

**AGENDA  
FREEPORT PROJECT FREEPORT BOARD  
WEDNESDAY, JULY 15, 2020  
6:00 PM**

**This meeting will be held online/virtually, using Zoom teleconferencing. Due to security concerns, audience members will be able to see and hear all other participants in the meeting but will be allowed to speak only if recognized by the Project Review Board Chairperson. Video broadcasts will only be permitted for the Board, staff members and applicants. Video broadcasts by audience members will be disabled.**

**To participate with video and audio**, please use the following link from your computer, tablet, smartphone, or other video capable device: <https://us02web.zoom.us/j/88030644844>

You can also join the meeting by entering the following meeting/webinar ID on Zoom.com: 880 3064 4844

If prompted, please enter your information, as it will help us to identify members of the audience who wish to speak during the meeting.

**In order to participate with via telephone (audio only)**, please call any of the following numbers:

|                     |                    |                    |
|---------------------|--------------------|--------------------|
| US: +1 312 626 6799 | or +1 646 558 8656 | or +1 346 248 7799 |
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And enter the following webinar/meeting ID when prompted: 880 3064 4844

International numbers available: <https://us02web.zoom.us/j/88030644844>

*Although there are no public hearings on this agenda, the Board may choose to take public comment. In addition to, or as an alternative to commenting at the virtual meeting, you may comment in writing regarding an agenda item. Please submit any written comments at least 24 hours prior to the meeting to ensure that they are received in time for the meeting. Comments can be provided in writing, via email to Caroline Pelletier, Town Planner, [cpelletier@freeportmaine.com](mailto:cpelletier@freeportmaine.com) Comments can also be mailed to Town of Freeport c/o Town Planner 30 Main Street Freeport, Maine 04032.*

ITEM I: Information Exchange

- 1) Update on Staff Approvals
- 2) Update on Planning Board topics

ITEM II: Approval of the minutes from the Wednesday, June 17, 2020 and Wednesday, June 24, 2020 Project Review Board meeting.

ITEM III: Review of Tabled Items

**Arts and Cultural Alliance of Freeport – Demolition Request – PUBLIC HEARING**

The applicant is seeking approval to demolish a portion of an existing Class A building at 40 Main Street in Design Review District I. An existing pressure treated ramp, pair of windows, wooden handrail and set of pressure treated steps at the entrance are all proposed to be demolished/removed. The four-month notice period for demolition is applicable. Zoning District: Village Commercial I (VC-I). Design Review District I – Class A. Tax Assessor Map 11, Lot 122. Arts & Cultural Alliance of Freeport, applicant; First Parish of Freeport, owner; James Cram, representative.

**- Over-**

#### **Freeport Crossing – Design Review Certificate and Change of Use**

The applicant is seeking a change of use from retail to artisan food and beverage and restaurant in one of the existing buildings at 200 Lower Main Street. Exterior building modifications are proposed. Zoning District: Commercial I (C-I), Design Review District I – Class C, & Color Overlay District. Tax Assessor Map 7, Lot 1. W/S Freeport Properties, applicant and owner. Katherine Wetherbee, W/S Freeport Properties, representative.

#### **Regional School Unit #5 – Site Plan Amendment**

The applicant is seeking approval of a Site Plan Amendment to add a portable classroom building near the Morse Street School. Minor associated site alterations are also proposed. Zoning District: Village I (V-1). Tax Assessor Map 11, Lot 24. Regional School Unit #5, applicant and owner; Dennis Ouellette, representative.

IV: Reviews

#### **Habitat for Humanity Subdivision – US Route One / Old Brunswick Road – PUBLIC HEARING**

The applicant is seeking final approval for a three-lot residential open space subdivision on US Route One / Old Brunswick Road. Access to the lots will be from new driveways on Old Brunswick Road. Approximately 3 acres of open space are proposed. Zoning District: Medium Density A (MD-A). Tax Assessor Map 18, Lot 15. Habitat for Humanity, applicant and owner; Travis Letellier, PE, Northeast Civil Solutions, representative.

#### **Quarry Ridge Apartments – Subdivision Amendment – PUBLIC HEARING**

The applicant is seeking approval for a lot line amendment of the previously approved Quarry Ridge Subdivision located at 60 Bow Street. The amendment involves a land swap with an abutting property. There will be no additional lots or units created and the overall lot sizes will remain the same. Zoning Districts: Village I and Medium Density Residential II. Design Review District II – Class C. Tax Assessor Map 20, Lot 74C and Tax Assessor Map 13, Lot 85. FHT Quarry Ridge LP and William Creighton, applicants; Maine State Housing Authority and William Creighton, owners; John Schwanda, Owen Haskell, representative.

#### **Meetinghouse Arts – Design Review Certificate and Change of Use – PUBLIC HEARING**

The applicant is seeking approval of a Design Review Certificate and Change of Use at the existing First Parish Church at 40 Main Street. The change of use is from church to church and arts center – indoor. Exterior building modifications are proposed and include a new entrance and accessibility ramp. Minimal site changes are proposed. Zoning District: Village Commercial I (VC-I). Design Review District I – Class A. Tax Assessor Map 11, Lot 122. Arts & Cultural Alliance of Freeport, applicant; First Parish of Freeport, owner; James Cram, representative.

#### **Lighthouse Laundromat - Design Review Certificate and Site Plan Amendment**

The applicant is seeking approval of a Design Review Certificate and Site Plan Amendment at the existing laundromat building located at 12 Mallet Drive. Exterior building alterations, additional landscaping, lighting, parking lot restriping and ADA walkway improvements are proposed. Zoning District: Village Commercial II (VC-II) Design Review District I – Class C. Tax Assessor Map 12, Lot 33A. Tim Mahoney, Land Development by Mahoney, applicant and representative; Jacqueline and Lewis Corliss, owners.

ITEM V: Persons wishing to address the Board on non-agenda items.

ITEM VI: Adjourn.

***Please note: After 9:30 PM, agenda items which have not yet been discussed may be tabled to a future meeting***