



Dear Project Review Board Members and Abutters:

The proposed project at 96 Hunter Road is to replace the six existing, chain-link-fence dugouts with new wood framed dugouts complete with roofs and concrete slabs. The current dugouts are not enclosed with roofs or concrete floors and are often overgrown with grass, muddy after rains, and have no protection from the sun and the elements. They also do not protect the baseball and softball players from fly balls that land inside where the players are required to stay during games. We feel that the design is not only visually appealing but, if done right, will also minimize the annual and scheduled maintenance. The existing dugouts are also only 6' wide making accessibility around the bench and players difficult.

The 8'x20' concrete slabs for the new dugouts will be placed so that the top of the concrete is close to the existing grade, requiring only minor changes (less than 1") of the existing grades. The plans for the project show shiplap siding, which is intended to blend well with the other buildings on the site. The siding will be painted to match the existing structures and the roof shingles will also match the roofs of the other buildings in color and style. The slabs will have a broom finish to establish a safe walking surface for all types of footwear. The Tri-Town Little League volunteers will be responsible for the upkeep of the new dugouts, including cleaning, maintenance and re-painting as needed. One of the six dugouts (softball 3rd base side) will be built 4' wider to provide storage space accessible from behind the dugout.

Included in the plans is a 12'x20' concrete slab-on-grade intended to support a future concession building, which will be permitted and brought to the Planning Board for a separate approval when funding is secured. The slab will be located directly behind the softball field backstop. The slab will be placed with this application to avoid future issues and costs associated with pumping concrete to the slab location and will be utilized for equipment storage in the mean time.

Construction, including all demolition, earthwork, concrete work, and wood framing, will be done with minimal disruptions to the existing fields. All areas affected by the construction will be brought back to existing conditions by the completion of the project. There will be no changes to the existing utilities around and under the fields other than minor re-routing of the existing sprinkler system around the dugouts. All disturbed areas will be re-graded with loam and seed. There is no electrical work involved with this project and no existing electrical infrastructure in the areas of construction.

A building permit was filed with the Town of Freeport on August 3rd 2023. Adam Bliss, Freeport Town Engineer, will notify the DEP of the project if deemed necessary by the town. No other local, state, or federal permits are required.

**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: Hunter Road Fields Dugout Replacements

Proposed Use of Property: Dugouts for youth baseball and softball

1) Applicant Information:

Name: Tri-Town LL, Brian Steele (President) Tel: 207-232-0847
(If a Company, provide name of person also)
Address: PO BOX 67, Freeport, ME 04032
Email: president@tritownll.org

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 sports field complex
Location: Street Address 96 Hunter Rd, Freeport, ME
Assessor's Office Map: 22 Lot: 52
Size of Parcel (acres): 38.33 Zoning District (s): RR1

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): N/A A B C
Is this building in the Color Overlay District: Yes ☒ No

Please describe the proposed changes: Replacement of fenced-in-only dugouts with new wood framed dugouts with roofs and concrete slab floors.

6) Other Information:

Proposed # of Buildings: 6 Gross Square Footage of Non-Residential Buildings: 160 SF

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

If YES, provide reason _____

7) Subdivision Approval or a Subdivision Amendment: (if applicable) N/A

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: Brian Steele, PE Tel: 207-232-0847

Address: 9 Acorn Ridge Rd., Freeport, ME 04032

Email: brian.steele79@gmail.com

9) Billing Contact (If different than applicant information)

Name: _____ Tel: _____

Address: _____

Email: _____

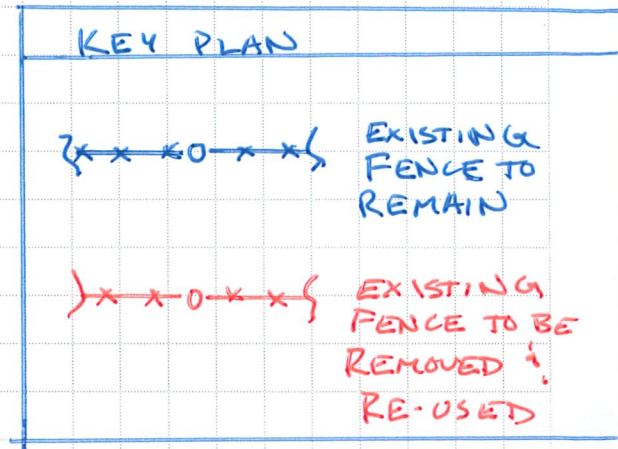
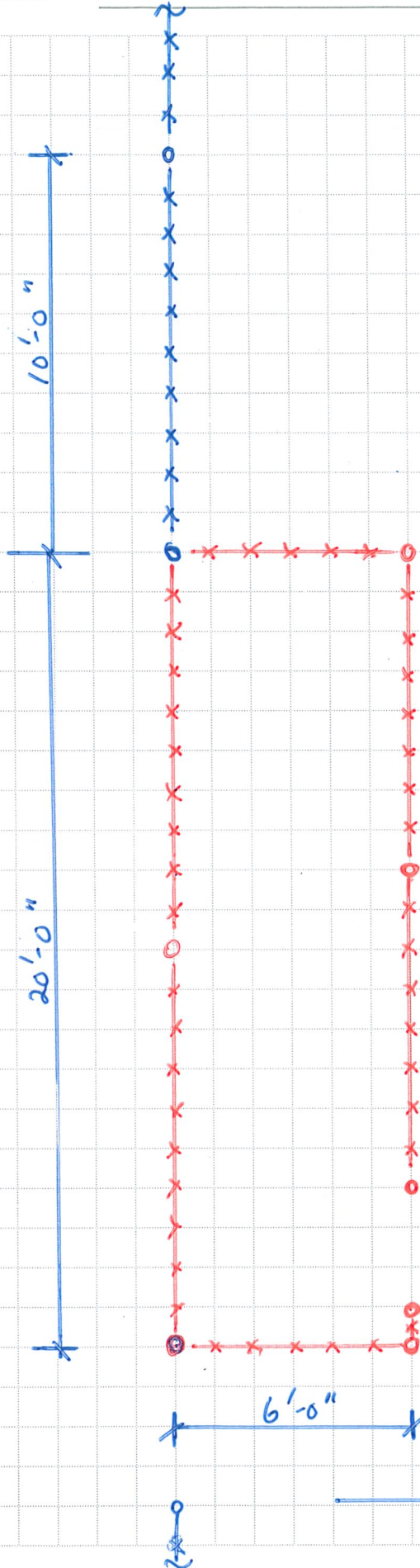
Application Fee: \$ N/A Abutter Fee: \$ _____

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.

9/12/23
DATE


SIGNATURE OF APPLICANT/OWNER/REPRESENTATIVE

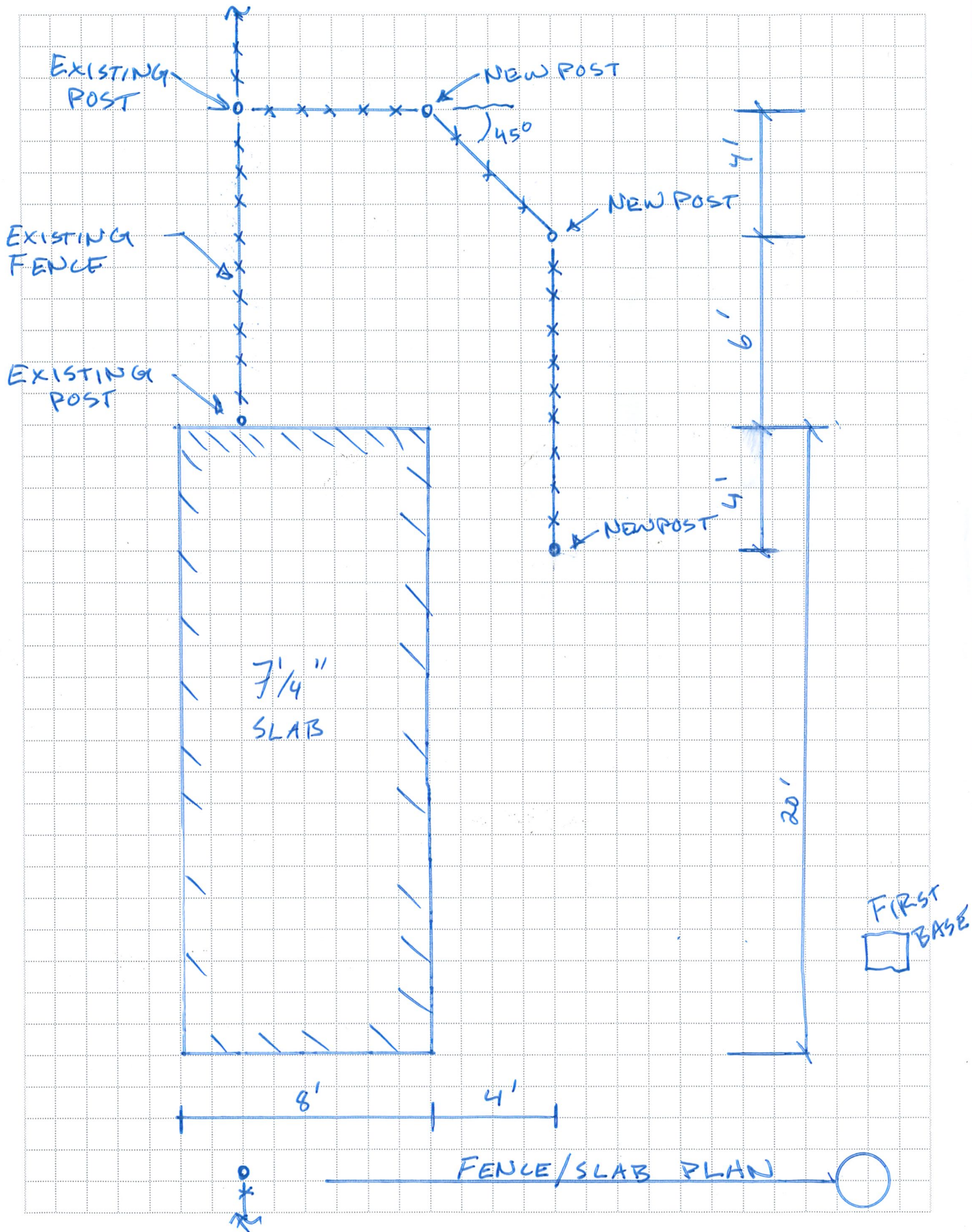


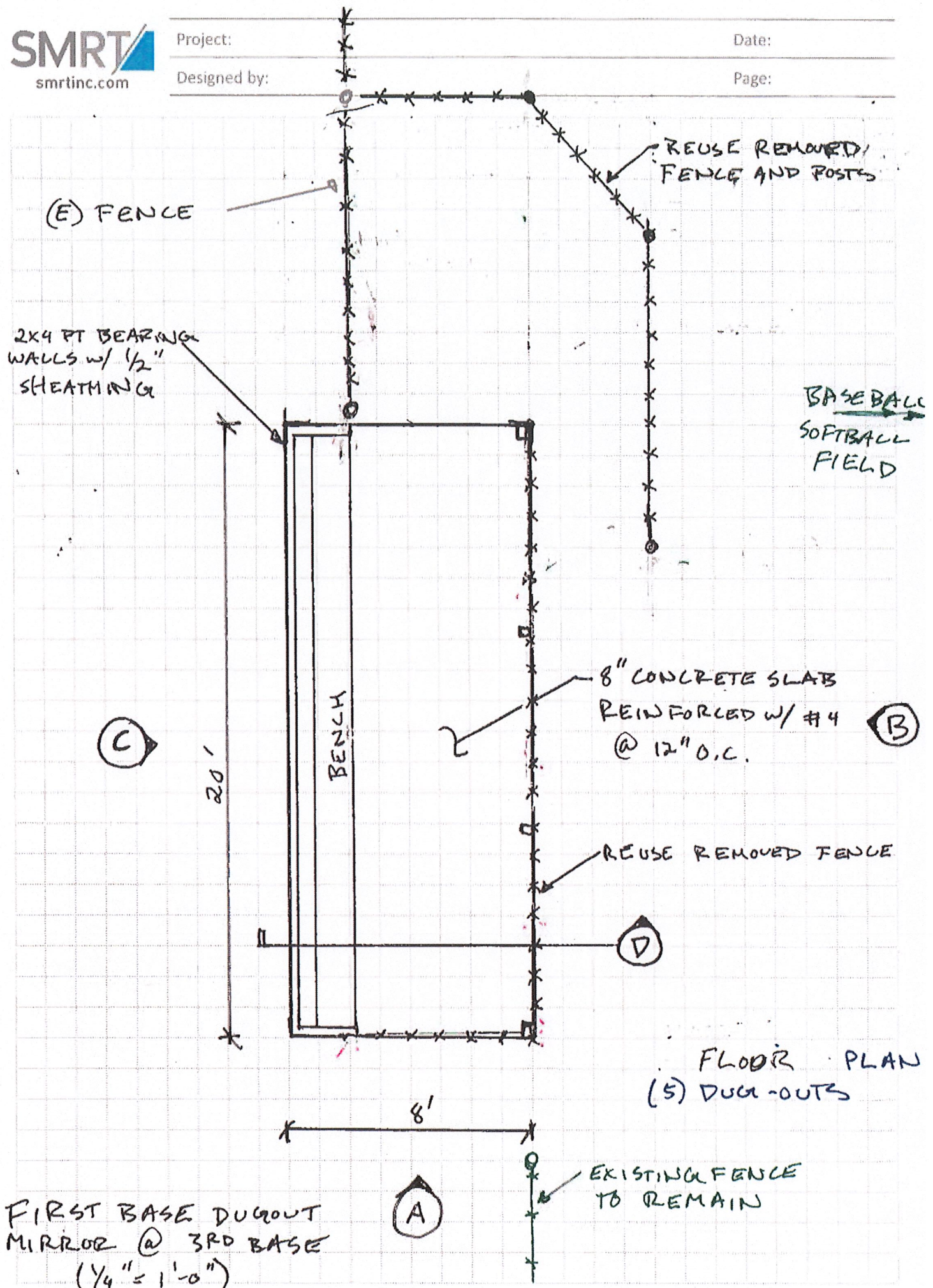
FIRST
BASE



FENCE DEMO PLAN



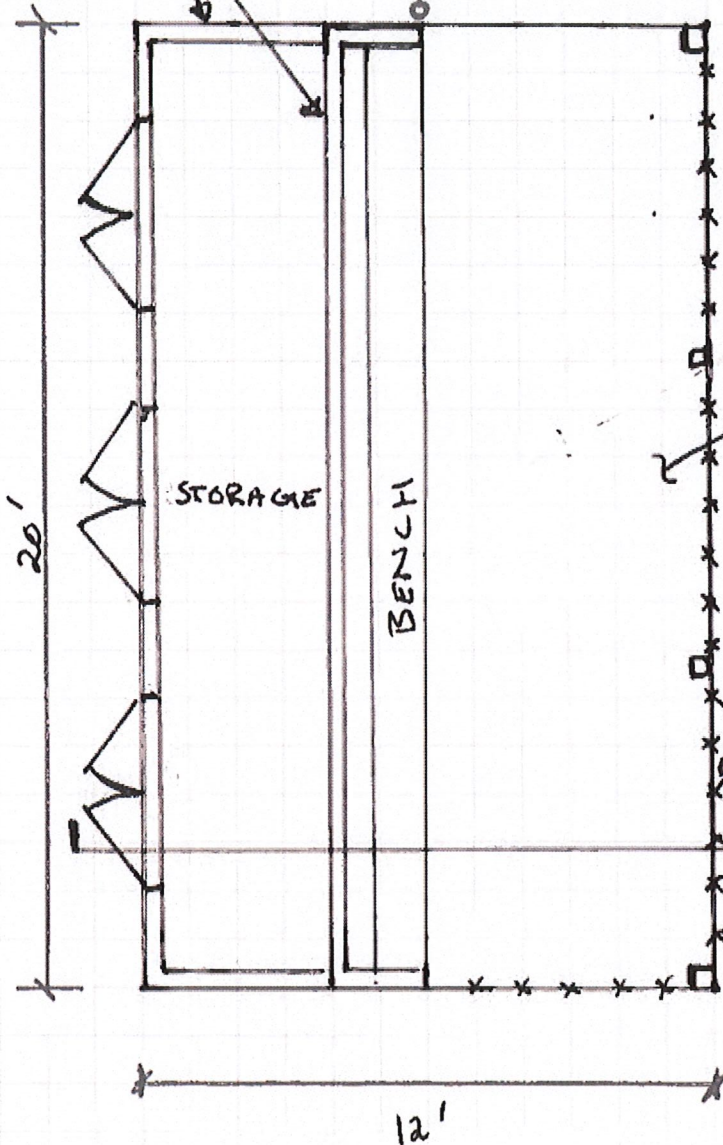




(E) FENCE

REUSE REMOVED FENCE
AND POSTS

2x4 PT BEARING
WALLS w/ 1/2"
T SHEATHING



8" CONCRETE SLAB
REINFORCED w/ #4
@ 12" O.C.

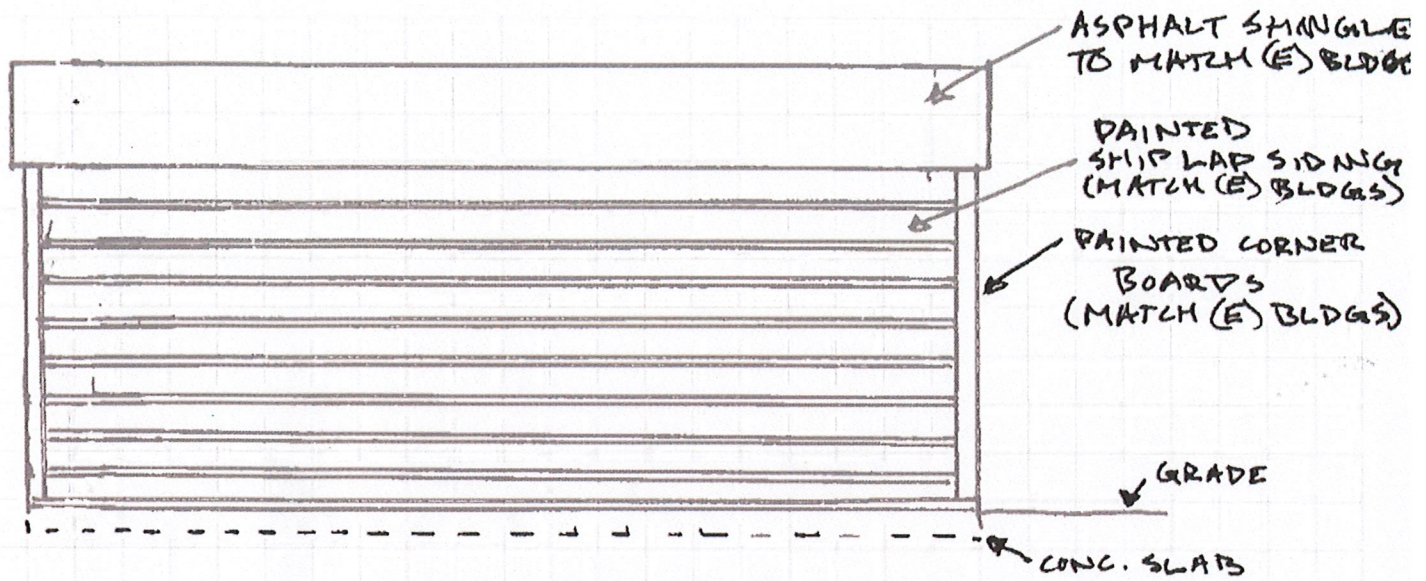
REUSE REMOVED FENCE

(E)

FLOOR PLAN
(1) DUG-OUT

3RD BASE DUGOUT @
SOFTBALL FIELD
(1/4" = 1'-0")

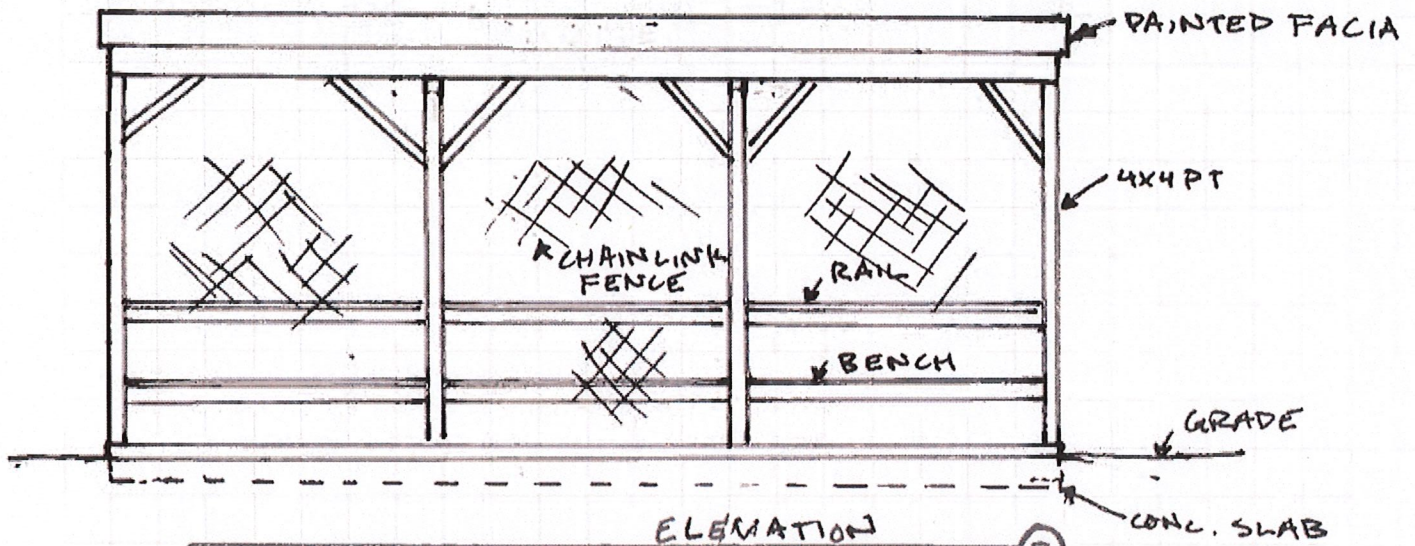
(E) FENCE



ELEVATION

$\frac{1}{4}" = 1'-0"$

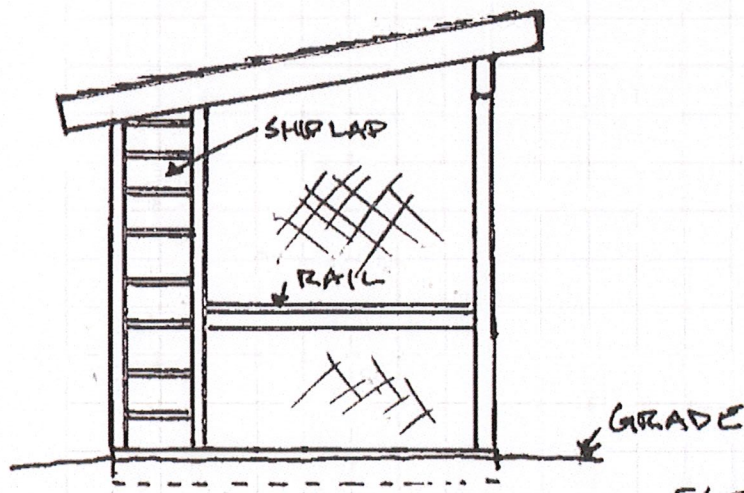
(C)



ELEVATION

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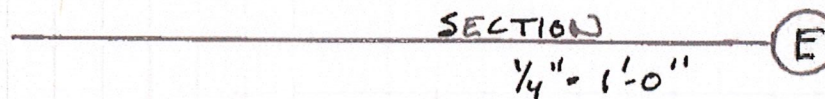
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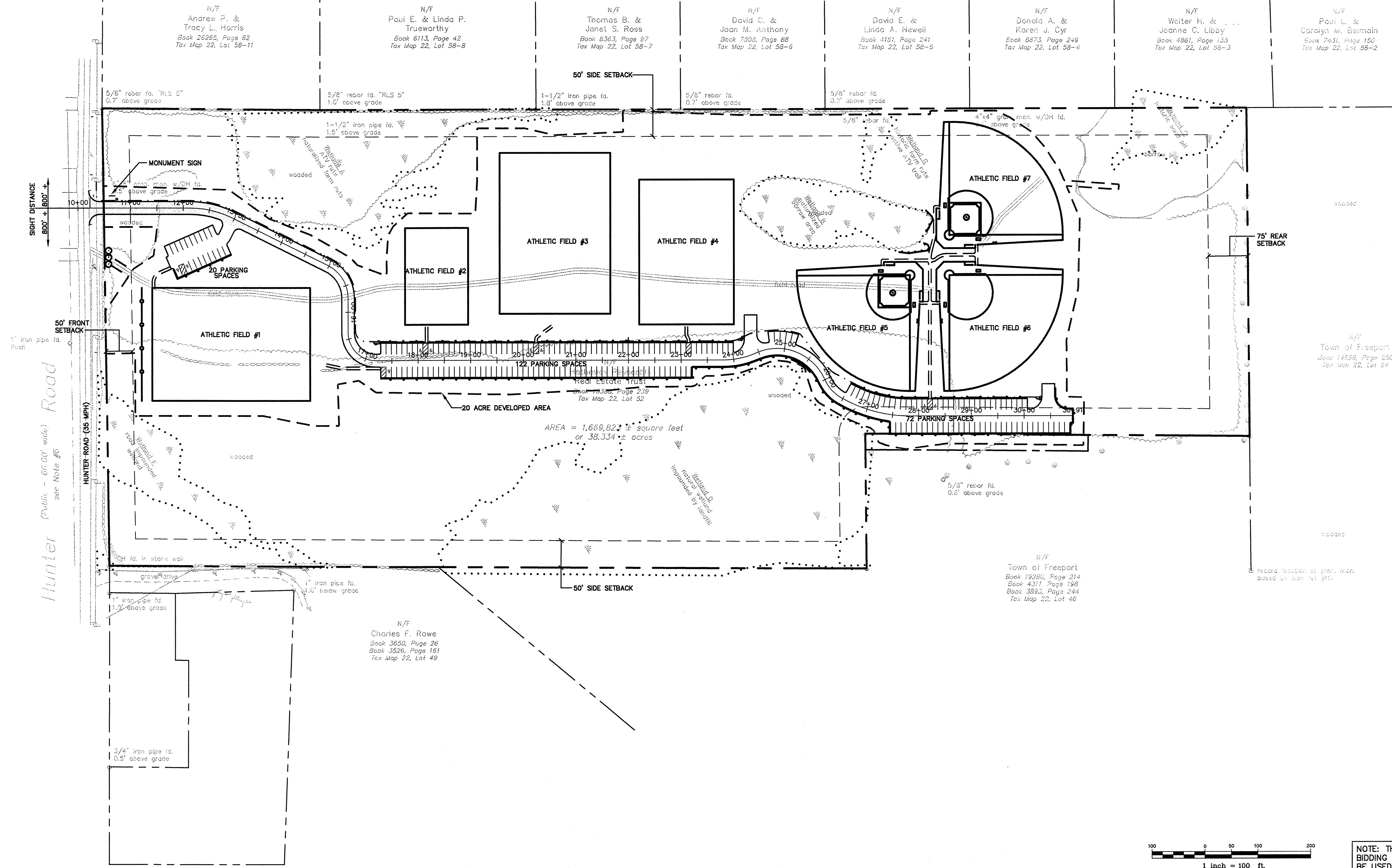
ELEVATION

$\frac{1}{4}" = 1'-0"$

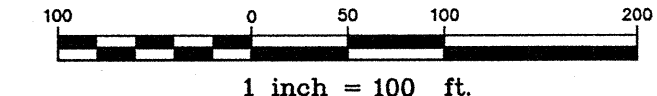
(A)



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SPACE AND BULK STANDARDS		
RR1 ZONE	REQUIRED	PROVIDED
MIN. LOT SIZE	2.5 ACRES	> 2.5 ACRES
BUILDING SETBACKS		
FRONT	50'	N/A
SIDE	50'	N/A
REAR	75'	N/A
MIN. ROAD FRONTAGE	200'	> 200'
MIN. LOT WIDTH	150'	> 150'
MAX. BUILDING HEIGHT	35'	N/A




NOTE: THIS PLAN SET IS ISSUED FOR BIDDING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.

Rev.	Date	Revision
1	5/20/2011	LAYOUT MODIFICATIONS DUE TO WETLANDS

BIDDING	5/20/11	AMP
RESPONSE TO TOWN COMMENTS	5/4/11	AMP
TOWN REVIEW	4/20/11	AMP
PRELIMINARY TOWN REVIEW	4/5/11	AMP
Issued For	Date	By

Design: JWA	Draft: CG	Date: 3/11
Checked: AMP	Scale: 1"=100'	Job No.: 2496
File Name: 2496-SP-OVERALL.dwg		
This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc.(GPCEI). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCEI.		

**Gorrill-Palmer Consulting Engineers, Inc.**
Engineering Excellence Since 1998
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207-657-6910 FAX: 207-657-6912 E-Mail: mailbox@gorrillpalmer.com

Drawing Name:	Overall Site Plan
Project:	Athletic Field Complex Hunter Road, Freeport, Maine
Client:	Freeport Economic Development Corporation 30 Main Street, Freeport, Maine 04032

Drawing No.
C100

