings: Twice monthly, Tuesdays 6PM, check website

Agendas: Posted at website.

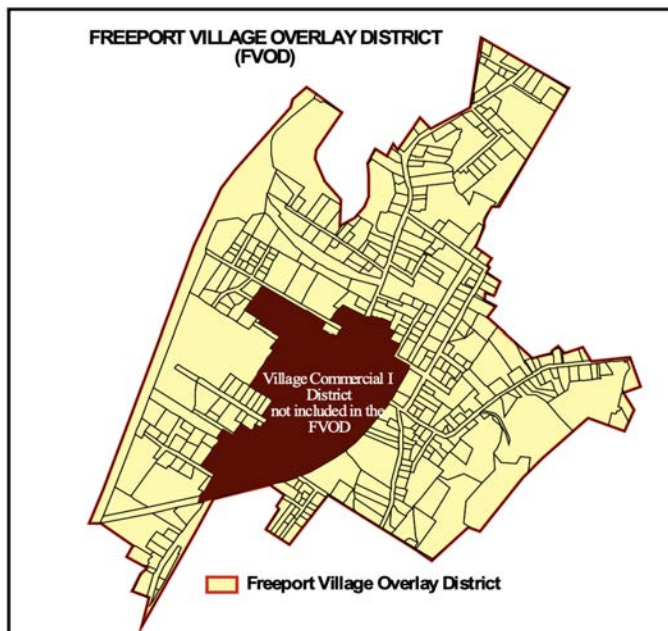
Minutes: Late! Last posted for 7/11/23

Did not meet this week. Will meet 19 September.

CENTRAL CORE DISTRICT

13 September. **THE CENTRAL CORE DISTRICT WORKING GROUP HELD ITS FIRST MEETING.**

Created by the Town Council in response to the Housing Committee's request for quick changes to Town ordinances [see *Housing*], the Committee (CCWG) met at 12h30 in the



Council Chamber.

These members came:

Sam Kapala, CCWG chair & chair Planning Board
 Susan Nourse, police chief emerita
 Ford Reiche, chair Project Review Board
 Dan Piltch, councillor District One
 Caroline Pelletier, town planner, interim town man.
 Guy Blanchard, PRB chair emeritus, Hist.Society
 Kelleigh Dulaney, owner Brewster House B&B
 David Latulippe, vice-president Priority Real Estate
 Linda Berger, PRB, Social & Racial Equity Cttee
 Brett Richardson, exec director, Econ.Devel.Corp.

John Egan, councillor (via Zoom)

Background

According to 'Freeport Forward,' an advocacy group, these preceded formation of the CCWG:

- 9/20/22 - Town Council held affordable housing workshop with the community. Dozens of folks showed up to share their support for pursuing affordable housing in Freeport. Some folks shared personal stories of their struggles to find affordable housing.

- 11/29/22 - Town Council created Ad Hoc Housing Committee with the specific charge of studying the problem of housing affordability in Freeport and to make recommendations to the Town Council for actions the town could take and policies the town could establish to encourage the development of affordable housing.

- Ongoing - Housing Committee met to form recommendations for the Council.

- 7/25/23 - Housing Committee presented initial recommendations to the Town Council, prioritizing temporary elimination of the design review process for downtown. {Freeport Forward e-mail 31.July.23}

The Town Council held a workshop on 22 August, and set up the CCWG in response. At the initial meeting on 13 September, Egan emphatically stated the Housing Committee's recommendation to "temporarily eliminate" the design review process was "not viable" and the effort needed "a lot more fine-tuning."

Short-term actions

CCWG heard from all members present about steps which could be taken immediately. Piltch noted that the present Town Council members were familiar with the entire process. If CCWG could present proposed short-term changes before at least two, and possibly three, new councillors will take their seats in November, the Council could enact the changes without lengthy discussion.

Over the longer-term

The group heard about two issues they could address over the longer period of the CCWG's existing six-month term. First, the terms of the ordinances, particularly Design Review, could be made more specific and not open so much to individual interpretation.

Second, the overlapping ordinances and districts could be simplified. At this point, some buildings in the downtown core are situated in four regulated districts and are thus subject to four different ordinance regimes: design review district, color overlay district, village overlay district, and the basic zoning district.

Next step

CCWG will meet each Wednesday at 12h30 for the next few weeks. Caroline Pelletier will receive all suggestions for short-term action by Monday 18 September and provide a sheet with all suggestions at the 20 September meeting. {Insider coverage}

COASTAL WATERS

14 September. **THE ISLAND ROVER WILL REMAIN HIGH AND DRY** for weeks if not months, as a result of the Coastal Waters Commission decision (CWC) this evening in Council Chambers.

personal project into one which violated Town zoning ordinances. A series of Town hearings, meetings, and Superior Court lawsuits ensued.

Over the same period, Carter Becker, owner of the Freeport waterfront construction company Falls Point Marine, was recruited to help finish the boat and get it into the water. As payment for his services, he was given majority ownership of the *Island Rover*.

The 80-ton, 90-foot ship will now float, and needs a place to be launched.

[For a documentary about the effort, lasting nearly two hours, watch 'The Island Rover (Harold's Boat Problem).']

<https://www.youtube.com/watch?v=-nrt7n8pqH4>.]

Town will not stand in the way

Becker's representative, environmental consultant Mike Morse of the Portland law firm Archipelago, told the Commission at its first meeting about the ship on 8 July, that as part of this litigation process with the Town over the *Island Rover* 'but not this project and not this property,' there was a mediation process that involved former Town Manager Peter Joseph, the Town Attorney Amy Tchao, and the chair of the Town Council. The former town manager and the town council chair both through their attorney acknowledged that the Town was willing to support this and work through permitting and issue permits that meet the standards. In other



The Island Rover, in the trees at Harold Arndt's location. {Island Rover Foundation website}

Summary of the situation

In 1992 Harold Arndt began building the steel ship *Island Rover* out of scrap, on his land off Byram Avenue on Flying Point. He intended that she become a platform for youth education under sail. In 2000, Arndt placed the ship under the auspices of the Island Rover Foundation, making a backyard

words, not be the road block. {CWC minutes of 8 July 2023 meeting}

How to launch the boat

Four nearby points were considered. Becker has purchased the lot at 0 Shore Drive, near the boat's location, in part as the choice site for the launch. He

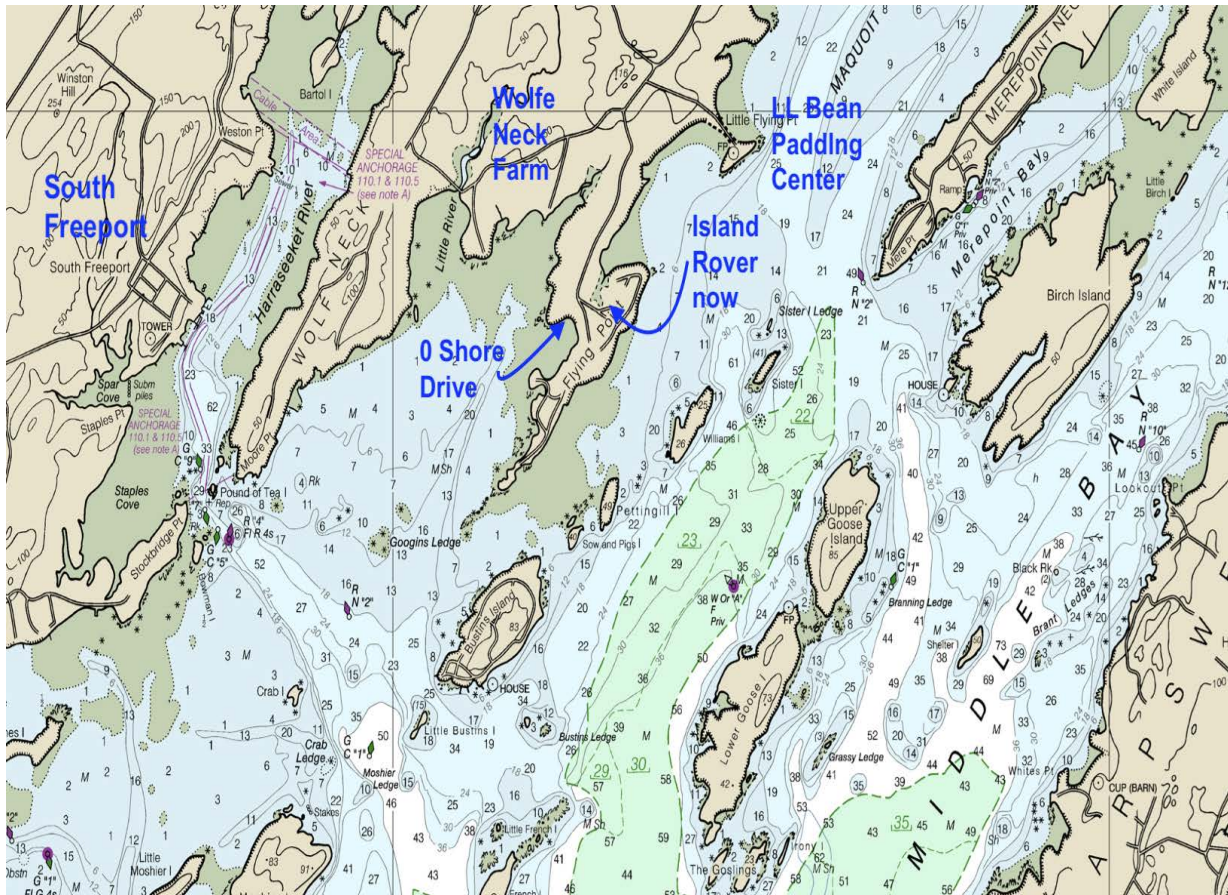
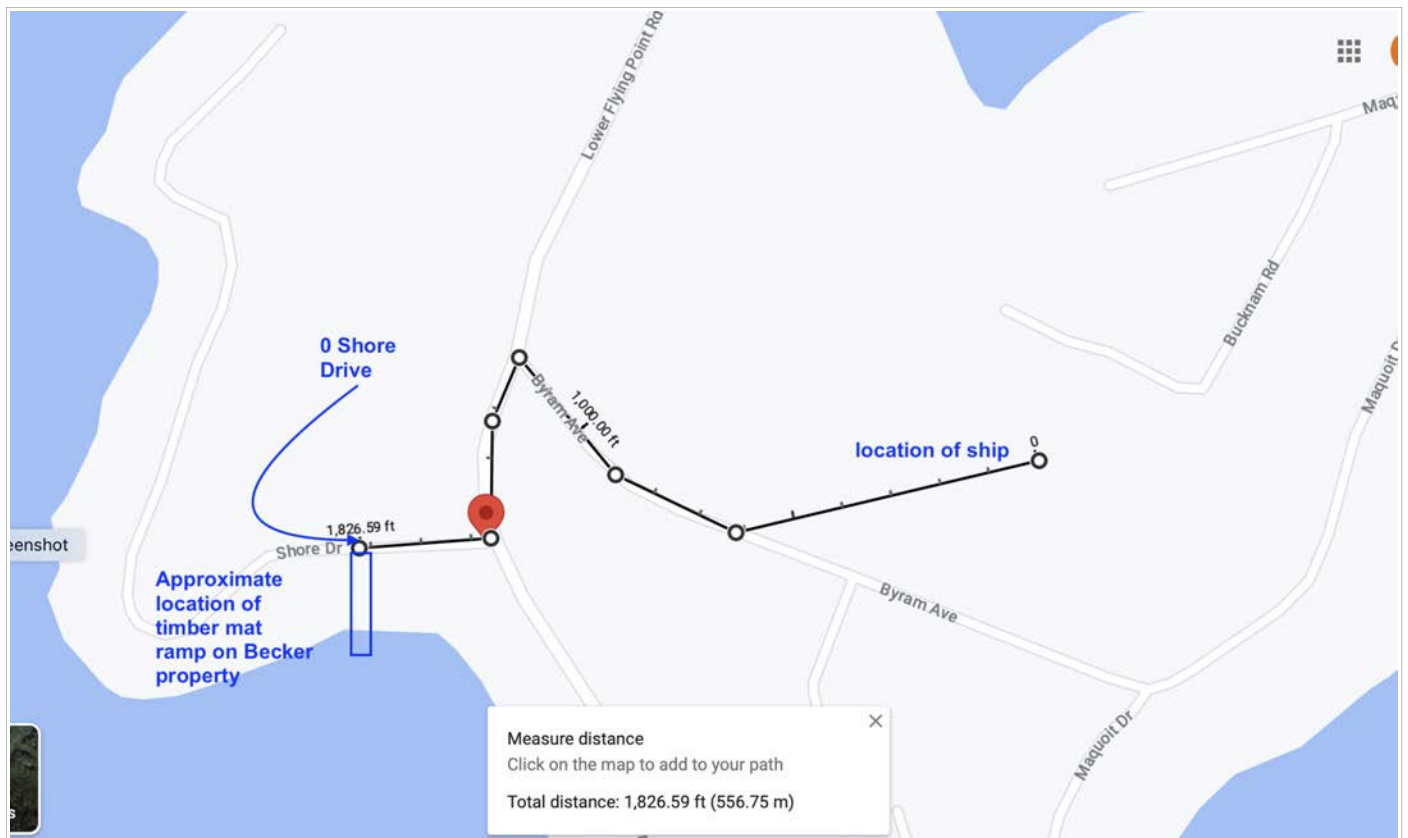


Chart of vicinity, showing cove is mud flat at low tide



has come before the CWC to request a “wharfing out permit” in order to launch the boat. Consultant Mike Morse is proposing a temporary boat launch ramp built across Becker’s lot to the mud flat, out of timber mats.¹

Launch in October? Other approvals

At the 13 September meeting, Morse told the CWC that under his plan workers could move the *Island Rover* and launch it “in early October.”

The plan does not need an okay from the Maine Department of Environmental Protection because it is only temporary. The Army Corps of Engineers was applied to on 8 June; Morse expects a decision from project manager LeeAnn Neal.

Morse noted the project also needs an overlimit permit to move the 80-ton ship over the local roads. [The Town Council issues such permits. {Council website}]

At the July meeting he said the ramp will facilitate the launch so that the *Island Rover* is finally out of everybody’s hair.² They are not asking for the Coastal Water Commission’s review on whether the road will support the weight. They already have the Town Engineer that has signed off on that. They are not asking for the timing of it and how long it will take. They are not asking for the Coastal Waters Commission to bless the CMP movement of the power lines. They are simply asking for approval of the temporary boat

launch/ramp. {CWC minutes of 8 July 2023 meeting}

Neighbors’ concerns

Several residents who live nearby have voiced concerns about the launch plan. Morse acknowledged the “emotions” which the plan precipitated, and cautioned the Commission



Sample crane mat (for illustration only, NOT the Island Rover plan). {Bridgewell Resources website}

members that their purview was limited to deciding whether the plan met the requirements of a temporary ramp as detailed in the Town Coastal Waters Ordinance.

Neighbors both on 8 July and 13 September testified to CWC their concerns: the ship, when enroute, would block access for emergency vehicles; or injure children playing nearby; or require cutting of significant tree canopy; or damage the salt marsh; or once on the mud flat actually float; or once floating, would remain in the cove.

The three-stage process

Morse, with the help of Becker, told the CWC the launch would require three stages. First, the ship would move on wheels from its current location to 0 Shore Drive, a distance of under one-half mile.

Second, the ship still on wheels would move down the temporary launch ramp and out to the mud flat, where the wheels would be removed and

¹ According to testimony at the CWC this day, proponents examined: a site in the Little River, vetoed by Wolfe Neck Farm; a site at the LL Bean Paddling Center where the bank was too steep; and a site at the end of Shore Drive which would require cutting a large oak tree. {Insider coverage}

² Twain Braden, who represents Arndt and the Foundation, said after the meeting that a 2017 Superior Court lawsuit begun by the Town remains in abeyance, with the judge awaiting possible resolution outside of court. {Insider discussion with Braden; <https://casetext.com/case/town-of-freeport-v-island-rover-found>}

the ship would remain erect on a 20 foot by 40 foot section, a “barge.”

Third, airbags would inflate to keep the ship erect and begin to float with an incoming tide. Once she is floating, the project would end. The ramp could be removed once the ship reached the mud flat.

Response of Commission members

Following presentations by John Cunningham, an attorney representing neighbors, and Tim Forrester, an environmental consultant representing other neighbors, CWC members discussed their next steps. At the conclusion of the meeting, they decided:

- To ignore the planned October date for the launch.
- To require the applicant to hire another consultant for “peer review.” They noted that both Morse and Forrester had appeared often before them, and were respected. When the two disagreed about the impact of the project on the salt marsh and the soil, members wanted to hear from a third consultant.
- To possibly require an engineer to evaluate the proposed launch ramp for feasibility.
- To ask the town attorney whether the CWC could require some sort of performance bond in case the move went awry and the “temporary” became somewhat permanent.
- To ask the town attorney's advice on John Cunningham's assertion that Becker's deed only gave him ownership to the high-water mark, and if so, the effect on the project.

CWC members will meet again to formally agree on their response, at their next meeting – probably a month hence. {Insider coverage}

PLANNING BOARD

Meetings: first Wednesday of each month 6PM.

REVISIONS TO HELP HOUSING

12 September. **THE PLANNING BOARD COMPLETED ITS REVIEW OF THE REQUIRED REDRAFT** of the Freeport Zoning Ordinance. The Maine Legislature's LD 2003, titled “An Act to Implement the Recommendations of the Commission to Increase Housing Opportunities in

Maine by Studying Zoning and Land Use Restrictions,” required all municipalities to amend ordinances in order to potentially allow more housing in almost all zoning districts. Freeport has already permitted Accessory Dwelling Units, and limited short-term leasing (aka airbnb); the changes will expand these.

[The subject of housing is entertained by several different Freeport boards and committees, specifically the 'Housing Committee'. See *Housing*.]

The Board was receptive to input from the residents in the audience, who made several significant points.

Generally, Board members supported the effort to increase Freeport's housing stock, whether owner- or renter-occupied.

Next steps

The Planning Board will hold a required public hearing on the changes, and then submit them to the Town Council. The Council will also hold a public hearing – so residents will have two formal chances to comment on the changes. {Insider coverage}

PROJECT REVIEW BOARD

<https://www.freeportmaine.com/planning/pages/board-information-project-review-board>

Meetings: 3rd Wednesday of each month 630PM.

22 MAIN STREET PARCEL

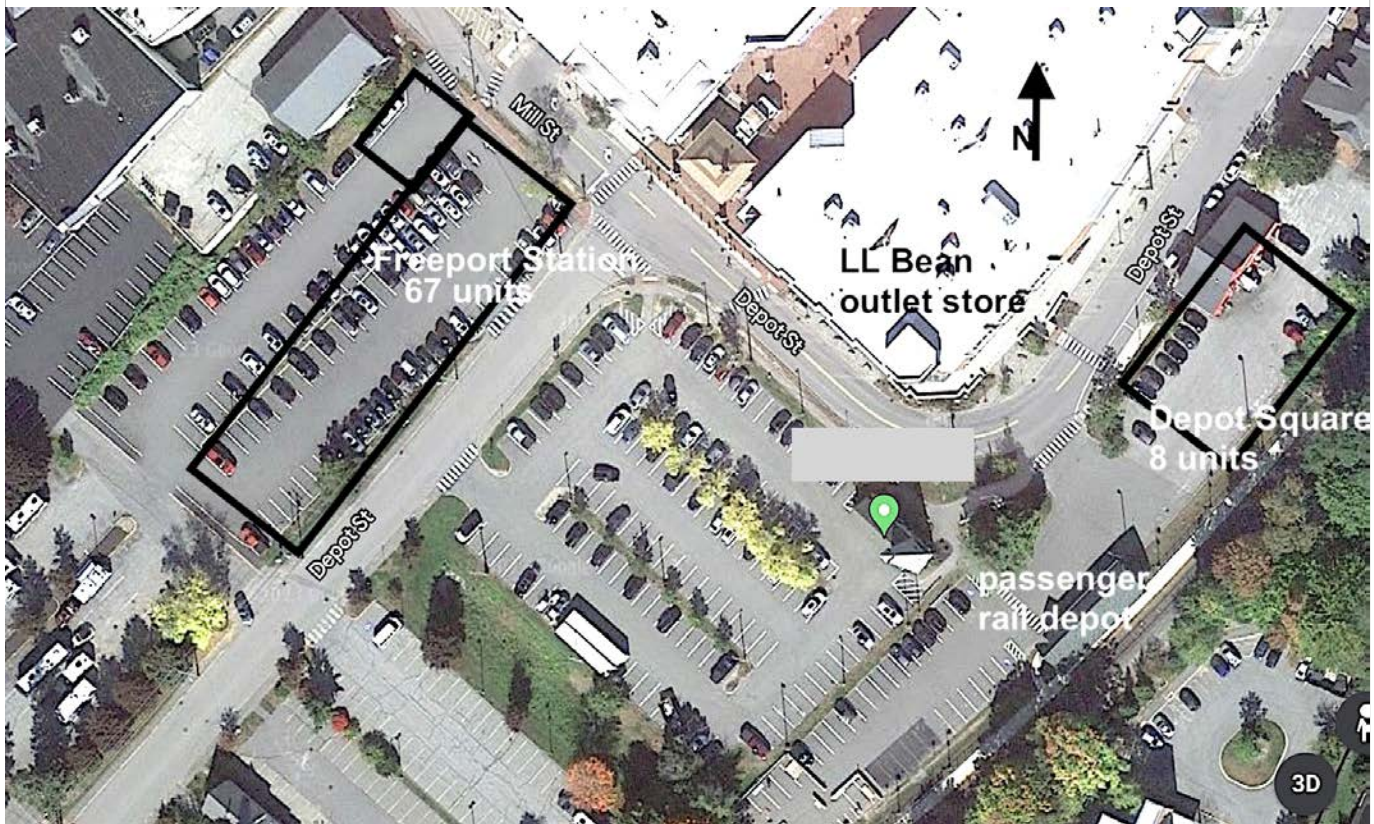
8 September. **SOME ARE DISCUSSING THE PURCHASE OF 22 MAIN STREET**, the vacant parcel which engendered a citizen outcry when developer Paul Peck proposed a flat-roofed, three-storey building on the site.

Opponents argued the roof should be pitched like those around it, and that the parcel shaped the sense of the downtown when arriving from the south.

Two different sources said this day that the owner of the parcel, Thos. Moser Furniture³, was discussing a possible sale. {Insider discussions}

On 18 September, Councillor Dan Piltch wrote that the discussions are not occurring 'at the behest

³ Moser, founded in 1972, has a workshop in Auburn and showrooms in Freeport on Main Street, in San Francisco, in the District of Columbia, and Boston. {website}



Downtown Freeport: location of two proposed housing projects. {Insider}



Freeport Station rendering {filed application https://www.freeportmaine.com/sites/g/files/vyhlif4436/f/agendas/freeport_station_apartments_for_webposting.pdf}

of the town.' {e-mail to Insider}

Project Review Board action

On 21 March 2023, the Project Review Board approved the proposal to build at 22 Main two 3-storey buildings with a total of 30 units. The PRB considered the project under the Design Review Ordinance, the Subdivision Ordinance, and the Zoning Ordinance. {minutes of 15.Feb.23 meeting;

notice of appeal from opponent 48 West LLC⁴} Some believe the PRB was acting under the impression it needed to create more affordable housing. {Insider discussions} The 22 Main Street units are market-rate.

Board of Appeals action

Opponents of the buildings as designed asked the Freeport Board of Appeals to reverse the PRB decision.

On 10 July, the Board voted 4-0 to reverse the approval by the Project Review Board. The Appeals members stated that they found the project did not meet Design Review standards. {minutes of Board}

FREEPORT STATION

David Latulippe [see CCWG] in 2022 was working with Opechee Construction on a 67-unit building at

⁴ The appeal notice, dated 20 April 2023, listed Yilmaz Properties LLC as the appellant and owner of 48 West LLC, and Joseph "Jay" Yilmaz as a member of Yilmaz Properties. {text of notice} Jay and his wife Jennifer own, among other properties, the AJ Dogs food cart on Main Street across from LL Bean. {Avery Yale Kamala in *Portland Press Herald* 25.July.21}

the corner of Mill and Depot [see rendering], with access off Depot Street. {minutes of Project Review Board meeting 22.Sept.22} *Status unknown as of 18 September.*

DEPOT SQUARE – PETRILLO'S

Dominic Petrillo, owner of the eponymous restaurant on Depot Street which burned in summer 2022, is proposing to demolish it. In December 2022 he presented to the Project Review Board an eight-unit, three-storey building to replace it. The units would be one-bedroom.

The Board 'determine[d] that based upon the information submitted by the applicant, application dated 11/30/2022, that the review of the Site Inventory Map, Site Analysis and Conceptual Plan for Charter Maine Properties, LLC for a proposed multiple-family dwelling/residential subdivision proposed at 15 Depot Street (Tax Map 10, Lot 24-2) is considered complete as the Board finds that the appropriate areas have been determined for development and no open space is required. This will include a site walk to occur before the review of the Final Application.' {PRB minutes 21.Dec.22}

One knowledgeable person said Petrillo⁵ is "dotting his i's and crossing his t's" before proceeding. {Insider discussion 15.Sept.23}

SOCIAL & RACIAL EQUITY

Meetings: 4th Wednesday of each month.

SLURS AND SWASTIKAS

17 September, Brunswick. **THE COMMITTEE MAY DISCUSS RECENT HATE INCIDENTS** at its meeting scheduled on 27 September at 18h30 in Council chambers.

Ella Tabasky, environmental coordinator for Patagonia Freeport who lives in Brunswick, this day published a letter to the editor recounting four recent incidents:

- a swastika and racial slurs on the public restroom stall at 100 Main Street⁶ carved there on 16 April;

- three racial slurs painted on the Bean's parking lot at Bow and Middle;
- a high school student hurling racial slurs at a cyclist and a classmate on 24 August;
- a swastika carved in the playground at Morse Street School on 12 September.

Tabasky suggested that 'all concerned community members' join her at the 27 September meeting.' {*Maine Sunday Telegram* 17.Sept.23; same letter published in *Bangor Daily News* 15.Sept.23; Tabasky employer listed in her presentation to the Joint Standing Committee on the Judiciary supporting LD 906, An Act To Provide Passamaquoddy Tribal Members Access to Clean Drinking Water}

Town Council statement

On 6 September, the Council passed this statement, which is posted on the town website:

Hate crime is intolerable and has no place in our town. We wholeheartedly condemn any attempt to intimidate, threaten or otherwise harm someone based on their race, color, religion, ancestry, national origin, gender, disability or sexual orientation. Our town contains tolerant individuals who are accepting and welcoming towards residents and visitors of all kinds. When we uncover racism, we will continue to act swiftly and morally to bring justice and prevent any further instances from occurring. Everyone who sets foot in Freeport, as a resident or as a visitor, deserves to be treated with respect and fairness. We take pride in looking out for each other.

In the past, our Police Department has acted promptly and thoroughly to investigate incidents related to hate crimes. They have worked with prosecutors at the County and State levels to initiate the filing of criminal and civil rights charges. Our law enforcement officers share our belief that Freeport should be a safe place for all, and will continue to work diligently in support of this goal.

While we may like to imagine that our town is free of racism and other hate crimes, times like these remind us that there is still work to be done. We need to continue to educate, enlighten, and empower our neighbors to speak out against racism, and to speak up when it rears its head.

⁵ Petrillo ran for Town Council District 1 in November 2022, and lost to Dan Piltch.

⁶ Little known fact: below the stores in the block of 100 Main Street, and accessible from the back, are a men's room and a women's room, open to the public and to employees of the stores. *Editor*

- Freeport Town Council

SUSTAINABILITY

<httpswww.freeportmaine.com/freeport-sustainability-advisory-board-0>

Meetings: 2nd & 4th Mondays 630PM, check website

Agendas: Posted at website.

Minutes: Up to date. Last posted for 8/21/23.

BOARD PUSHES AHEAD

11 September. **MEMBERS HELD THEIR REGULAR TWICE-MONTHLY MEETING** at the Council chambers. Three members of the public attended – an unusually large turnout.

Climate Action Plan

At the 5 September Town Council meeting, members of the Freeport Sustainability Advisory Board presented the draft Climate Action Plan (CAP). Town Council had already received e-mails from concerned citizens, along the lines of “will this ban my gasoline-powered car?”

The Council decided to vote at its 3 October meeting on whether to send the draft plan out to citizens via a post office mailer.

On 25 September FSAB will hold its next meeting. It decided to invite Alan Caron, the founder of [ClimateWork Maine](#), an organization of businesses taking action on climate.

EV ordinance

FSAB has a draft EV ordinance recommendation for an initial concept approval. Its further work is postponed while the Board works on the CAP.

Tree ordinance

The Tree Task Force, a subgroup of FSAB, has a draft Tree Ordinance which, *inter alia*, will require all developers who take down trees on town-owned property to pay into a tree trust which will help fund the tree canopy on town-owned land. The Task Force is emphasizing that its purview extends only to town-owned land.

FSAB members observed that some town-owned sites were “a disgrace” and even “dangerous.” {*Insider coverage*}

EV charging stations

Town Sustainability Coordinator Meddy Smith told

this reporter after the meeting that the Town has two efforts on Town land. Earlier this year, the Town issued an RFP for Level 2 chargers at three properties. By the due date, 15 May, only one company had responded. Nevertheless, the Town could have sought dollars from Efficiency Maine to fund the chargers, but the designated Town official failed to file the proposal by the due date. The Town intends to conduct another effort at a later round of funding from Efficiency Maine, said Smith.

In a second effort, the Town Council has approved the request from a private company to lease a site at the train depot for a Level 3 station. The private company has requested funding from Efficiency Maine. {*Insider discussion 11.Sept.23*}

HOUSING

AD HOC HOUSING COMMITTEE

Meetings: Last meeting 13 September cancelled.

Agendas: Unknown.

Minutes: Unknown.

The Town does have a Housing Committee. However, the website, aside from a statement about its meeting on 13 September (subsequently cancelled), has nothing. The “Committee” is not listed under “Departments” or “Boards”. It is apparently a committee of the Town Council?

The Committee is not the same as the Freeport Housing Trust, an independent charitable organization.

13 September. **THE TOWN HAS AT LEAST FIVE EFFORTS ON HOUSING.**

PLANNING BOARD

Zoning revisions. *See Planning Board.*

PROJECT REVIEW BOARD

At least two downtown housing projects – *see Project Review Board.*

TOWN COUNCIL: VARNEY HEIGHTS

The Council is entertaining a request for a tax increment finance status for an affordable housing project on Varney Road. *Coverage in future issue.*

CENTRAL CORE DISTRICT WORKING G.

See that section.

AD HOC HOUSING COMMITTEE

Its proposal about housing was presented to a Town Council workshop at a 22 August meeting in the Community Library. That led to the Central Core District Working Group [q.v.].

PEOPLE

TOWN MANAGER SELECTION

Town officials said on 13 September that the Town had received 100 applications. By successive winnowing, the Council had selected a list of candidates to interview. The interviewing began at an executive session on 12 September. {*Insider* discussion}

COMMUNICATIONS COORDINATOR

The Town would like to hire one. It is considering splitting the cost with other Freeport entities, according to one official with another entity. {*Insider* discussion}

NOVEMBER TOWN COUNCIL ELECTION

TOWN COUNCIL AT LARGE

Councillor **Jake Daniele** (“daen-ellee”) has chosen not to run again. For his at-large seat, at least two people are gathering signatures: Joanna Benoit and Tais de los Reyes.

More on Joanna Benoit

She is backed by Freeport Forward. 'As a Grant Project Director I have led and worked on a diversity of projects, from supporting local food initiatives and farmer businesses to initiatives aimed at public health response. I have managed complex budgets, often with competing priorities, up to \$11 million and sincerely believe in collaboration and relationship building as the building blocks to any successful endeavour. I proudly hold my Masters in Policy, Planning, and Management with a certificate in Geographic Information Systems (GIS) from the University of Southern Maine. I am also a 2022 graduate of Emerge Maine.'

More on Tais de los Reyes

She is backed by Tawni Whitney, executive director

of the Greater Freeport Chamber of Commerce. She is the owner of Athena's Cantina.

TOWN COUNCIL DISTRICT 2

Ed Bradley's term expires in November, and he has chosen not to run again. **Eric C. Smith** and **Adam Ulrickson** are running.

More on Eric Smith

Backed by *inter alia* former Councillor Bob Stevens, Smith grew up in one of the oldest houses in the Freeport village, has worked and volunteered with nonprofits in southern Maine for over 30 years, and currently serves as executive director of the Freeport Historical Society.

More on Adam Ulrickson

Ulrickson has a boatyard on Litchfield Road, and is a lobsterman. He is “well-liked,” according to Stevens. {e-mail and discussions 10&13.Sept.23}

TOWN COUNCIL DISTRICT 3

Matt Pillsbury's term expires in November. In response to an *Insider* query, he wrote: 'I am up for re-election and am running again.

'I'm excited to keep helping to support our town and I think we have a lot of great opportunities ahead of us with the downtown visioning projects, a comprehensive housing plan, and continuing to protect and preserve our natural resources. We are fortunate to call Freeport home and I'm just excited to continue to do what I can to support it and the people who live, work, and visit here.' {e-mail to *Insider* 16.Sept.23}

EVENTS

CAN FCAN STILL CAN-CAN?

Freeport Climate Action Now burst on the Freeport scene in January 2022, and put on a remarkable *Electrify Freeport Expo* in September 2022. One of its creations, the Freeport Farmers Market, hosts local farmers each Friday morning June to September, formerly in the 22 Main Street site [see *Project Review Board*] and now in Memorial Park.

Kathleen Sullivan, chief organizer, wrote to her list on 13 September: '[S]ome of us who have been at this for a while are tired. And some groups are fading and need a boost of energy or need to be

replaced by others.'

FCAN is scheduling a Community Circle to revitalize, on Saturday October 21, 10h00 to 12h00, The Barn at Windpointe, Litchfield Road. All invited!

RAILROADS

<https://amtrakdowneaster.com>

<http://midcoastrail.com>

Service: Amtrak operates ten trains (five each way) each day. Midcoast via CSX operates two freight trains a week from Portland to Rockland.

DRAGON TO CLOSE

11 September *AN 11-CAR FREIGHT RAN EAST* through Freeport in the early afternoon. Ten of the eleven cars (presumably empty) were destined for Dragon Cement in Thomaston. The 11th, a flatcar with steel, was headed for Bath Iron Works' facility in Brunswick. {personal knowledge}

Does freight have a future?

Midcoast Railservice (MCRI) became lessee-operator of Maine Department of Transportation's 57-mile Rockland Branch rail corridor 1 August 2022. The wholly owned subsidiary of New York's well-known Finger Lakes Railway intends to revitalize the underutilized line as a "Coastal Route 2" alternative to narrow parallel highway US 1. {website}

Giant Cement, Dragon's parent, announced earlier in September it would close Dragon in 2025. Broadly, it was the high cost of fuel and transportation in New England, said Roberto Polit, vice president of operations for Giant Cement, Dragon's parent company. One of the contributing factors was [the failure of the 2021 gas line project](#) to bring natural gas to the midcoast. In contrast to Dragon, there is a good outlook for the industry. [Expert Market Research](#) projects the U.S. cement market to grow through 2028, although Polit noted transportation and energy costs are much higher here than in other parts of the country. {Jules Walkup in *Bangor Daily News* 12.Sept.23}

TOWN HALL SEPTEMBER 2023 from Town website			
4	5	6	7
Labor Day	Town Council Meeting 5:00pm Library Board of Trustees 6:00pm	Planning Board 6:00pm	Tree Task Force 6:30pm
11	12	13	14
Board of Appeals - Meeting Cancelled 6:30pm	Complete Streets Committee Meeting 7:30am to 9:00am Special Town Council Meeting 2:45pm to 9:00pm Planning Board Meeting 6:00pm Conservation Commission 6:30pm	Central Core District Working Group 12:30pm Coastal Waters Commission 6:00pm Housing Committee Meeting - CANCELLED 6:30pm	
18	19	20	21
Police Advisory Committee 6:00pm Freeport Sewer District Board of Trustees 7:00pm	Town Council Meeting 6:00pm	Central Core District Working Group 12:30pm Project Review Board 6:00pm	Shellfish Committee Meeting 6:30pm
25	26	27	28
	FEDC Board Meeting 7:45am to 9:00pm	Social and Racial Equity meeting 6:30 Central Core District Working Group 12:30pm	- added by Insider

TOWN HALL OCTOBER 2023

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

FREEPORT INSIDER

Post Office Box 357 Freeport, Maine 04032
Vox/cell 207-865-2922 insider@chalmersh.com

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.

Frequency

Weekly

Pricing

[undecided]

Advertising

Welcome!

Copyright notice

PLEASE DO NOT COPY THIS NEWSLETTER, or forward it in e-mail format, in whole or in part. You receive it as a paying subscriber, or a potential subscriber. Passing it on without explicit permission of the editor violates copyright law, and diminishes the likelihood of our staying in business.

However, anyone may quote bits of articles, with attribution, under the fair use doctrine.

Purpose

The Freeport Insider is founded to present the residents with news from the various Town committees. The editor finds the existing newspaper coverage (*Portland Press Herald*, *Northern Forecaster*) lacking. Sam Smith at *Freeport Notes* (Facebook) provides some announcements and stories, but no coverage of Town Hall.