



TOWN OF FREEPORT, MAINE
 Planning Department
 30 Main Street
 Freeport, ME 04032
 Phone: 207-865-4743
www.freeportmaine.com

TO: FREEPORT PROJECT REVIEW BOARD
FROM: CAROLINE PELLETIER, TOWN PLANNER
RE: STAFF REPORT
DATE: WEDNESDAY, JANUARY 20, 2021

304 Pownal Road Subdivision – Conceptual Subdivision	
Property Location:	Tax Assessor Map 21, Lot 89
Zoning Information:	Rural Residential I (RR-I)
Review Type(s):	Residential Open Space Subdivision
Waivers Requested:	None

Background: The applicant is presenting conceptual plans for a 6-lot residential Open Space Subdivision on Pownal Road. Individual lots would be accessed by private driveways from Pownal Road. Approximately 33 acres of open space are proposed; about 27 acres are required.

The site is mostly wooded, with some pockets of forested wetlands and areas of steep slopes. The lot also contains the former (closed) municipal landfill. No alterations or construction within the closed landfill or buffer area are proposed.

Six lots are proposed; however, the initial net residential acreage calculations would allow for 14 lots. The areas of wetlands have been incorporated into the open space; the plans do show some steep slopes on the lots which would be deed protected. The wetlands report was not included in the submission. No information on vernal pools has been provided.

The applicant has been in contact with the Maine Department of Environmental Protection (DEP) regarding the closed landfill on the property. The DEP has indicated that they regulate any construction within 100 feet of the landfill boundaries. The Town will also need to do additional research with the Department of Environmental Protection regarding the closed landfill on the property. Additional information will be forthcoming.

Each lot will be served by a well and septic system. Details on a high intensity Class B soil survey have been included in the submission. Information on test pits has been included in the submission and the location of passing test pits has been shown on some of the lots.

Access to the lots will be from driveways on Pownal Road. Entrance permits from the Maine Department of Transportation would be required. The entrances will also need to meet the requirements of the Freeport Zoning Ordinance and the Freeport Subdivision Ordinance.

Process: This is considered a Subdivision-Major (per Article III of the Freeport Subdivision Ordinance) and process would involve three levels of review – conceptual, preliminary and final. Since this is

conceptual review, the Board shall review the submission to determine if the information provides a clear understanding of the site and identifies opportunities and constraints that help determine how it should be used, areas that are appropriate for conservation areas, and areas that are appropriate for development (refer to Article 5 of the Freeport Subdivision Ordinance). The Board shall also act on any requests for waivers at this time. This step is often completed in multiple meetings. Review of the Site Inventory Map and the Site Analysis and Conceptual Plan shall be considered complete upon a finding by the Project Review Board that the appropriate areas have been determined for development and for conservation or open space.

Sitewalk: Staff would recommend that the Board consider whether or not they want to have a sitewalk. If the Board does want to have a sitewalk, staff would recommend that the sitewalk occur prior to action on the conceptual plan and/or prior to the Board acting on any waiver requests. As usual, the sitewalk would need to be properly noticed and the public would be invited to attend however, the Board will need to adhere to the current Governor’s Orders for outdoor gatherings.

Proposed Motion: Be it ordered that the Freeport Project Review Board table the review of the Site Inventory, Analysis and Conceptual Sketch Plan for 304 Pownal Road LLC, for a 6 lot, residential open space subdivision (Tax Assessor Map 21, Lot 89) until after such time that the Board is able to conduct a sitewalk.

Arts and Cultural Alliance of Freeport – Design Review Certificate	
Property Location:	Tax Assessor Map 11, Lot 122
Zoning Information:	Village Commercial I (VC-1), Design Review District I – Class A
Review Type(s):	Design Review Certificate
Waivers Requested:	No waivers have been requested.

Background: The applicant is seeking approval of a Design Review Certificate for exterior building alterations at the existing First Parish Church at 40 Main Street. These proposed alterations are associated with the previously approved change of use for the Arts of Cultural Alliance to use the property for a church and art center – indoor.

The following changes are proposed:

- 1) New louver on the North Gable;
- 2) New louver on the rear façade that will be installed in the existing opening that is currently a basement window;
- 3) New louver on the rear façade that will be installed in a new opening;
- 4) New intake hood (with bird screen) on the southern façade, that will be installed in the existing opening that is currently a basement window;
- 5) Replacement window on the second story of the rear façade; and,
- 6) Infill the stain glass portion of existing windows on upper, rear façade with insulated panels (Storm windows will remain).

The louvers and intake hood will be aluminum, and all painted to match the color of the materials in the area for which they will be located. The new window will be SDL (simulated divided light) with vinyl exterior and wood interior.

Design Review Ordinance: Chapter 22 Section VII.C.

1. **Scale of the Building.** The scale of a building depends on its overall size, the mass of it in relationship to the open space around it, and the sizes of its doors, windows, porches and balconies. The scale gives a building "presence"; that is, it makes it seem big or small, awkward or graceful, overpowering or unimportant. The scale of a building should be visually compatible with its site and with its neighborhood.

The overall scale of the main structure will not be altered. Based upon this information, the Board finds that this standard has been met.

2. **Height.** A sudden dramatic change in building height can have a jarring effect on the streetscape, i.e., the way the whole street looks. A tall building can shade its neighbors and/or the street. The height or buildings should be visually compatible with the heights of the buildings in the neighborhood.

The overall height of the structure will not be altered. Based upon this information, the Board finds that this standard has been met.

3. **Proportion of Building's Front Facade.** The "first impression" a building gives is that of its front facade, the side of the building, which faces the most frequently used public way. The relationship of the width to the height of the front facade should be visually compatible with that of its neighbors.

No alterations are proposed to the front façade of the building which faces the most frequently used public way. Based upon this information, the Board finds that this standard has been met.

4. **Rhythm of Solids to Voids in Front Facades.** When you look at any facade of a building, you see openings such as doors or windows (voids) in the wall surface (solid). Usually the voids appear as dark areas, almost holes, in the solid and they are quite noticeable, setting up a pattern or rhythm. The pattern of solids and voids in the front facade of a new or altered building should be visually compatible with that of its neighbors.

The proposal includes incorporating the use of existing openings with the exceptions of two new louvers which will be in new openings, however painted to match the façade on which they will be located. Based upon this information, the Board finds that this standard has been met.

5. **Proportions of Opening within the Facility.** Windows and doors come in a variety of shapes and sizes; even rectangular window and door openings can appear quite different depending on their dimensions. The relationship of the height of windows and doors to their width should be visually compatible with the architectural style of the building and with that of its neighbors.

No new openings for windows and doors are being created. The replacement window will be the same size and in the same location. Although the applicant is proposing to remove the stained glass from four upper level windows, the frame and storm glass will remain to retain the appearance of the openings in the façade. Based upon this information, the Board finds that this standard has been met.

6. **Roof Shapes.** A roof can have a dramatic impact on the appearance of a building. The shape and proportion of the roof should be visually compatible with the architectural style of the

building and with those of neighboring buildings.

The overall roof shape will not be altered. Based upon this information, the Board finds that this standard has been met.

- 7. Relationship of Facade Materials. The facades of a building are what give it character, and the character varies depending on the materials of which the facades are made and their texture. In Freeport, many different materials are used on facades - clapboards, shingles, patterned shingles, brick - depending on the architectural style of the building. The facades of a building, particularly the front facade, should be visually compatible with those of other buildings around it.**

The louvers and intake hood will be aluminum, and all painted to match the color of the materials in the area for which they will be located. The new window will be SDL (simulated divided light) with vinyl exterior and wood interior. Based upon this information, the Board finds that this standard has been met.

- 8. Rhythm of Spaces to Building on Streets. The building itself is not the only thing you see when you look at it; you are also aware of the space where the building is not, i.e., the open space which is around the building. Looking along a street, the buildings and open spaces set up a rhythm. The rhythm of spaces to buildings should be considered when determining visual compatibility, whether it is between buildings or between buildings and the street(setback).**

The rhythm of spaces to building on streets will not be altered. Based upon this information, the Board finds that this standard has been met.

- 9. Site Features. The size, placement and materials of walks, walls, fences, signs, driveways and parking areas may have a visual impact on a building. These features should be visually compatible with the building and neighboring buildings.**

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

- 10. In addition to the requirements of the Freeport Sign Ordinance, signs in the Freeport Design Review District shall be reviewed for the following: materials, illumination, colors, lettering style, location on site or building, size and scale. Minor changes that do not alter the dimensions or lettering style of an existing sign need not be reviewed, i.e. personal name changes for professional offices, or changes in hours of operation. See Special Publication: "Sign Application Requirements".**

No new signage is proposed. 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 Design Review Ordinance.

Proposed Motion: Be it ordered that the Freeport Project Review Board approve the printed Findings of Fact and Design Review Certificate for the Arts and Cultural Alliance of Freeport at 40 Main Street (Tax Assessor Map 11, Lot 122), for exterior building alterations, to be built substantially as proposed, application dated 12/30/2020, finding that it meets the standards of the Freeport Design Review 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 his/her representatives at Project Review Board meetings and hearings on the subject application to the extent that they are not in conflict with other stated conditions.
- 2) Prior to any construction, the applicant obtain any applicable permits from the Freeport Codes Enforcement Officer.



MEMORANDUM

TO: Caroline Pelletier, Town Planner
FROM: Adam S. Bliss, P.E., Town Engineer
DATE: January 13, 2021
SUBJECT: 304 Pownal Road Subdivision
276 - 304 Pownal Road
Map 21, Lot 89
RR1 Zone

Terradyn Consultants, LLC submitted Conceptual Subdivision application materials on behalf of Pownal Road LLC, for a proposed 6-lot, single-family subdivision. I have reviewed the application information and plans dated December 29, 2020 and offer the following comments.

1. What is the status of driveway entrance permits from the Maine DOT as this section of Pownal Road is under their jurisdiction?
2. Please label the site line distances and driveway separation distances on the plans.
3. How was the Solid Waste boundary established?
4. Has the Soil Scientist evaluated the lots for passing test pits yet?
5. General Note 5 on the Boundary Survey references a utility easement. Where is the easement located on the parcel?
6. Please explain the relevance of General Note 6 on the Boundary Survey concerning Fee Ownership.
7. What language does the applicant propose concerning right-of-way access to the Old Landfill?
8. The applicant should retain the services of a Hydrogeologist to ensure water supply wells will not be placed hydrologically downgradient from the landfill.
9. The area of the Old Landfill should not be considered as open space or accessible to the public or homeowners association.
10. Please label the contours on all future plan submittals.
11. The Net Residential Acreage calculation should be updated to reflect slopes of 20% and greater and reductions for highly erodible soils should be subtracted out, e.g. Lot 3.
12. Lot 3 and possibly Lot 4 are shown with a driveway at 20% grade which is inadvisable due to steep slopes, highly erodible soils, and proximity to the wetlands.
13. Were any bedrock outcrops identified on the property?
14. How are the driveways proposed to be treated for stormwater quality?
15. How will stormwater runoff from the parcels be managed?

1. **Historic Property Name(s):** First Parish Congregational Church
2. **Street Address:** 40 Main Street
3. **Tax Parcel:** 11-122
4. **Survey Date:** 5/23/2019

Photos



11/122

SURVEY MAP NO. 4

SURVEY NAME Freeport Village HD

SURVEY ID M13321

MHPC USE ONLY

[Empty box for inventory number]

INVENTORY NO.

MAINE HISTORIC PRESERVATION COMMISSION Historic Building/Structure Survey Form

1. PROPERTY NAME (HISTORIC): First Parish Congregational Church

2. PROPERTY NAME (OTHER): First Parish Congregational Church UCC; MHPC #161-0823

3. STREET ADDRESS: 40 Main St., Route 1

4. TOWN: Freeport 5. COUNTY: Cumberland

6. DATE RECORDED: 6/12/2013 7. SURVEYOR: Roberts, Janet

8. OWNER NAME: First Parish Congregational 9. ADDRESS: 40 Main Street Freeport, ME 04032

10. PRIMARY USE (PRESENT):
- | | | | |
|---|---|--|--------------------------------------|
| <input type="checkbox"/> SINGLE FAMILY | <input type="checkbox"/> AGRICULTURE | <input type="checkbox"/> COMMERCIAL/TRADE | <input type="checkbox"/> FUNERARY |
| <input type="checkbox"/> MULTI-FAMILY | <input type="checkbox"/> GOVERNMENTAL | <input type="checkbox"/> EDUCATION | <input type="checkbox"/> HEALTH CARE |
| <input type="checkbox"/> INDUSTRY | <input checked="" type="checkbox"/> RELIGIOUS | <input type="checkbox"/> HOTEL | <input type="checkbox"/> LANDSCAPE |
| <input type="checkbox"/> TRANSPORTATION | <input type="checkbox"/> DEFENSE | <input type="checkbox"/> SUMMER COTTAGE/CAMP | <input type="checkbox"/> SOCIAL |
| <input type="checkbox"/> RECREATION/CULTURE | <input type="checkbox"/> UNKNOWN | | |
| <input type="checkbox"/> OTHER | | | |

11. CONDITION: GOOD FAIR POOR DESTROYED, DATE _____

ARCHITECTURAL DATA

12. PRIMARY STYLISTIC CATEGORY:
- | | | | |
|---|---|--|--|
| <input type="checkbox"/> GEORGIAN | <input type="checkbox"/> STICK STYLE | <input type="checkbox"/> 19 TH /20 TH C. REVIVAL | <input type="checkbox"/> MODERN/CONTEMPORARY |
| <input type="checkbox"/> FEDERAL | <input type="checkbox"/> QUEEN ANNE | <input type="checkbox"/> COMMERCIAL STYLE | <input type="checkbox"/> MINIMAL TRADITIONAL |
| <input type="checkbox"/> GREEK REVIVAL | <input checked="" type="checkbox"/> SHINGLE STYLE | <input type="checkbox"/> CRAFTSMAN | <input type="checkbox"/> RANCH |
| <input type="checkbox"/> GOTHIC REVIVAL | <input type="checkbox"/> ROMANESQUE | <input type="checkbox"/> ART DECO / MODERNE | <input type="checkbox"/> SPLIT LEVEL |
| <input type="checkbox"/> ITALIANATE | <input type="checkbox"/> NEO-CLASSICAL REV | <input type="checkbox"/> INTERNATIONAL | <input type="checkbox"/> VERNACULAR |
| <input type="checkbox"/> SECOND EMPIRE | <input type="checkbox"/> RENAISSANCE REV | <input type="checkbox"/> OTHER | |

13. SECONDARY STYLISTIC CATEGORY:
- | | | | |
|---|--|--|--|
| <input type="checkbox"/> GEORGIAN | <input type="checkbox"/> STICK STYLE | <input type="checkbox"/> 19 TH /20 TH C. REVIVAL | <input type="checkbox"/> MODERN/CONTEMPORARY |
| <input type="checkbox"/> FEDERAL | <input type="checkbox"/> QUEEN ANNE | <input type="checkbox"/> COMMERCIAL STYLE | <input type="checkbox"/> MINIMAL TRADITIONAL |
| <input type="checkbox"/> GREEK REVIVAL | <input type="checkbox"/> SHINGLE STYLE | <input type="checkbox"/> CRAFTSMAN | <input type="checkbox"/> RANCH |
| <input type="checkbox"/> GOTHIC REVIVAL | <input type="checkbox"/> ROMANESQUE | <input type="checkbox"/> ART DECO / MODERNE | <input type="checkbox"/> SPLIT LEVEL |
| <input type="checkbox"/> ITALIANATE | <input type="checkbox"/> NEO-CLASSICAL REV | <input type="checkbox"/> INTERNATIONAL | <input type="checkbox"/> VERNACULAR |
| <input type="checkbox"/> SECOND EMPIRE | <input type="checkbox"/> RENAISSANCE REV | <input type="checkbox"/> OTHER | |

14. HEIGHT: 1 STORY 1 1/2 STORY 2 STORY 2 1/2 STORY 3 STORY 4 STORY 5 STORY OVER 5 (_____)

15. PRIMARY FACADE WIDTH (MAIN BLOCK; USE GROUND FLOOR): 1 BAY 2 BAY 3 BAY 4 BAY 5 BAY MORE THAN 5 (_____)

16. APPENDAGES: SIDE ELL REAR ELL FRONT ADDED STORIES SHED DORMERS PORCH TOWER CUPOLA BAY WINDOW

PHOTOGRAPH:

17. PORCH: ATTACHED ENGAGED ONE STORY MORE THAN ONE STORY
 FULL WIDTH WRAPAROUND SLEEPING PORCH SECONDARY PORCH
18. PLAN OR FORM
 HALL AND PARLOR 1/2 CAPE CAPE CENTRAL HALL 2-STORY DOUBLE PILE
 SIDE HALL BACK HALL IRREGULAR FOURSQUARE BUNGALOW
 MOBILE HOME MODULAR OTHER _____
19. PRIMARY STRUCTURAL SYSTEM:
 TIMBER FRAME BRACED FRAME BRICK STONE BALLOON FRAME
 CONCRETE STEEL LOG PLANK WALL PLATFORM FRAME
 FRAME CONSTRUCTION - TYPE UNKNOWN OTHER _____
20. CHIMNEY PLACEMENT:
 INTERIOR INTERIOR FRONT/REAR CENTER INTERIOR END EXTERIOR
 OTHER _____
21. ROOF CONFIGURATION:
 GABLE SIDE GABLE FRONT HIP MANSARD FLAT
 GAMBREL PARAPET GABLE SHED CROSS GABLE
 COMPOUND OTHER _____
22. ROOF MATERIAL: WOOD METAL TILE SLATE ASPHALT ASBESTOS
23. EXTERIOR WALL MATERIALS:
 CLAPBOARD BRICK FLUSH SHEATHING WOOD SHINGLE STONE
 LOG PRESSED METAL CONCRETE STUCCO ASPHALT
 GRANITE ASBESTOS TERRA COTTA BOARD AND BATTEN ALUMINUM/VINYL
 OTHER _____
24. FOUNDATION MATERIAL:
 FIELDSTONE BRICK WOOD CONCRETE GRANITE ORNAMENTAL CONC. BLOCK
 OTHER _____
25. OUTBUILDINGS/FEATURES:
 CARRIAGE HOUSE FENCE OR WALL CEMETERY BARN (CONNECTED)
 BARN (DETACHED) FORMAL GARDEN LANDSCAPE/PLANT MAT ARCHAEOLOGICAL SITE
 GARAGE OTHER _____

HISTORICAL DATA

26. DOCUMENTED DATE OF CONSTRUCTION: 1894 - 1895 27. ESTIMATED DATE OF CONSTRUCTION: _____
28. DATE MAJOR ADDITIONS/ALTERATIONS: _____
29. ARCHITECT: Will S. Aldrich (1862-1947) 30. CONTRACTOR: Jere Phillbrook & Sons, Portland
31. ORIGINAL OWNER: First Parish Congregational
32. SUBSEQUENT SIGNIFICANT OWNER: _____ DATES: _____
33. CULTURAL/ETHNIC AFFILIATION:
 ENGLISH FRENCH ACADIAN NATIVE AMERICAN SCOTTISH FRENCH CANADIAN
 EAST EUROPEAN IRISH OTHER _____
34. HISTORIC CONTEXT(S):
 COMMERCE INDUSTRY TRANSPORTATION AGRICULTURE MILITARY
 RELIGION CIVIC AFFAIRS RECREATION HABITATION EDUCATION
 ART, LIT, SCIENCE SOCIAL
35. COMMENTS/SOURCES: See Continuation Form
36. HISTORICAL DRAWINGS EXIST: YES NO 37. KIT HOUSE YES NO 38. PATTERN BOOK HOUSE YES NO

ENVIRONMENTAL DATA

39. SITE INTEGRITY: ORIGINAL MOVED DATE MOVED _____
40. SETTING: RURAL/UNDISTURBED RURAL/BUILT UP SMALL TOWN URBAN SUBURBAN
41. QUADRANGLE MAP USED: Freeport
42. UTM NORTHING: 5443164.05806141 43. UTM EASTING: -7804032.87143399
44. FACADE DIRECTION (CIRCLE ONE): N S E W NE **NW** SE SW

MHPC USE ONLY

- DATE ENTERED IN INVENTORY: _____ PHOTO FILE #: _____
- NR STATUS: L HD E NE ND REVIEWER _____
- DATA SOURCE: HPF CLG R&C STAFF STATE SURVEY OTHER _____ LEVEL OF SURVEY: R I

SURVEY MAP NO. 4

SURVEY NAME Freeport Village HD

SURVEY ID M13321

MHPC USE ONLY

INVENTORY NO.

MAINE HISTORIC PRESERVATION COMMISSION
Historic Building/Structure Survey Form
Continuation Sheet

PROPERTY NAME: First Parish Congregational Church

TOWN: Freeport COUNTY: Cumberland

SURVEYOR: Roberts, Janet DATE: 6/12/2013

DATA FIELD # (From Survey Form): 35

Maps - 1909: Congregational Church

Three Centuries of Freeport, p. 214 - "During April, 1894, the old church (now site of L.L. Bean) was burned in the fire...the site of the present church was purchased of E.B. Mallet, Jr. for \$1000...Work was started on the building in August 1894."

Pamphlet "A History of The First Parish Church Congregational, Freeport, Maine 1774 - 1959."

[transcription from Rand/Anderson survey form]

7 DESCRIPTION

CONDITION

EXCELLENT
 GOOD
 FAIR

DETERIORATED
 RUINS
 UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Main Street Historic District, Freeport, comprises nine architecturally significant buildings which line both sides of the street. Dating from the late 18th to the early 20th centuries, the district's buildings have not undergone major alteration. The district is strictly residential in nature and contains no intrusions. From the earliest to the latest, the buildings are stylistically very compatible and represent the prosperous and self-assured society which built them. The Main Street Historic District's good state of preservation is remarkable, given its position on much-used U.S. Route 1.

- 11-21 A. Belcher House (31 - 33 Main Street): 1828-29 Federal, 2 stories with monitor, hip roof, clapboarded, frame construction.
- gone B. Gould House (35 Main Street): 1922 Modern 2 stories, gambrel roof, shingled, frame construction.
- 11-25 C. Pratt-Soule-Mitchell House (39 Main Street): c. 1829 Federal with Greek Revival ell, 2½ stories, gable roof, brick, fan over doorway.
- 11-24 D. Harrington House (45 Main Street): c. 1830, Transitional Federal-Greek Revival, 2½ stories, gable roof with double facade dormer, brick, arched entrance in gable end, non-functional Neo-Classical portico with Ionic columns on facade (partico removed 1988)
- 11-27 E. Mitchell-Soule-Davis House (49 Main Street): c. 1790, Post-Colonial cape, 1½ stories, gable roof, vinyl clapboarding, frame construction, central chimney.
- 11-39 F. B.H. Bartol Library (35 Main Street): c. 1906, 1967, Colonial Revival, 1 story, hip roof, brick, compatible modern addition, George Burnham, architect.
- 11-124 G. Estes House (32-34 Main Street): c. 1889, vernacular, 2½ stories, gable roof, clapboarded, frame construction, 2 facade doorways.
- 11-123 H. Andrews-Brewer House (36 Main Street): c. 1840, Federal Cape, 1½ stories, gable roof, brick fan over doorway.
- 11-122 I. Congregational Church (40 Main Street): 1895, Shingle style, 1 story with tower, gable roof, shingled, frame construction. Will S. Aldrich, architect.