



# TOWN OF FREEPORT

## Staff Review Board Meeting

**Tuesday, January 28, 2025 1:00pm**

**Freeport Town Hall Council Chambers – 30 Main Street, Freeport,  
Maine**

**ITEM I: Giri Harraseeket Property LLC – 162 Main Street – Site Plan Amendment**

The applicant is seeking approval for a Site Plan amendment to construct an approximately 1,100 square foot deck located in the courtyard area off the rear portion of the building to be used for seasonal restaurant seating. Zoning District: Village Commercial II District (VC-II); Design Review District 1; Freeport Village Overlay District. Tax Assessor Map 13, Lot 11 (162 Main St). Giri Harraseeket Property LLC, applicant and owner.

**ITEM II: FLC Holdings, LLC – 8 Varney Road – Site Plan Amendment**

The applicant is seeking approval for a Site Plan amendment for a change of use (from office, manufacturing and processing, and artisan food and beverage to office and manufacturing and processing), façade improvements, and parking area and landscaping adjustments. Zoning District: Commercial III District (C-III). Tax Assessor Map 23, Lot 56A (8 Varney Rd). Benjamin Duplissis, applicant; FLC Holdings, LLC, owner.

**ITEM III: Adjourn.**

**ADA Notice - Requesting Reasonable Accommodation:** Please contact the Town Clerk's Office at (207) 865-4743 or email [swilson@freeportmaine.com](mailto:swilson@freeportmaine.com) prior to scheduled meetings or events to discuss auxiliary aids or services needed to participate in Board activities.

The Town of Freeport is an equal opportunity employer and service provider that celebrates diversity and is committed to creating an inclusive environment for our employees and those we serve.



TOWN OF FREEPORT, MAINE  
Planning Department  
30 Main Street  
Freeport, ME 04032  
Phone: 207-865-4743  
[www.freeportmaine.com](http://www.freeportmaine.com)

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**TO:** FREEPORT STAFF REVIEW BOARD  
**FROM:** KYLE DREXLER, TOWN PLANNER  
**RE:** STAFF REPORT  
**DATE:** TUESDAY, January 28, 2025

**Giri Harraseeket Property LLC – 162 Main Street – Site Plan Amendment**

The applicant is seeking approval for a Site Plan amendment to construct an approximately 1,100 square foot deck located in the courtyard area off the rear portion of the building to be used for seasonal restaurant seating. Zoning District: Village Commercial II District (VC-II); Design Review District 1; Freeport Village Overlay District. Tax Assessor Map 13, Lot 11 (162 Main St). Giri Harraseeket Property LLC, applicant and owner.

**Background:** The applicant is seeking approval for a site plan amendment to construct an approximately 1,100 square foot deck off the rear portion of the existing building at 162 Main St. The building is currently used as the Harraseeket Inn and Porter Kitchen and Bar. The deck will be used for seasonal outdoor seating for between 30 and 40 people. The location of the deck will be above an existing patio area, so no additional impervious area to the site is proposed. The deck will include a staircase down to the courtyard.

The lot is within the Design Review District, however, as the proposed deck will be located within the rear courtyard, it is not visible from any public right-of-way within the Design Review District. Therefore, no review and approval is required under Chapter 22, Design Review. The lot is also within the Freeport Village Overlay District. However, the standards outlined in the Freeport Village Overlay District are not applicable to this project as it is currently proposed.

**Process:** Site plan amendments resulting in expansions of structures or impervious areas between 1,000 and 2,000 sq. ft. are eligible for review by the Staff Review Board.

**Proposed Findings of Fact:** (Section 602.F. of Zoning Ordinance)

- a. **Preservation of Landscape:** The landscape shall be developed in such a manner as to be in keeping with the character of the surrounding neighborhoods and in accordance with good development practice by minimizing tree and soil removal, retaining existing vegetation where desirable, and keeping any grade changes in character with the general appearance of neighboring areas. If a site includes a ridge or ridges

above the surrounding areas and provides scenic vistas for surrounding areas, special attempts shall be made to preserve the natural environment of the skyline of the ridge. Existing vegetation and buffering landscaping are potential methods of preserving the scenic vista.

*The site is previously developed and will not result in an increase of impervious area. Based upon this information, the Board finds that this standard has been met.*

- b. **Relation of Proposed Buildings to the Environment:** The design and layout of the buildings and/or other development areas shall encourage safety, including fire protection. Proposed structures shall be related harmoniously to the terrain and to existing buildings and land uses in the vicinity which have a visual relationship to the proposed buildings. Visual compatibility, not uniformity with the surrounding area, shall be emphasized. Special attention shall be paid to the scale (mass), height and bulk, proportions of the proposed buildings, the nature of the open spaces (setbacks, landscaping) around the buildings, the design of the buildings (including roof style, facade openings, architectural style and details), building materials and signs.

If the structure is located in a Commercial District (Commercial I, Commercial III and/or Commercial IV), the Staff Review and/or Project Review Board shall incorporate the findings of the standards of Section 527. Performance Standards for Commercial Districts in its Site Plan Review findings.

*The site is previously developed with an existing building and parking area. The project proposes the addition of a 1,100 square foot deck above an existing patio off the rear side of the building. As the deck will face the interior of the rear courtyard, the proposed project area is not visible from Main Street or the abutting properties. Existing landscaping and natural areas around the building will remain unchanged. Based upon this information, the Board finds that this standard has been met.*

- c. **Vehicular Access:** The proposed layout of access points shall be designed so as to avoid unnecessary adverse impacts on existing vehicular and pedestrian traffic patterns. Special consideration shall be given to the location, number, and control of access points, adequacy of adjacent streets, traffic flow, sight distances, turning lanes, and existing or proposed traffic signalization and pedestrian-vehicular contacts. The entrance to the site shall meet the minimum sight distance according to any applicable State or municipal standards.

*No changes to vehicular access points or site distances at the site are proposed. Based upon this information, the Board finds that this standard has been met.*

- d. **Parking and Circulation:** The layout and design of all means of vehicular and pedestrian circulation, including walkways, interior drives, and parking areas shall be safe and convenient and, insofar as practical, shall not detract from the proposed buildings and neighboring properties. General interior circulation, separation of pedestrian and vehicular traffic, service traffic, drive-up facilities, loading areas, and the arrangement and use of parking areas shall be considered.

*No changes to the existing parking area are proposed. Based upon this information, the Board finds that this standard has been met.*

- e. **Surface Water Drainage:** Adequate provisions shall be made for surface drainage so that removal of surface waters will not adversely affect neighboring properties, down-stream conditions, or the public storm drainage system. The increase in rate of runoff in the post development condition shall be held to a zero or less percent of the predevelopment condition unless an engineering study has been performed as described in Section 529.2 of this Ordinance. On-site absorption shall be utilized to minimize discharges whenever possible. All drainage calculations shall be based on a two year, ten year and

twenty-five year storm frequency. Emphasis shall be placed on the protection of floodplains; reservation of stream corridors; establishment of drainage rights-of-way and the adequacy of the existing system; and the need for improvements, both on-site and off-site, to adequately control the rate, volume and velocity of storm drainage and the quality of the stormwater leaving the site. Maintenance responsibilities shall be reviewed to determine their adequacy.

*The project will not increase the amount of impervious area on the site, and therefore, no impacts to surface water drainage are anticipated. Based upon this information, the Board finds that this standard has been met.*

- f. **Utilities:** All utilities included in the site plan shall be reviewed as to their adequacy, safety, and impact on the property under review and surrounding properties. The site plan shall show what provisions are being proposed for water supply, wastewater, solid waste disposal and storm drainage. Whenever feasible, as determined by the Project Review Board, all electric, telephone and other utility lines shall be installed underground. Any utility installations above ground shall be located so as to have a harmonious relationship with neighboring properties and the site.

*No changes to utilities are proposed as part of this project. Based upon this information, the Board finds that this standard has been met.*

- g. **Advertising Features:** The size, location, texture and lighting of all exterior signs and outdoor advertising structures or features shall not detract from the layout of the property and the design of proposed buildings and structures and the surrounding properties and shall not constitute hazards to vehicles and pedestrians.

*No new signs are proposed. Based upon this information, the Board finds that this standard has been met.*

- h. **Special Features:** Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, similar accessory areas and structures, shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

*No special feature areas are proposed. Based upon this information, the Board finds that this standard has been met.*

- i. **Exterior Lighting:** All exterior lighting shall be designed to encourage energy efficiency, to ensure safe movement of people and vehicles, and to minimize adverse impact on neighboring properties and public ways. Adverse impact is to be judged in terms of hazards to people and vehicular traffic and potential damage to the value of adjacent properties. Lighting shall be arranged to minimize glare and reflection on adjacent properties and the traveling public. For all proposed lighting, the source of the light shall be shielded and the light should be directed to the ground, except in the case of ground sign lighting. In the Village Commercial 1 and 2 Districts, lighting for pedestrian walkways and adjacent public sidewalks shall also be provided.

*No new exterior lighting is proposed. Based upon this information, the Board finds that this standard has been met.*

- j. **Emergency Vehicle Access:** Provisions shall be made for providing and maintaining convenient and safe emergency vehicle access to all buildings and structures at all times.

*No changes to site or internal access for emergency vehicles are proposed. Based upon this information, the Board finds that this standard has been met.*

- k. **Landscaping:** Landscaping shall be designed and installed to define, soften, or screen the appearance of off-street parking areas from the public right(s)-of-way and abutting properties, to enhance the physical design of the building(s) and site, and to minimize the encroachment of the proposed use on neighboring land uses. Particular attention should be paid to the use of planting to break up parking areas. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, retaining existing vegetation where desirable, and keeping any grade changes in character with the general appearance of neighboring areas. Landscaping shall be provided as part of the overall site plan design and integrated into building arrangements, topography, parking and buffering requirements. Landscaping may include trees, bushes, shrubs, ground cover, perennials, annuals, plants, grading and the use of building and paving materials in an imaginative manner.

*No changes to site landscaping are proposed. Based upon this information, the Board finds that this standard has been met.*

- l. **Environmental Considerations:** A site plan shall not be approved unless it meets the following criteria:

- (1) Will maintain safe and healthful conditions;
- (2) Will not result in water pollution, erosion, or sedimentation to surface waters;
- (3) Will adequately provide for the disposal of all wastewater;
- (4) Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;
- (5) Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters;
- (6) Will protect archaeological and historic resources as designated in the Comprehensive Plan;
- (7) Will not adversely affect existing commercial fishing or maritime activities in the Marine Waterfront District;
- (8) Will avoid problems associated with floodplain development and use; and
- (9) Is in conformance with the standards of Section 306, Land Use Standards, of the Town of Freeport Shoreland Zoning Ordinance.

*The parcel is not within the Marine Waterfront District or the Shoreland Zone. There will be no increase in impervious area as a result of the project, and therefore, no negative impacts to water pollution or erosion are anticipated. No wetlands will be impacted. Based upon this information, the Board finds that this standard has been met.*

- m. **Erosion and Sedimentation.** The proposed site shall be constructed in accordance with the Maine Department of Environmental Protection's Best Management Practices and shall not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy situation results.

*The deck will be located above an existing patio, and therefore, minimal earth work is required. Based upon this information, the Board finds that this standard has been met.*

**Conclusion:** Based on these facts, the Board finds that this project meets the criteria and standards of the Freeport Zoning Ordinance.

**Proposed Motion:** Be it ordered that the Freeport Staff Review Board approve a Site Plan Amendment for Giri Harraseeket Property LLC to construct an approximately 1,100 square foot deck on the rear side of the building at 162 Main Street (Tax Assessor Map 13, Lot 11), to be built substantially as proposed, application dated 1/5/2025, finding that it meets the standards of Section 602 of the Freeport Zoning Ordinance, with the following conditions of approval:

- 1) This approval incorporates by reference all supporting plans that amend the previously approved plans submitted by the applicant and their representatives at Staff Review Board meetings on the subject application to the extent that they are not in conflict with other stated conditions.
- 2) Prior to the start of any construction, the applicant obtain any applicable permits from the Freeport Codes Enforcement Officer.

**Benjamin Duplissis (FLC Holdings, LLC) – 8 Varney Rd – Site Plan Amendment**

The applicant is seeking approval for a Site Plan amendment for a change of use (from office, manufacturing and processing, and artisan food and beverage to office and manufacturing and processing), façade improvements, and parking area and landscaping adjustments. Zoning District: Commercial III District (C-III). Tax Assessor Map 23, Lot 56A (8 Varney Rd). Benjamin Duplissis, applicant; FLC Holdings, LLC, owner.

**Background:** The applicant is seeking approval for a site plan amendment for a change of use, façade improvements, parking reconfiguration, and landscaping additions. Previously, the site and existing building received site plan approval to operate as an office, brewery (artisan food and beverage), and wood shop (manufacturing and processing). The applicant is now proposing to use the building only for a workshop and office. The workshop will be located within the same floor area as the previous wood shop, however, the proposed office space will encompass the previous office and brewery space. No additions to the floor area of the building are proposed.

In addition to the change of use, the applicant proposes to add approximately 950 square feet to the building footprint which will include a covered loading area to the workshop space over an existing impervious surface. Building improvements will include a new entryway, replacing the existing deck, and installing new siding and windows. Elevation plans were provided that show the new siding to be gray corrugated fiberglass and white painted tongue and groove boards. The new covered loading area and entryway will be timber framed with gapped board siding. As the lot is in the C-3 District, it is required to meet the performance standards for commercial districts outlined in Section 527 of the Zoning Ordinance which includes building design standards. As proposed, the project will meet those standards.

The site is currently paved at the entryway to the building and around the building to the rear deck and shed area. The applicant is proposing to remove much of this impervious area and replace it with lawn

and plantings. As shown on the site plan, this change would result in a net decrease of impervious area on the site of approximately 6,800 square feet.

The final change being proposed is a reconfiguration of the existing parking area. The current parking area has an awkward layout of parking spaces as a result of previous use of the site which includes a mixture of parallel, 90 degree, and diagonal spaces. The applicant is proposing to straighten out the borders of the parking area and to simplify the area by including just two rows of spaces, one on each side. The change is designed to improve access and maneuverability within the site. 20 parking spaces will be maintained on the site. This meets the standard of the ordinance which requires offices to have 1 space for every 300 square feet and manufacturing uses to have 1 space for each 1,000 square feet of building area.

**Process:** Site plan amendments resulting in a change of use from one permitted use to another permitted use are eligible for review by the Staff Review Board.

**Proposed Findings of Fact:** (Section 602.F. of Zoning Ordinance)

- a. **Preservation of Landscape:** The landscape shall be developed in such a manner as to be in keeping with the character of the surrounding neighborhoods and in accordance with good development practice by minimizing tree and soil removal, retaining existing vegetation where desirable, and keeping any grade changes in character with the general appearance of neighboring areas. If a site includes a ridge or ridges above the surrounding areas and provides scenic vistas for surrounding areas, special attempts shall be made to preserve the natural environment of the skyline of the ridge. Existing vegetation and buffering landscaping are potential methods of preserving the scenic vista.

*The site is previously developed with an existing building and parking area. The proposed project will result in a net decrease in impervious area of approximately 6,800 square feet. Based upon this information, the Board finds that this standard has been met.*

- b. **Relation of Proposed Buildings to the Environment:** The design and layout of the buildings and/or other development areas shall encourage safety, including fire protection. Proposed structures shall be related harmoniously to the terrain and to existing buildings and land uses in the vicinity which have a visual relationship to the proposed buildings. Visual compatibility, not uniformity with the surrounding area, shall be emphasized. Special attention shall be paid to the scale (mass), height and bulk, proportions of the proposed buildings, the nature of the open spaces (setbacks, landscaping) around the buildings, the design of the buildings (including roof style, facade openings, architectural style and details), building materials and signs.

If the structure is located in a Commercial District (Commercial I, Commercial III and/or Commercial IV), the Staff Review and/or Project Review Board shall incorporate the findings of the standards of Section 527. Performance Standards for Commercial Districts in its Site Plan Review findings.

*The site is previously developed with an existing building and parking area. As the lot is in the C-3 District, it is required to meet the performance standards for commercial districts outlined in Section 527 of the Zoning Ordinance. One sign is proposed on the building in an area which was previously approved for signage. The project proposes to add new siding, windows, a covered loading area for the workshop, new entryway, and to replace the existing rear deck. The façade does not utilize blank walls for more than 50*

*feet and the siding proposed is corrugated fiberglass, tongue and groove boards, and timber framed with gapped board siding. Vehicular and pedestrian access will remain unchanged. Existing trees within the front setback will remain and new plantings will be added to increase screening along the front property line. Based upon this information, the Board finds that this standard has been met.*

- c. **Vehicular Access:** The proposed layout of access points shall be designed so as to avoid unnecessary adverse impacts on existing vehicular and pedestrian traffic patterns. Special consideration shall be given to the location, number, and control of access points, adequacy of adjacent streets, traffic flow, sight distances, turning lanes, and existing or proposed traffic signalization and pedestrian-vehicular contacts. The entrance to the site shall meet the minimum sight distance according to any applicable State or municipal standards.

*No changes to vehicular access points or site distances at the site are proposed. Based upon this information, the Board finds that this standard has been met.*

- d. **Parking and Circulation:** The layout and design of all means of vehicular and pedestrian circulation, including walkways, interior drives, and parking areas shall be safe and convenient and, insofar as practical, shall not detract from the proposed buildings and neighboring properties. General interior circulation, separation of pedestrian and vehicular traffic, service traffic, drive-up facilities, loading areas, and the arrangement and use of parking areas shall be considered.

*The existing parking area will be reconfigured to provide improved access and maneuverability. The project proposes to straighten out the borders of the parking area and to simplify the area by including just two rows of spaces, one on each side of the parking area. 20 parking spaces will be maintained on the site. This meets the standard of the ordinance which requires offices to have 1 space for every 300 square feet and manufacturing uses to have 1 space for each 1,000 square feet of building area. The parking spaces are proposed to be 9 feet by 18 ½ feet, meeting the ordinance standard. 2 accessible spaces are depicted on the site plan. Based upon this information, the Board finds that this standard has been met.*

- e. **Surface Water Drainage:** Adequate provisions shall be made for surface drainage so that removal of surface waters will not adversely affect neighboring properties, down-stream conditions, or the public storm drainage system. The increase in rate of runoff in the post development condition shall be held to a zero or less percent of the predevelopment condition unless an engineering study has been performed as described in Section 529.2 of this Ordinance. On-site absorption shall be utilized to minimize discharges whenever possible. All drainage calculations shall be based on a two year, ten year and twenty-five year storm frequency. Emphasis shall be placed on the protection of floodplains; reservation of stream corridors; establishment of drainage rights-of-way and the adequacy of the existing system; and the need for improvements, both on-site and off-site, to adequately control the rate, volume and velocity of storm drainage and the quality of the stormwater leaving the site. Maintenance responsibilities shall be reviewed to determine their adequacy.

*The project will result in an overall decrease in the impervious area on the site. Therefore, no negative impacts to surface drainage are anticipated. Based upon this information, the Board finds that this standard has been met.*

- f. **Utilities:** All utilities included in the site plan shall be reviewed as to their adequacy, safety, and impact on the property under review and surrounding properties. The site plan shall show what provisions are being proposed for water supply, wastewater, solid waste disposal and storm drainage. Whenever feasible, as determined by the Project Review Board, all electric, telephone and other utility lines shall be installed underground. Any utility installations above ground shall be located so as to have a harmonious relationship with neighboring properties and the site.



*No changes to utilities for the site are proposed. Based upon this information, the Board finds that this standard has been met.*

- g. **Advertising Features:** The size, location, texture and lighting of all exterior signs and outdoor advertising structures or features shall not detract from the layout of the property and the design of proposed buildings and structures and the surrounding properties and shall not constitute hazards to vehicles and pedestrians.

*One sign is depicted on the elevation plans. The site has previously been approved to have a sign on this portion of the building. A condition of approval has been included that the applicant obtain any necessary sign permits from the Codes Enforcement office. Based upon this information, the Board finds that this standard has been met.*

- h. **Special Features:** Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, similar accessory areas and structures, shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

*No special feature areas are proposed. Based upon this information, the Board finds that this standard has been met.*

- i. **Exterior Lighting:** All exterior lighting shall be designed to encourage energy efficiency, to ensure safe movement of people and vehicles, and to minimize adverse impact on neighboring properties and public ways. Adverse impact is to be judged in terms of hazards to people and vehicular traffic and potential damage to the value of adjacent properties. Lighting shall be arranged to minimize glare and reflection on adjacent properties and the traveling public. For all proposed lighting, the source of the light shall be shielded and the light should be directed to the ground, except in the case of ground sign lighting. In the Village Commercial 1 and 2 Districts, lighting for pedestrian walkways and adjacent public sidewalks shall also be provided.

*No new exterior lighting is proposed. Based upon this information, the Board finds that this standard has been met.*

- j. **Emergency Vehicle Access:** Provisions shall be made for providing and maintaining convenient and safe emergency vehicle access to all buildings and structures at all times.

*The parking area is proposed to be reconfigured. However, existing access to the building through the parking area will remain. A row of parking spaces previously located in the center of the lot will be removed to make maneuverability easier. Based upon this information, the Board finds that this standard has been met.*

- k. **Landscaping:** Landscaping shall be designed and installed to define, soften, or screen the appearance of off-street parking areas from the public right(s)-of-way and abutting properties, to enhance the physical design of the building(s) and site, and to minimize the encroachment of the proposed use on neighboring land uses. Particular attention should be paid to the use of planting to break up parking areas. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, retaining existing vegetation where desirable, and keeping any grade changes in character with the general appearance of neighboring areas. Landscaping shall be provided as part of the overall site plan design and integrated into building arrangements, topography, parking and buffering requirements. Landscaping may include trees, bushes, shrubs, ground cover, perennials, annuals, plants, grading and the use of building and paving materials in an imaginative manner.

*The site is currently paved at the entryway to the building and around the building to the rear deck and shed area. The applicant is proposing to remove much of this impervious area and replace it with lawn and plantings. As shown on the site plan, this change would result in a net decrease of impervious area on the site of approximately 6,800 square feet. Existing trees located along the front property line adjacent to Varney Road will remain. In addition, the site plan identifies new trees to be planted to provide additional screening of the parking area. Based upon this information, the Board finds that this standard has been met.*

li. **Environmental Considerations:** A site plan shall not be approved unless it meets the following criteria:

- (1) Will maintain safe and healthful conditions;
- (2) Will not result in water pollution, erosion, or sedimentation to surface waters;
- (3) Will adequately provide for the disposal of all wastewater;
- (4) Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;
- (5) Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters;
- (6) Will protect archaeological and historic resources as designated in the Comprehensive Plan;
- (7) Will not adversely affect existing commercial fishing or maritime activities in the Marine Waterfront District;
- (8) Will avoid problems associated with floodplain development and use; and
- (9) Is in conformance with the standards of Section 306, Land Use Standards, of the Town of Freeport Shoreland Zoning Ordinance.

*The parcel is not within the Marine Waterfront District or the Shoreland Zone. There will be a net decrease in impervious area as a result of the project, and therefore, no negative impacts to water pollution or erosion are anticipated. No wetlands will be impacted. Based upon this information, the Board finds that this standard has been met.*

m. **Erosion and Sedimentation.** The proposed site shall be constructed in accordance with the Maine Department of Environmental Protection's Best Management Practices and shall not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy situation results.

*The application proposes the use of sediment catches in existing catch basins within the parking area and an erosion control mixture berm downhill of any soil disturbance. Based upon this information, the Board finds that this standard has been met.*

**Conclusion:** Based on these facts, the Board finds that this project meets the criteria and standards of the Freeport Zoning Ordinance.

**Proposed Motion:** Be it ordered that the Freeport Staff Review Board approve a Site Plan Amendment for Benjamin Duplissis for a change of use (from office, manufacturing/processing, and artisan food/beverage to office and manufacturing/processing), façade improvements, and parking area and landscaping adjustments at 8 Varney Road (Tax Assessor Map 23, Lot 56A), to be built substantially as proposed, application dated 1/10/2025, finding that it meets the standards of Section 602 of the Freeport Zoning Ordinance, with the following conditions of approval:

- 1) This approval incorporates by reference all supporting plans that amend the previously approved plans submitted by the applicant and their representatives at Staff Review Board meetings on the subject application to the extent that they are not in conflict with other stated conditions.
- 2) Prior to the start of any construction, the applicant obtain any applicable permits, including any permits for signage, from the Freeport Codes Enforcement Officer.
- 3) The applicant establish an inspection account in the amount of \$300 for the inspection of site improvements by the Town.
- 4) Prior to the issuance of a certificate of occupancy, the walkway connecting the building to the adjacent site, which was previously approved at the 3/14/2018 Project Review Board meeting, be constructed.

**Town of Freeport  
Planning Department**

Application for Review

**Project Type: (check all applicable)**

☒ Site Plan Review      ☐ Design Review Certificate      ☐ Subdivision  
☐ Zoning Ordinance Amendment      ☐ Other (please explain) \_\_\_\_\_

**Name of Project:** Porter Kitchen + BAR Deck

**Proposed Use of Property:** Additional outdoor seating for Restaurant (SEASONAL)  
30-35 people

**1) Applicant Information:**

**Name:** GIRI HARRASEEKET Property LLC,      **Tel:** 207-865-9377  
(If a Company, provide name of person also)

**Address:** 162 Main St Freeport

**Email:** HIFRME@GIRIHOTELS.com

**2) Interest in Property:** Please attach a copy of the recorded deed for the property. If the applicant is not the property owner, a purchase and sale agreement or a lease agreement shall also be submitted to show that the applicant has a serious interest in the project and sufficient title, right, and/or interest to complete the project. The amount being paid for the property may be blacked out. This application will not be processed without this information.

**3) Do you own any abutting property?**      ☒ Yes      ☐ No

If yes, please explain: (SEE DEED ATTACHED)

**4) Property Information:**

**Present Use of Property** HOTEL USE

**Location: Street Address** 162 Main St Freeport

**Assessor's Office Map:** 13

**Lot:** 11

**Size of Parcel (acres):** \_\_\_\_\_

**Zoning District (s):** VC-2

**5) Design Review Information** (please circle one from each category)

**Design Review District:**      One      Two      Not in the Design Review District

**Building Class, as designated on the Design Review District Map(s):**      A      B      C

**Is this building in the Color Overlay District:**      Yes      No

**Please describe the proposed changes:** \_\_\_\_\_

6) Other Information:

Proposed # of Buildings: N/A Gross Square Footage of Non-Residential Buildings: \_\_\_\_\_

Is Zoning Board of Appeals Approval Required? Yes ☐ No ☒

If YES, provide reason \_\_\_\_\_

7) Subdivision Approval or a Subdivision Amendment: (if applicable)

Proposed Number of Lots \_\_\_\_\_ N/A

Does the applicant intend to request any waivers of Subdivision or Site Review provisions?

NO \_\_\_\_\_ YES \_\_\_\_\_

If YES, list and give reasons why \_\_\_\_\_

8) Applicant's Engineer, Land Surveyor, Landscape Architect and/or Planner:

Name: Ryan Senatore Architecture Tel: 207 747 5159

Address: 500 Congress St. #2 Portland, ME 04101

Email: Ryan@SENATOREARCHITECTURE.COM

9) Billing Contact (If different than applicant information)

Name: Chris Hubbard (Project Manager) Tel: 774 696 6754

Address: 719 Main St Ogunquit ME 03907

Email: CHUBBARD@GIRIHOTELS.COM

Application Fee: \$ \_\_\_\_\_ Abutter Fee: \$ \_\_\_\_\_

**Submission:** This application form, along with required accompanying materials, must be submitted to the Town Planner at least 21 days prior to the meeting at which it is to be considered.

The undersigned, being the applicant, owner or legally authorized representative, states that all information in this application is true and correct to the best of his/her knowledge and hereby does submit the information for review by the town and in accordance with applicable ordinances, statutes and regulations of the Town, State and Federal governments.

1/5/2025  
DATE

[Signature]  
SIGNATURE OF APPLICANT/OWNER/REPRESENTATIVE

## ***Proposed Harraseeket Courtyard Deck***

***Our idea is to build a deck off the Porter Kitchen and Bar in the courtyard. It will be approximately 17x65 feet with two doors accessible from the restaurant. Also, there will be a staircase down to the courtyard. We plan on seating approx. 30-40 people and this will be seasonal seating. We will not be removing any trees. The lighting will be the same, we may add some ambient lighting and some landscape lighting. We had some professional drawings done to get an idea what it will look like.***

# HARRASEEKET INN DECK

162 MAIN ST  
FREEPORT, MAINE

## DESIGN DEVELOPMENT DRAWINGS

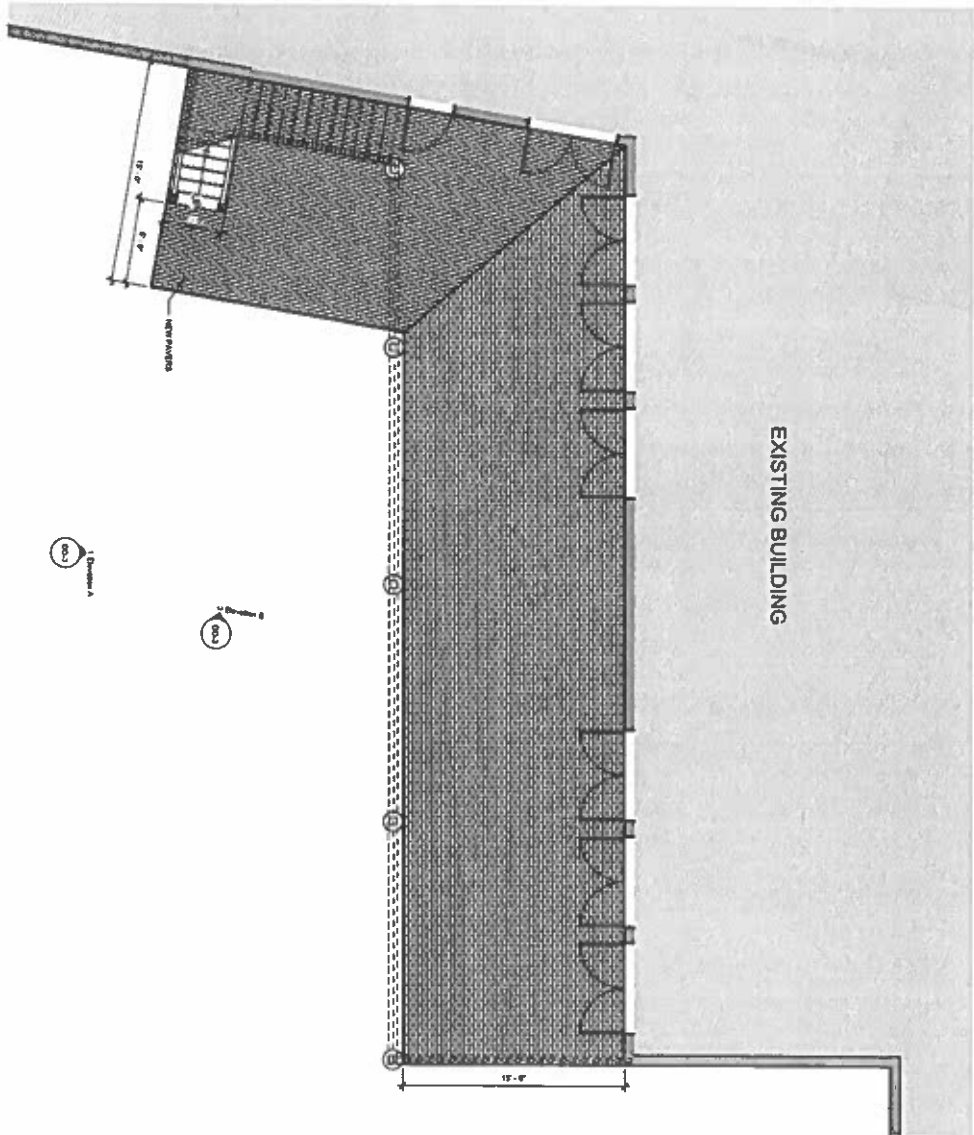
05/23/24

DRAWING LIST	
00.1	GROUND FLOOR PLAN
00.2	SECOND FLOOR DECK PLAN
00.3	ELEVATIONS
00.4	PERSPECTIVE

ARCHITECT

RYAN SENATORE **ARCHITECTURE**

600 DORCHESTER STREET, SUITE 2  
PORTLAND, MAINE 04101  
P 207-764-4339  
F 207-764-4341



# HARRASEEKET INN DECK

162 MAIN ST  
FREEPORT, MAINE

JOHN RYAN SEAN  
ARCHITECTURE

PLAN SECTIONS  
ARCHITECTURE  
162 MAIN ST  
FREEPORT, MAINE  
05/23/24

PROGRESS PRINT ONLY  
Not for Construction  
05/23/24

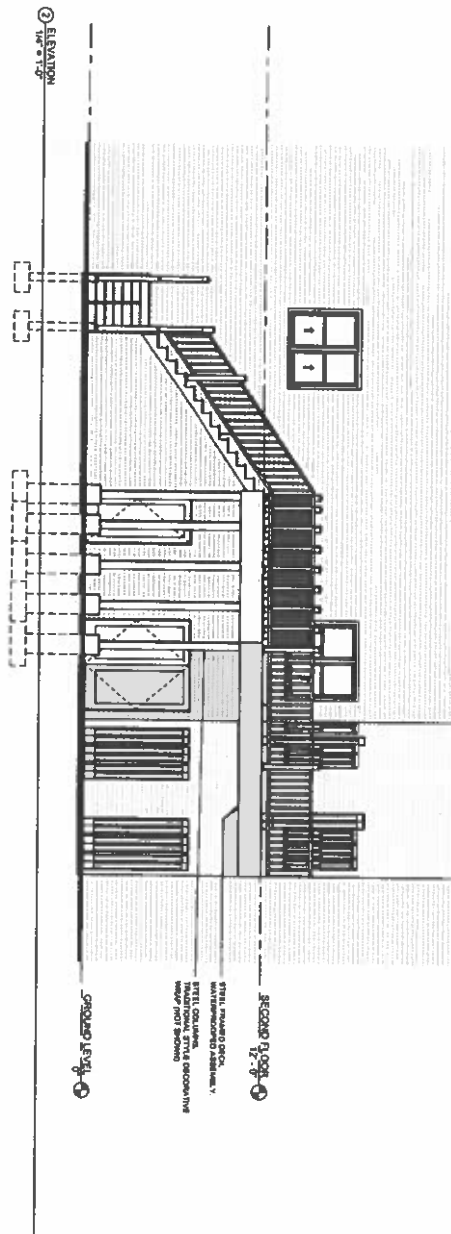
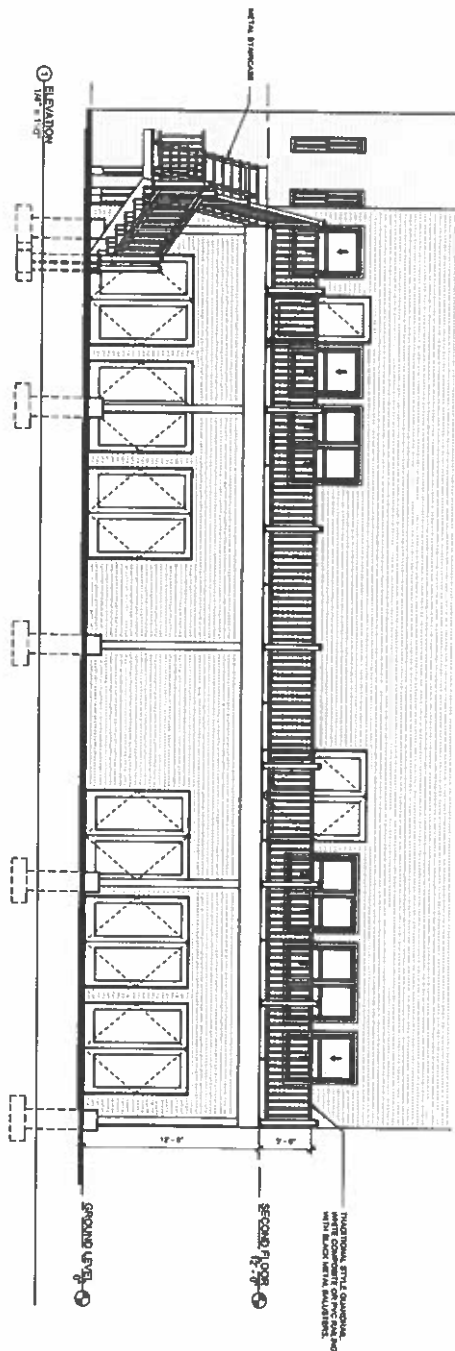
DATE: 05/23/24  
PROJECT No: 242  
DESIGNED BY: JRS  
CHECKED BY: JRS  
SCALE: AS NOTED  
SHEET TITLE: GROUND FLOOR PATIO

DD-1





DD-2



# HARRASEEKET INN DECK 162 MAIN ST FREEPORT, MAINE

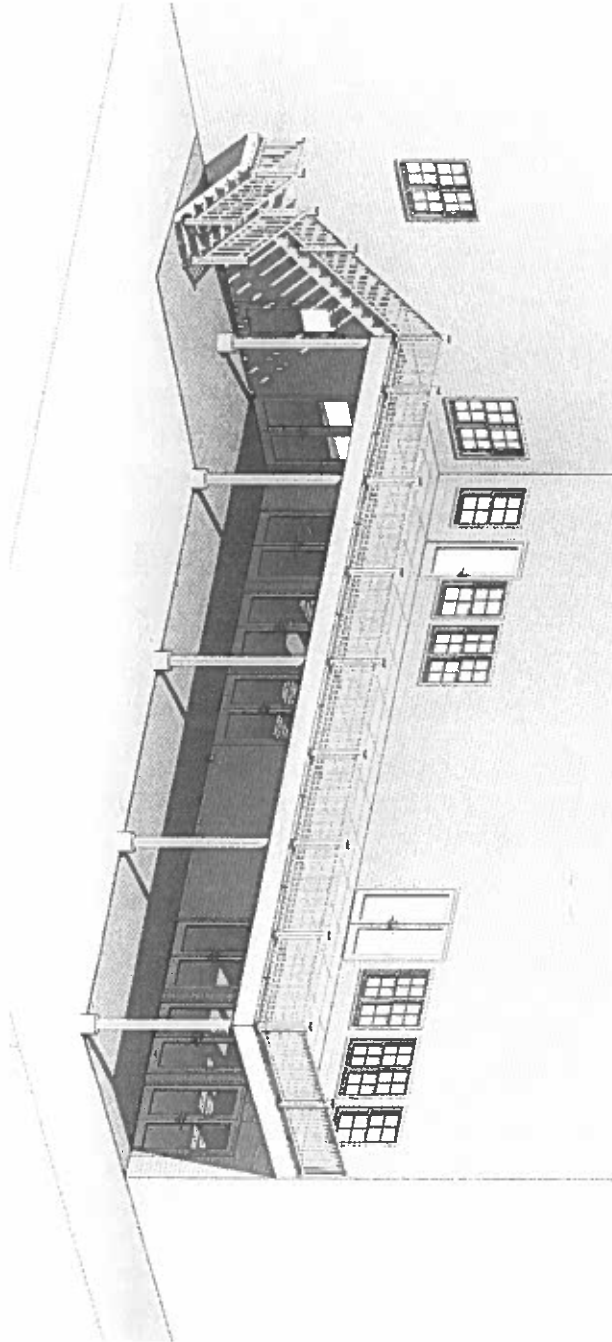
© 2024 RYAN SEBASTIAN  
ARCHITECTURE

RYAN SEBASTIAN  
ARCHITECTURE  
162 MAIN ST  
FREEPORT, MAINE 04035  
TEL: 207.233.1111  
WWW.RYANSEBASTIANARCHITECTURE.COM

PROGRESS PRINT ONLY  
Not for Construction  
05/23/24

DATE: 09/11/24  
PROJECT No.: 2402  
DRAWN BY: CWS  
CHECKED BY: RJS  
SCALE: AS NOTED  
SHEET No.:  
ELEVATIONS

① CONCEPT PERSPECTIVE



## HARRASEEKET INN DECK

162 MAIN ST  
FREEPORT, MAINE

RYAN SQUATON  
ARCHITECTURE

RYAN SQUATON  
ARCHITECTURE  
162 MAIN ST  
FREEPORT, MAINE  
04035  
TEL: 207.761.1100  
WWW.RSARCHITECTURE.COM

CONSULTANTS

PROGRESS PRINT ONLY  
Not for Construction  
05/23/24

DATE: 06/17/24

PROJECT NO.: 3473

DRAWN BY: CAD

CHECKED BY: NLS

SCALE: AS NOTED

SHEET TITLE:

PERSPECTIVE

DD-4



## Gift Hotel Management

## Harvestket kn - 5to

162 Main St, Freeport, ME  
04032.

Bitstream provides nationwide Reliably Culture and Digital Twin (BIM Modelling) services to the Owner and AEC Industry. Bitstream hosts Digital Twins, 360 imagery and associated files and drawings (PDFs) on a secure, cloud-based Platform (Bitstream+) for our Portfolio clients.

Our company is staffed by experts in Architecture, Structural, MEP and Civil Engineering. Our field Engineering crews are specialists in capturing every element of a building, including above ceiling and MEP, asset tagging and reality modeling.



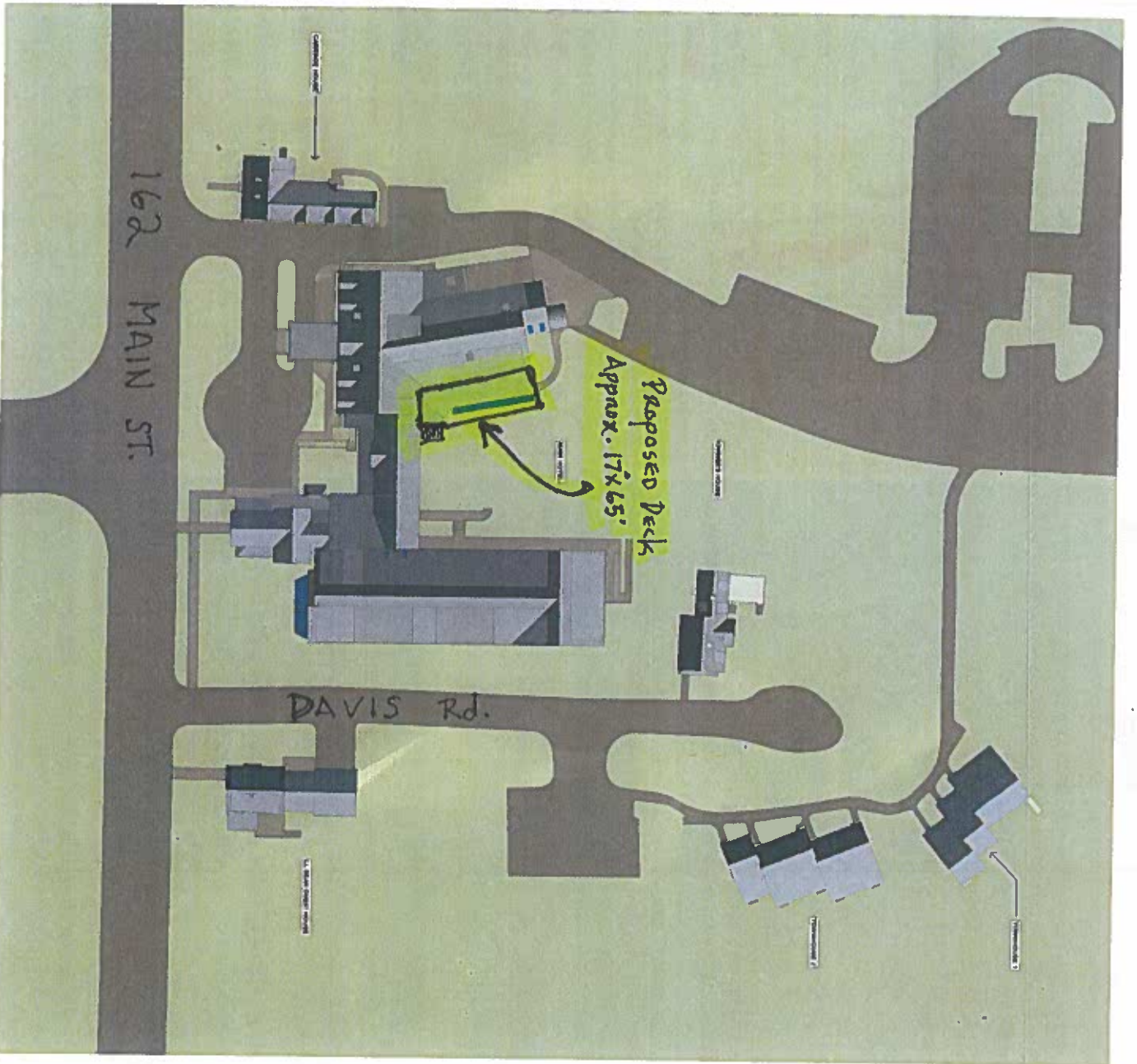
DRAWN BY  
PROJECT NUMBER, LOCATION  
DRAWING TITLE  
EXISTING SITE  
PLAN

### EX-1.1

Project Status

HARRASEKET In

① Existing and new.



MAINE REAL ESTATE TAX-Paid

QUITCLAIM DEED WITH COVENANT

DLN: 1002340236705

HARRASEEKET INN, INC., a Maine corporation with a place of business in Freeport, Maine, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto 426 SOUTHBRIDGE STREET, LLC, a Massachusetts limited liability company as to an undivided one percent (1%) interest and GIRI HARRASEEKET PROPERTY LLC, a Maine limited liability company as to an undivided ninety-nine percent (99%) interest, as tenants in common with a mailing address c/o Giri Hotel Management LLC, 2300 Crown Colony Drive, Suite 203, Quincy Massachusetts 02169, with quitclaim covenants, the real property and any improvements thereon located at (i) 162 Main Street, Freeport, Maine; (ii) 156 Main Street, Freeport, Maine; (iii) 7 Davis Avenue, Freeport, Maine; (iv) Units 1, 2, 3, and 4 located at 17 Royal Avenue, Freeport, Maine, and (v) Units 5, 6, 7, 8 and 9 located at 10 Davis Avenue, Freeport, Maine, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

IN WITNESS WHEREOF, Harraseeket Inn, Inc. has caused this instrument to be executed as of the 2nd day of June, 2023.

HARRASEEKET INN, INC.

By: 

Rodney Gray, President

STATE OF MAINE

COUNTY OF Cumberland, ssJune 2, 2023

Personally appeared Rodney Gray, President of the above-named Harraseeket Inn, Inc. and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Harraseeket Inn, Inc.

Before me, 

Attorney at Law/Notary Public

Print Name: Christopher HatchMy Commission Expires: N/A

**EXHIBIT A**

162 Main Street, Freeport, Maine – a/k/a Inn Property:

**PARCEL ONE**

A certain lot or parcel of land with the buildings thereon, situated in Freeport, in the County of Cumberland and State of Maine, and bounded and described as follows, viz:

On the northwest by Main Street, land of the Universalist Church Society, and Chapel Street; on the southwest by land of Leslie A. Woodard, proposed extension of Royal Avenue, and land now or formerly of George L. Smith; on the southeast by the Maine Central Railroad location; on the northeast by land of Bertha M. Small, Marcia Woodman, and the Universalist Church Society.

Being the same premises known as the Edgar W. Conant Village Center Farm, excepting certain portions of said Farm previously conveyed to Harriet B. Davis, Bertha M. Small and George L. Smith, by deeds recorded in the Cumberland County Registry of Deeds, in Book 1478, Page 446; Book 1595, Page 464; Book 1598, Page 305; Book 1579, Page 496; and Book 1593, Page 436.

Also another certain lot and parcel of land situated in said Freeport and bounded and described as follows:

Being bounded southeasterly by the Maine Central Railroad location; southwesterly by the homestead property of Philip J. Derosier; northwesterly by a right of way leading from Royal Avenue, so called, along land of Harriet E. Davis to the Conant homestead farm; and northeasterly by a stone wall forming the original boundary line of the Conant homestead farm.

Together with a right of way over and through said Royal Avenue of at least fifty (50) feet in width as reserved by Basil A. Latty in Deed to Charles L. Douglas dated October 7, 1958 and recorded at Cumberland County Registry of Deeds in Book 2454, Page 243.

**PARCEL TWO**

A certain lot or parcel of land, with the buildings thereon, situated on the southeasterly side of Main Street, in the Town of Freeport, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on said Main Street at the intersection of the northeasterly boundary line of Davis Avenue and the southeasterly boundary line of said Main Street; thence northeasterly along said Main Street one hundred fifty-three (153) feet, more or less, to land formerly of

Benjamin F. Conant, now of one Latty; thence southeasterly along said Latty land one hundred thirty-three (133) feet and six (6) inches, more or less, to a granite post set in the ground on the boundary line of land now or formerly of Elwyn P. Chace and Wilma Chace; thence south 39° West along said Chace land seventy-six and one tenth (76.1) feet to an iron post set in the ground; thence South 49°35' West seventy-three and five tenths (73.5) feet, more or less to said Davis Avenue; thence northwesterly along said Davis Avenue one hundred fourteen (114) feet, eight (8) inches, more or less, to Main Street and the point of beginning.

Also conveying to the Grantee herein, an easement across land of said Elwyn P. Chace and Wilma Chace, over the route now followed, for the purpose of maintaining, operating, replacing and repairing an underground pipe sewerage and drainage line leading from the above described parcel of land into pipes of Freeport Sewer District, being the same easement excepted and reserved as set forth in a deed from Adeline O. Woodard to Elwyn P. Chace and Wilma Chace, dated September 18, 1950 and recorded in Cumberland County Registry of Deeds.

#### PARCEL THREE

A certain lot or parcel of land with the buildings thereon, situated on the northerly side of Davis Avenue, so-called in the Town of Freeport, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point marked by a stake on the northerly boundary line of Davis Avenue, said point being the westerly boundary line of land of Albert Morrill; thence north 44°0' east 120.1 feet, more or less along said Morrill land to a granite monument set in the ground on the boundary line of land of Basil Latty; thence north 41°52' west 132.4 feet along line of land of said Latty to another stone monument set in the ground; thence south 39°0' west 76.1 feet to a point marked by a stake set in the ground; thence south 49°35' west 73.5 feet, more or less, to a point marked by a stake in the northerly boundary line of said Davis Avenue; thence south 54°15' east 135.3 feet along said Davis Avenue to the point of beginning.

Excepting from the above-described parcel of land a right of way or easement across said parcel of land, over the route now followed, for the purpose of maintaining, operating, replacing and repairing an underground pipe sewerage and drainage line leading from land now or formerly of Adeline O. Woodard adjoining the above described parcel on the northwest into pipes of Freeport Sewer District. This easement, or right of way, is for the exclusive benefit of land now or formerly of Adeline O. Woodard, and is a covenant which runs with that land.

Being the same premises described in a deed from The Mystic Motor Inn, Inc. a/k/a Mystic Motor Inn, Inc. dated August 28, 2009 and recorded in the Cumberland County Registry of Deeds in Book 27227, Page 140.

Unit 1-9, Royal Oaks Condominium, Royal Avenue, Freeport, Maine:

The Units designated as Unit 1, 2, 3, 4, 5, 6, 7, 8 and 9 (the "Units") of the Royal Oaks Condominium located in the Town of Freeport, County of Cumberland, State of Maine, created pursuant to the provisions of the Maine Condominium Act ("Act") by Declaration dated July 12, 1985 and recorded in the Cumberland County Registry of Deeds in Book 6825, Page 39, as amended by the First Amendment to the Royal Oaks Condominium Declaration dated December 11, 1985 and recorded in said Registry of Deeds on December 17, 1985 in Book 7008, Page 190 (collectively hereinafter called the "Declaration"), and by the Plats and Plans Incorporated into the Declaration and recorded in the Cumberland County Registry of Deeds. The Unit is conveyed with the benefit of the Declaration, the Plats and Plans, and the Act, which are incorporated herein by reference.

Being the same premises described in deed from The Mystic Motor Inn, Inc. a/k/a Mystic Motor Inn, Inc. dated August 28, 2009 and recorded in the Cumberland County Registry of Deeds in Book 27227, Page 144.

156 Main Street, Freeport, Maine – Bean Property

A certain lot or parcel of land, with the buildings thereon, situated in the Town of Freeport, County of Cumberland, and State of Maine, bounded and described as follows:

Beginning at a granite monument on the southeasterly side of Main Street at the northeasterly corner of land now or formerly of William L. Bailey, now known as Davis Avenue; thence southwesterly by said Main Street fifty-two (52) feet to a stone monument; thence southeasterly one hundred thirty-two (132) feet to an iron rod and the land formerly of Harriet E. Davis, now or formerly occupied by the heirs of Leslie Woodward; thence northeasterly by land of said Davis sixty-eight and four-tenths (68.4) feet to an iron rod set in the ground; thence northwesterly along said Davis Avenue one hundred thirty-two (132) feet to the point of beginning.

Also including in this conveyance any and all title the said Norman A. Kilby, Jr. has in and to the land lying northeasterly of the aforesaid lot and adjoining the northeasterly side thereof.

Being the same premises described in a deed from Arthur E. Cooper dated January 16, 2015 and recorded in the Cumberland County Registry of Deeds in Book 32044, Page 100.



**7 Davis Avenue, Freeport, Maine – Storage House Property**

A certain lot or parcel of land, with the buildings thereon, situated on the northeasterly side of Davis Avenue in the Town of Freeport, County of Cumberland and State of Maine, bounded and described as follows:

BEGINNING on the northeasterly side line of Davis Avenue at the southerly corner of land conveyed by Adeline O. Woodard to Elwyn P. Chace, et al, by deed dated September 18, 1950, and recorded in Cumberland County Registry of Deeds in Book 2014, Page 486; thence North 38 1/4 East by said Chace land one hundred one (101) feet to the southwesterly side line of land conveyed by Warren Lumber Co., Inc., to Basil A. Latty by deed dated September 11, 1944 and recorded in said Registry of Deeds, in Book 1757, Page 134; thence South 52 East by said Latty land one hundred fifty-nine (159) feet, nine and three-fourths (9 3/4) inches to a hub; thence South 38 West by said Latty land one hundred one (101) feet to the northeasterly side line of land now or formerly of Adeline O. Woodard; thence North 52 West by said Woodard land and by Davis Avenue one hundred fifty-nine (159) feet, nine and three fourths (9 3/4) inches, to the point of beginning.

Being the same premises described in a deed from Penelope Reed Gray and Nathaniel Andrew Gray, personal representatives of the Estate of Nancy Dyer Gray dated April 30, 2021 and recorded in the Cumberland County Registry of Deeds in Book 38193, Page 66.

Also hereby releasing all right, title and interest in and to Davis Avenue as discontinued by the Town of Freeport by Order of Discontinuance dated January 5, 2016 and recorded in the Cumberland County Registry of Deeds in Book 32876, Page 283, subject to a public utility easement reserved therein.



**Town of Freeport  
Planning Department  
30 Main Street  
Freeport, ME 04032  
(207) 865-4743 ext. 107**

**1. SUBMISSIONS**

- Twelve (12) copies each of the completed application form and a copy of the recorded deed(s) for the property. If the applicant is not the property owner, a purchase and sale agreement or a lease agreement shall also be submitted to show that the applicant has a serious interest in the project and sufficient title, right, and/or interest to complete the project. *The amount being paid for the property may be blacked out.*
- For applications to the Project Review Board, you must also submit twelve (12) copies of all other supplemental materials collated into individual packets which will fit into a large manila envelope. Please clip materials together; do not use special binding or binders. If copies of plans are being submitted, please include 2 full size sets (24" x 36") and 10 copies reduced to 11" x 17". The scale of any site plans shall be sufficient to allow review under the Criteria and Standards of Section 602.G of the Freeport Zoning Ordinance, but at not more than 50 feet to the inch for that portion of the total tract of land being proposed for development. **All plan sheets must also be submitted electronically in a pdf format.** For a complete list of detailed submission requirements, please refer to the applicable ordinance(s) which may include the Design Review Ordinance, the Subdivision Ordinance or the Zoning Ordinance (Section 602 – Site Plan Review).

For applications to the Planning Board, you must also submit eight (8) copies of all other supplemental materials.

- Payment of application fee and abutter fee (if applicable)
- This application form, along with the required accompanying materials, must be submitted to the Town Planner at least 21 days prior to the meeting at which it is to be considered.
- The applicant or an agent needs to be present at the meeting to present the application to the Board. If the applicant is going to be represented by someone other than themselves, they must submit a signed letter of authorization.

**2. ABUTTERS**

Abutters will be notified as required by State and Town regulations. Abutters will be determined by the Freeport Planning Department using most recent Assessing Records. If there are other people that you would like notified of the meeting, their contact information (either mailing address or email address) must be submitted with the application form. A fee of \$2.50 per abutter will be charged.

**3. FEES**

Refer to current fee schedule.

**Town of Freeport  
Planning Department**

**Application for Review**

**Project Type: (check all applicable)**

☒ Site Plan Review    ☐ Design Review Certificate    ☐ Subdivision  
☐ Zoning Ordinance Amendment    ☐ Other (please explain) \_\_\_\_\_

**Name of Project:** 8 Varney Rd

**Proposed Use of Property:** Office and manufacturing

**1) Applicant Information:**

Name: Benjamin Duplissis Tel: 207-240-0796  
(If a Company, provide name of person also)

Address: PO Box 445 Freeport, ME 04032

Email: Ben@finelinesmaine.com

**2) Interest in Property:** Please attach a copy of the recorded deed for the property. If the applicant is not the property owner, a purchase and sale agreement or a lease agreement shall also be submitted to show that the applicant has a serious interest in the project and sufficient title, right, and/or interest to complete the project. The amount being paid for the property may be blacked out. This application will not be processed without this information.

**3) Do you own any abutting property?**                      Yes                      No

If yes, please explain: \_\_\_\_\_

**4) Property Information:**

Present Use of Property Manufacturing, office and brewery

Location: Street Address 8 Varney Rd. Freeport, ME 04032

Assessor's Office Map: 023

Lot: 56A

Size of Parcel (acres): 1.9

Zoning District (s): C3

**5) Design Review Information** (please circle one from each category)

Design Review District:                      One                      Two                      Not in the Design Review District

Building Class, as designated on the Design Review District Map(s):                      A                      B                      C

Is this building in the Color Overlay District:                      Yes                      No

Please describe the proposed changes: Turn brewery into office space, new windows and siding, rework some parking lot space and landscaping

**6) Other Information:**

Proposed # of Buildings: \_\_\_\_\_ Gross Square Footage of Non-Residential Buildings: \_\_\_\_\_

Is Zoning Board of Appeals Approval Required?      Yes      No

If YES, provide reason \_\_\_\_\_

**7) Subdivision Approval or a Subdivision Amendment: (if applicable)**

Proposed Number of Lots \_\_\_\_\_

Does the applicant intend to request any waivers of Subdivision or Site Review provisions?

NO \_\_\_\_\_ YES \_\_\_\_\_

If YES, list and give reasons why \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**8) Applicant's Engineer, Land Surveyor, Landscape Architect and/or Planner:**

Name: Elliot Architects Tel: 207-374-2566

Address: 86 main St. Blue Hill, ME 04614

Email: loomis@elliottarchitects.me

**9) Billing Contact (If different than applicant information)**

Name: \_\_\_\_\_ Tel: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

**Application Fee:** \$ 165      **Abutter Fee:** \$ 17.50

**Submission:** *This application form, along with required accompanying materials, must be submitted to the Town Planner at least 21 days prior to the meeting at which it is to be considered.*

*The undersigned, being the applicant, owner or legally authorized representative, states that all information in this application is true and correct to the best of his/her knowledge and hereby does submit the information for review by the town and in accordance with applicable ordinances, statutes and regulations of the Town, State and Federal governments.*

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SIGNATURE OF APPLICANT/OWNER/REPRESENTATIVE

**6) Other Information:**

Proposed # of Buildings: \_\_\_\_\_ Gross Square Footage of Non-Residential Buildings: \_\_\_\_\_

Is Zoning Board of Appeals Approval Required?      Yes      No

If YES, provide reason \_\_\_\_\_

**7) Subdivision Approval or a Subdivision Amendment: (if applicable)**

Proposed Number of Lots \_\_\_\_\_

Does the applicant intend to request any waivers of Subdivision or Site Review provisions?

NO \_\_\_\_\_ YES \_\_\_\_\_

If YES, list and give reasons why \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**8) Applicant's Engineer, Land Surveyor, Landscape Architect and/or Planner:**

Name: Elliot Architects Tel: 207-374-2566

Address: 86 main St. Blue Hill, ME 04614

Email: loomis@elliottarchitects.me

**9) Billing Contact (If different than applicant information)**

Name: \_\_\_\_\_ Tel: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Application Fee: \$ 165      Abutter Fee: \$ 17.50

**Submission:** This application form, along with required accompanying materials, must be submitted to the Town Planner at least 21 days prior to the meeting at which it is to be considered.

The undersigned, being the applicant, owner or legally authorized representative, states that all information in this application is true and correct to the best of his/her knowledge and hereby does submit the information for review by the town and in accordance with applicable ordinances, statutes and regulations of the Town, State and Federal governments.

1-10-2025

DATE



SIGNATURE OF APPLICANT/OWNER/REPRESENTATIVE



### **Project Address**

8 Varney Rd. Freeport ME 04032

### **Project Narrative**

The project scope includes the renovation of the existing building at 8 Varney Road for use of Fine Lines Construction's office and cabinet shop.

### **Project Description**

The plan for the property is to repurpose the brewery space, and rework the floor plan to included uses for only manufacturing and office space. Keeping energy efficiency in mind, we will be insulating the whole building on the exterior, while installing new siding and windows. We will be adding a covered loading area for the cabinet shop, reworking the double entry into a single entry and improving the overall appearance of a dated and tired building. We will replace all the decking and railings on the rear deck. We plan to remove the asphalt in the entry way and install plantings and lawn in its place along with a new ADA paved walkway. We will also be removing all the asphalt and the shed in the rear to replace with similar vegetation as the front. We will also rework some of the shape of the parking lot to straighten out some of the lines and make more sense of it. We will maintain the 18 spots required for parking per our calculations; 12 for 3390 sq ft of office and 6 for 3,386 sq ft of manufacturing, which includes 2 extra spaces for company vehicles.

### **Erosion Control**

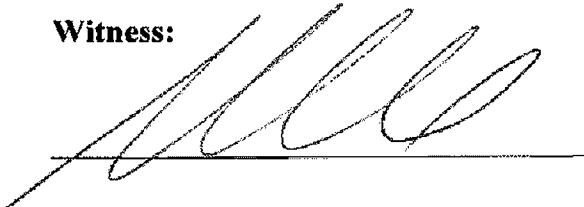
Erosion control measures will include the use of sediment catches in existing catch basins in the parking lot, and installing a berm of erosion control mixture downhill of any soil disturbance. Careful thought will go into sequencing soil disturbance so that we are ready to install permanent finishes shortly thereafter.

DLN: 1002440269205

**QUITCLAIM DEED WITH COVENANT**

**8 Varney, LLC**, a Maine Limited Liability Company with a mailing address at 108 Winn Road, Falmouth, Maine 04105, grants to **FLC Holdings, LLC**, a Maine Limited Liability Company with a mailing address at 194 Main Street, Freeport, Maine 04032, with **Quitclaim Covenant**, a certain lot or parcel of land, together with any buildings thereon, situated in **Freeport**, County of **Cumberland**, and State of **Maine**, as more fully described in Exhibit "A" attached hereto and made a part hereof.

**In Witness Whereof**, the undersigned has hereunto set its hand and seal effective this 10<sup>th</sup> day of April, 2024.

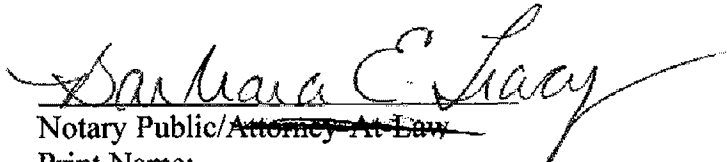
**Witness:**

**8 Varney, LLC**

By:   
Justin M. Fletcher, Member

STATE OF MAINE  
ANDROSCOGGIN, SS

April 10, 2024

Personally appeared before me, the above-named **Justin M. Fletcher**, in his capacity as Member of **8 Varney, LLC**, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said entity.

  
Notary Public/~~Attorney At Law~~  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

<b>BARBARA E. TRACY</b> Notary Public, State Of Maine My Commission Expires May 11, 2028
--

**EXHIBIT A****8 Varney Road, Freeport, Maine**

A certain lot or parcel of land together with any buildings thereon, situated on the southwesterly side of Varney Road and the southeasterly side of Route One in the Town of Freeport, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a 5/8" iron rod set on the assumed southwesterly sideline of Varney Road at the northernmost corner of the land now or formerly of David DeGrandpre as described in a deed recorded at Book 3803, Page 254 of the Cumberland County Registry of Deeds; thence South 38° 14' 35" W by the land of DeGrandpre four hundred fifty-five and sixteen hundredths (455.16) feet to a 5/8" iron rod set and the land now or formerly of L.L. Bean, Inc.; thence N 57° 08' 25" W by a stone wall and the land of L.L. Bean, Inc. two hundred forty-two and sixty hundredths (242.60) feet to the southeasterly sideline of Route One and a stone monument found, from which point a radial line bears S 57° 40' 10" E; thence northeasterly on a curve to the right having a radius of three thousand seven hundred seventy-four and seventy-two hundredths (3,774.72) feet an arc distance of one hundred ninety-seven and fifty-four hundredths (197.54) feet to the land now or formerly of John P. and Susan B. Lewis as described in a deed recorded at Book 6655, Page 212 of said Registry; thence S 58° 37' 55" E by the land of Lewis one hundred twenty-seven and twenty-eight hundredths (127.28) feet to a 5/8" iron rod set; thence N 38° 59' 05" E by the land of Lewis two hundred fifty and forty-four hundredths (250.44) feet to a 1" iron pipe found at the assumed southwesterly sideline of Varney Road; thence S 58° 37' 55" E by Varney Road one hundred twenty-eight and two hundredths (128.02) feet to the point of beginning. Said parcel contains 1.90 acres and is shown as "Plan of Land on Route One, Freeport, Maine for Gayle Lumsden Sept. 19, 1985 Rev. 05/11/88" by Owen Haskell, Inc. Bearings are based on Maine State Grid West Zone per M.D.O.T. centerline nails found on Route One in 1985.

Being the same premises described in a Quitclaim Deed with Covenant from SNLQ Limited Liability Company to 8 Varney, LLC dated June 15, 2016, and recorded in the Cumberland County Registry of Deeds at Book 33203, Page 66.

The above-described premises is conveyed together with and subject to the following:

1. Condition and restriction as set forth in a Warranty Deed from Freeport Projects, Inc. to Freeport Foods, Inc. dated November 20, 1972, and recorded in the said Registry of Deeds at Book 333, Page 56.
2. Taking and slopes easements as set forth in a Supplemental Notice of Taking by the Department of Transportation of the State of Maine v. Gayle A. Lumsden dated November 26, 1985, and recorded in the said Registry of Deeds at Book 7086, Page 345.



3. Terms, conditions and restrictions affecting an appurtenant drainage easement as set forth in an Easement Deed from David DeGrandpre and Richard DeGrandpre to Karklean, Inc. dated December 19, 1988, and recorded in the said Registry of Deeds at Book 8628, Page 121.

4. Taking and temporary construction easement as set forth in a Notice of Layout and Taking by the State of Maine by its Department of Transportation dated October 30, 2002, and recorded in the said Registry of Deeds at Book 18508, Page 145.

LIMITED LIABILITY COMPANY UNDER THE LAWS OF THE STATE OF MAINE

Certificate No. 1


Percentage of  
Membership Interest 50 %

Percentage of  
Transferable Interest 50 %

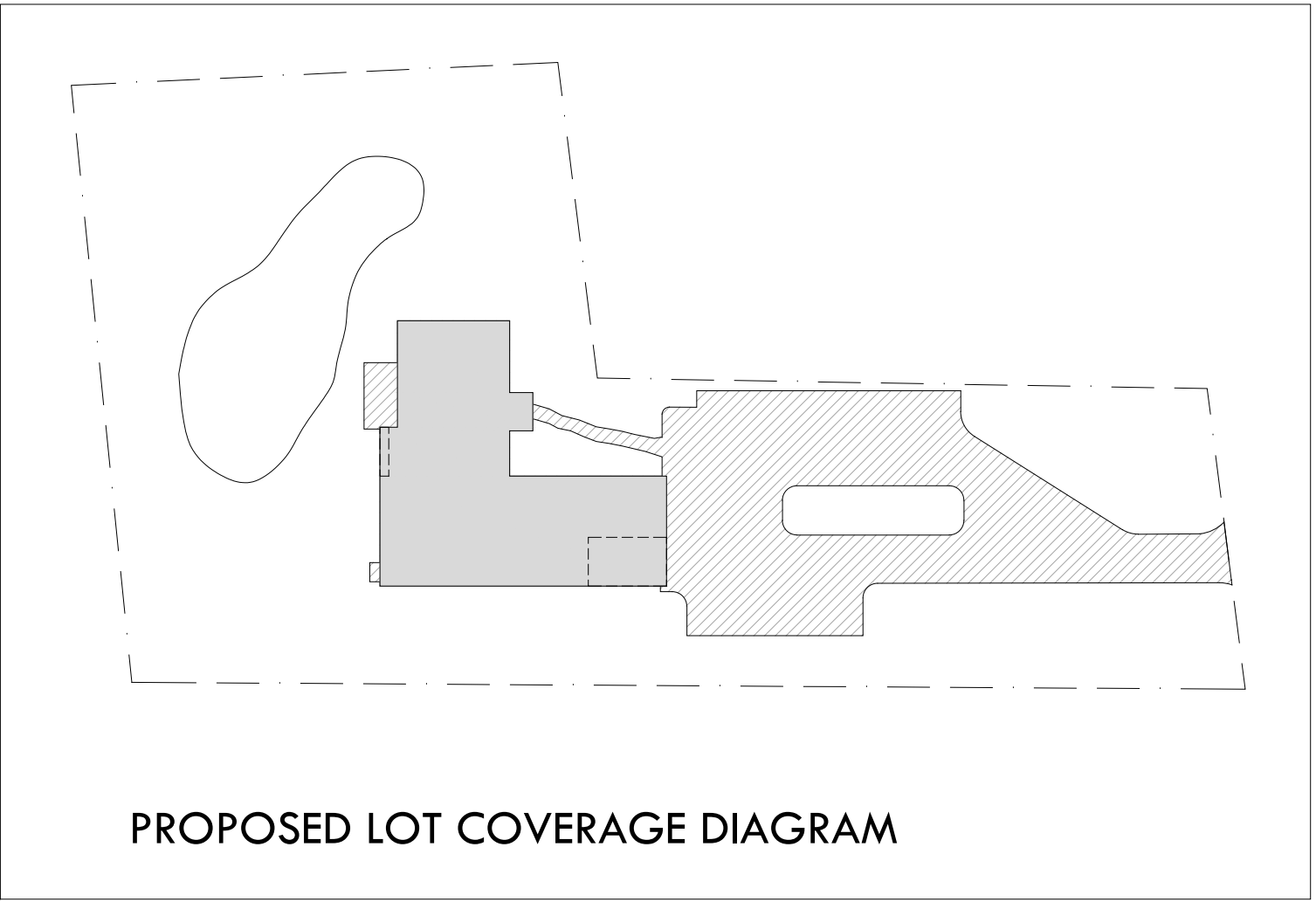
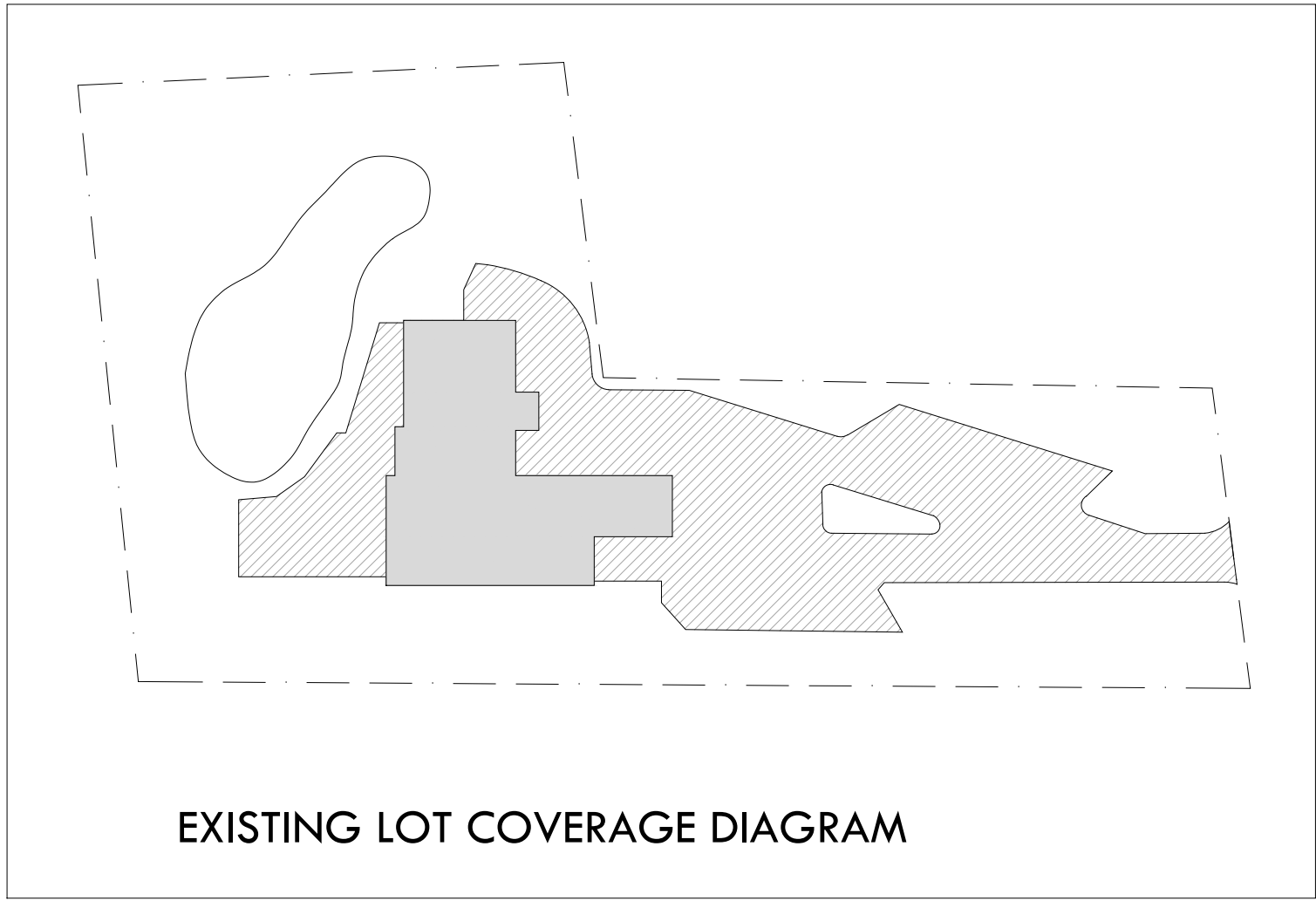
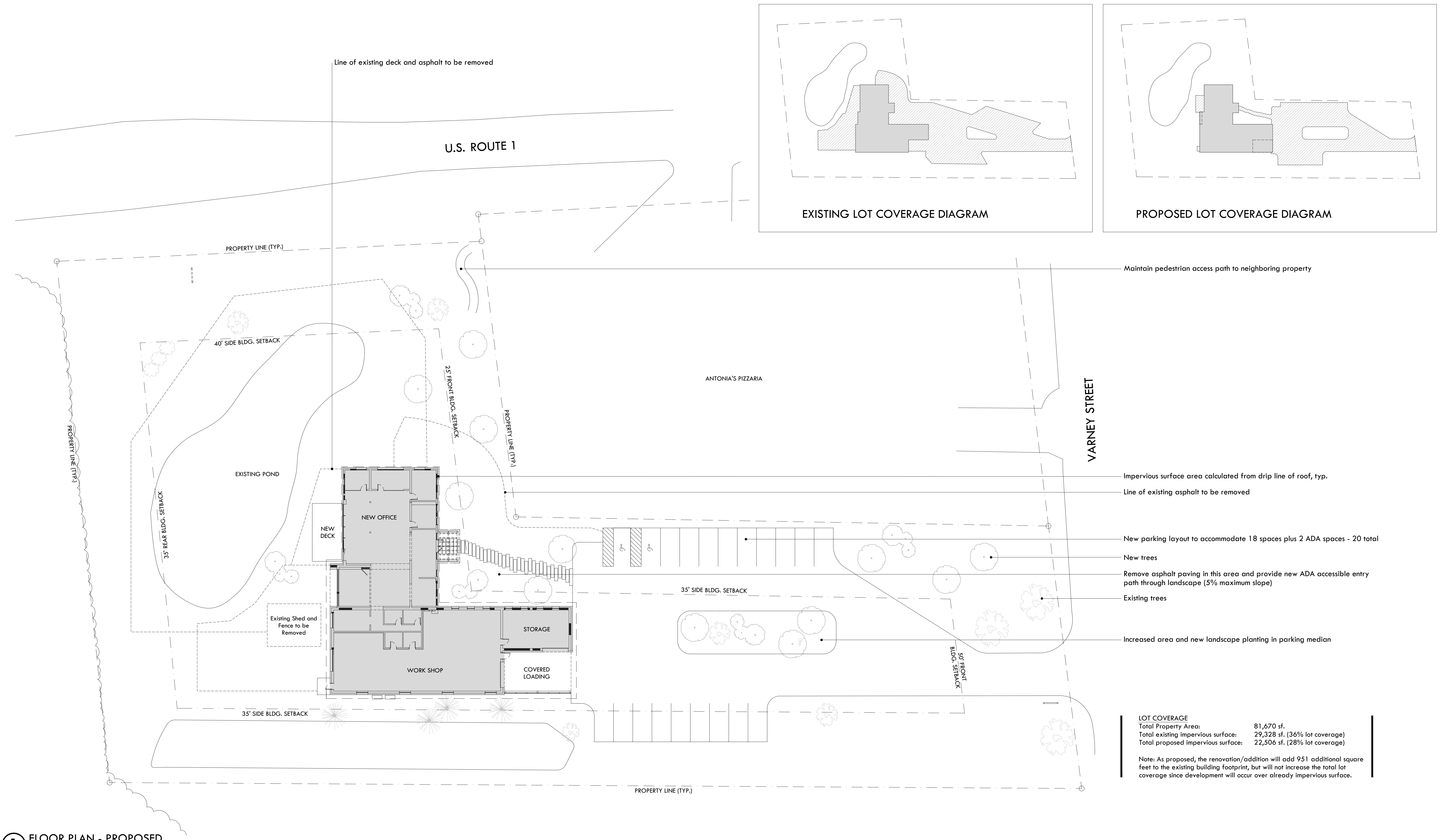
**FLC HOLDINGS, LLC**

**This is to Certify that** Benjamin Duplissis **is the owner of**  
Fifty Percent (50%) of the membership interests of the above Limited Liability  
Company which are fully paid. The Member's transferable interest shall be  
transferable by the holder hereof in person or by duly authorized Attorney.

**In Witness Whereof**, the Member and Manager of the Company hereby sets his  
hand and seal effective this 21<sup>st</sup> day of February, 2024.

  
Benjamin Duplissis, Member/Manager

  
Katie Poirier, Member/Manager



Maintain pedestrian access path to neighboring property

Impervious surface area calculated from drip line of roof, typ.

Line of existing asphalt to be removed

New parking layout to accommodate 18 spaces plus 2 ADA spaces - 20 total

New trees

Remove asphalt paving in this area and provide new ADA accessible entry path through landscape (5% maximum slope)

Existing trees

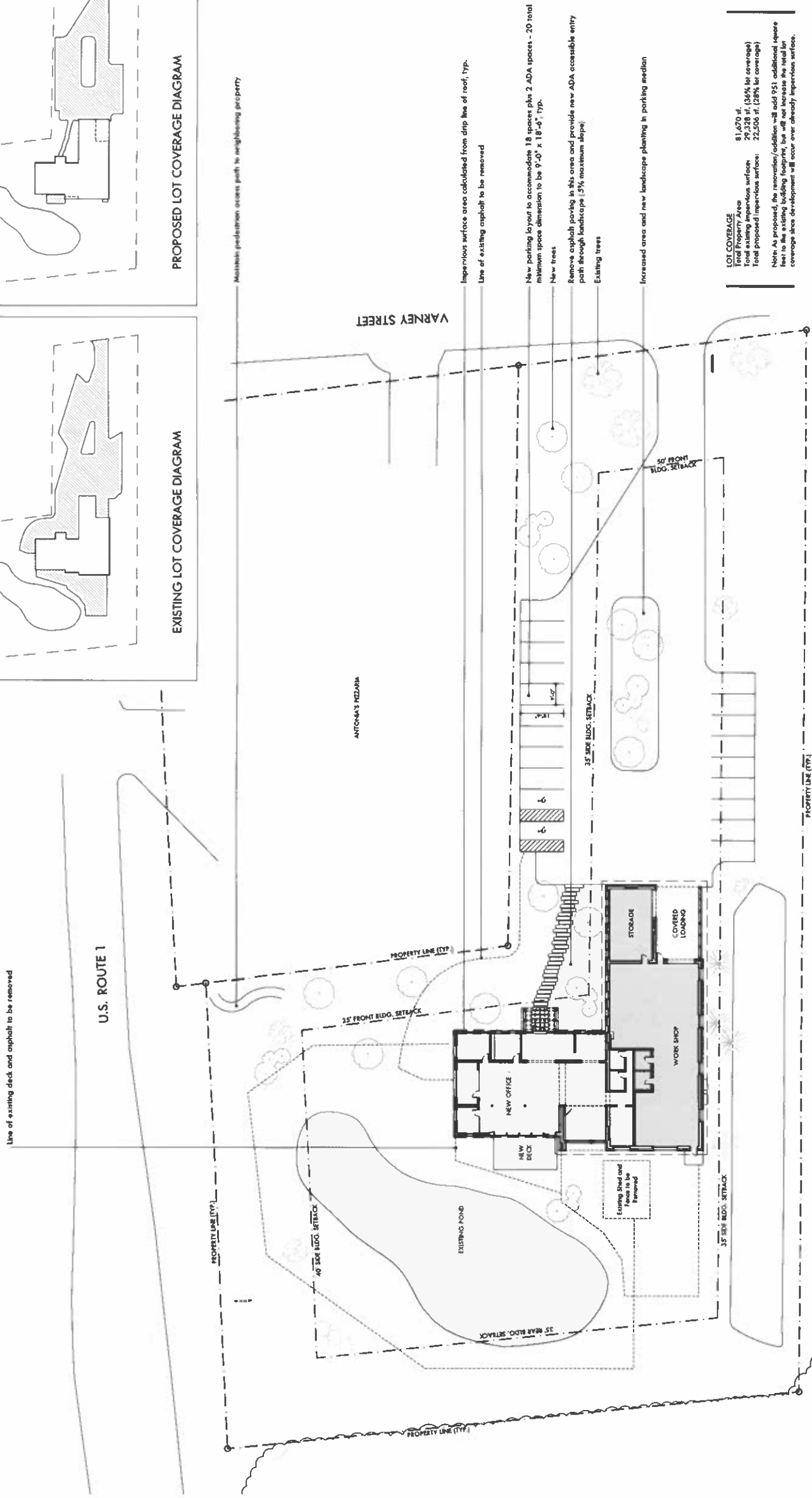
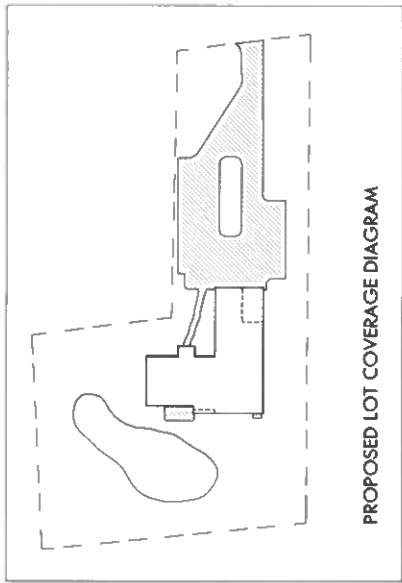
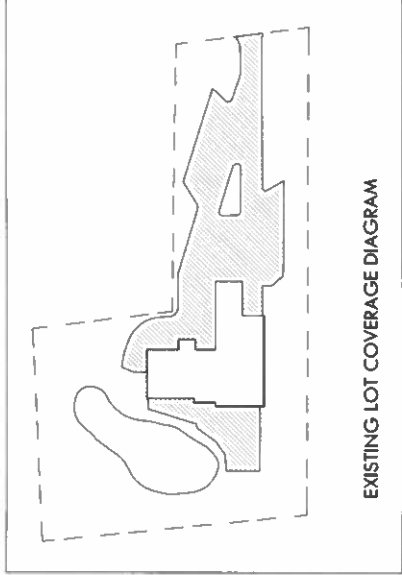
Increased area and new landscape planting in parking median

LOT COVERAGE

Total Property Area:	81,670 sf.
Total existing impervious surface:	29,328 sf. (36% lot coverage)
Total proposed impervious surface:	22,506 sf. (28% lot coverage)

Note: As proposed, the renovation/addition will add 951 additional square feet to the existing building footprint, but will not increase the total lot coverage since development will occur over already impervious surface.

1 FLOOR PLAN - PROPOSED  
1" = 20'-0"



1 FLOOR PLAN - PROPOSED  
1" = 20'-0"

ELLIOTT  
ARCHITECTS

80 MAIN STREET, POB 316  
BLUE HILL, MAINE 04614

voice 207 374 2566  
fax 207 374 2567  
www.elliottarchitects.me

NOTES



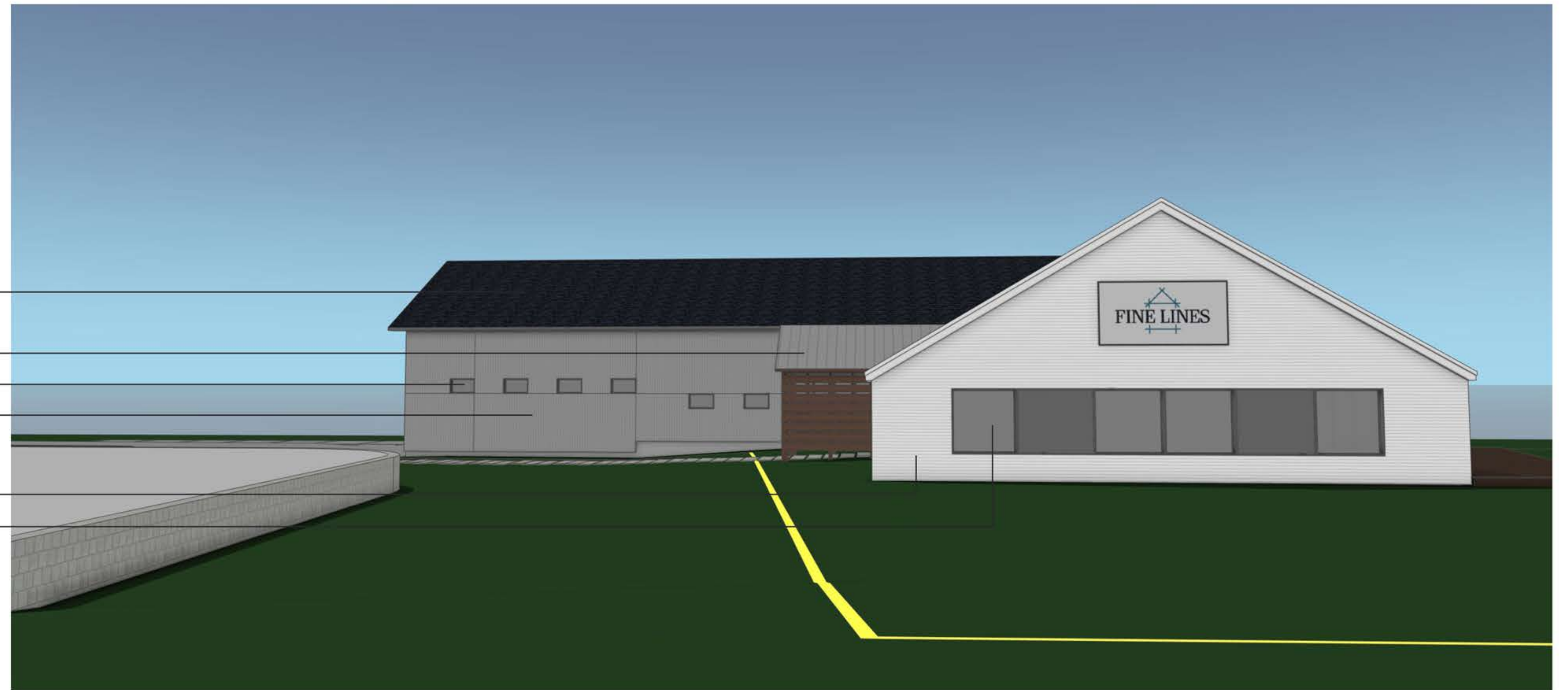
FINE LINES  
OFFICES

S I T E  
P L A N  
SP101

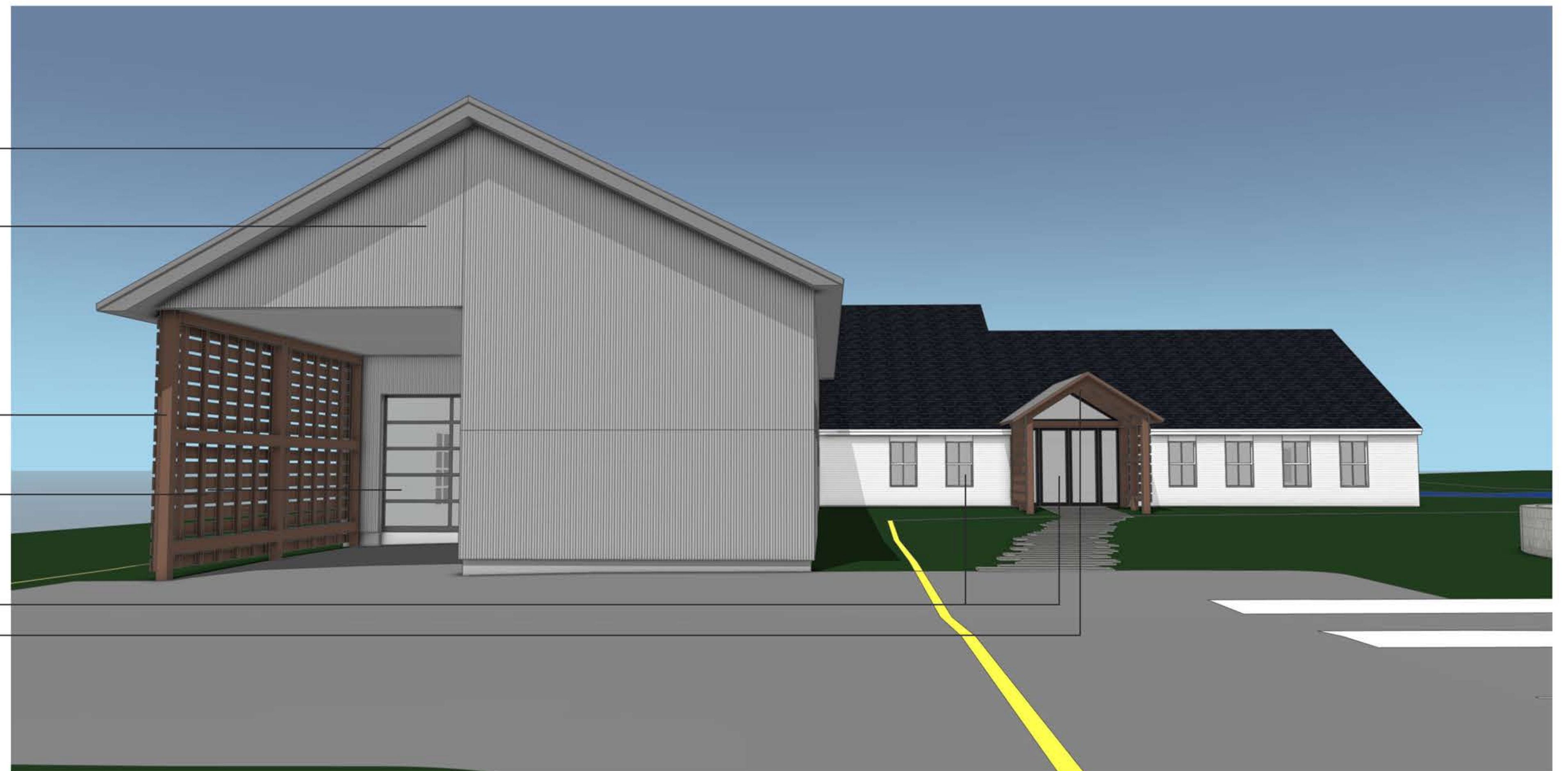
DATE: 01.14.2015  
DRAWN BY: EC



- ASPHALT SHINGLE ROOF (MATCH EXISTING)
- METAL ROOF ON NEW ENTRY GABLE
- COMBINATION OF EXISTING WINDOWS AND NEW ONES TO MATCH
- LIGHT/MEDIUM GRAY CORRUGATED FIBERGLASS SIDING
- NEW WHITE PAINTED T+G BOARDS
- NEW WINDOWS



- LIGHT/MEDIUM GRAY PAINTED TRIM AT EAVES AND SOFFITS
- LIGHT/MEDIUM GRAY CORRUGATED FIBERGLASS SIDING
- NEW TIMBER FRAMED SCREEN WALL WITH GAPPED BOARD SIDING
- NEW GLASS OVERHEAD DOOR
- NEW WINDOWS AND DOORS
- NEW TIMBER FRAMED ENTRY





ASPHALT SHINGLE ROOF (MATCH EXISTING)

GAPPED BOARD SIDING

COMBINATION OF EXISTING WINDOWS AND NEW ONES TO MATCH

LIGHT/MEDIUM GRAY CORRUGATED FIBERGLASS SIDING



WHITE PAINTED TRIM AT EAVES AND SOFFITS

WHITE PAINTED T+G BOARD SIDING

NEW SIGN (LESS THAN 10% OF WALL SURFACE AREA, AND NO MORE THAN 7' ABOVE EAVE)

ALL NEW WINDOWS/DOORS THESE TWO SIDES

LIGHT/MEDIUM GRAY CORRUGATED FIBERGLASS SIDING



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ARCHITECTS

86 MAIN STREET, POB 318  
BLUE HILL, MAINE 04614

voice 207 374 2566  
fax 207 374 2567  
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FINE LINES  
OFFICES

8 VARNEY ROAD  
FREEPORT, MAINE

EXPERPECTIVE  
VIEWS

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ELLIOTT  
ARCHITECTS

86 MAIN STREET, POB 318  
BLUE HILL, MAINE 04614

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