

AGENDA
FREEPORT PROJECT REVIEW BOARD
FREEPORT TOWN HALL COUNCIL CHAMBERS
(See option for online participation on reverse side of this page)
WEDNESDAY, FEBRUARY 15, 2023
6:00 PM

ITEM I: Information Exchange

- 1) Update on Staff Approvals
- 2) Update on topics reviewed by the Planning Board
- 3) Update on the Downtown Vision Task Force Implementation Group
- 4) Update on the Town of Freeport Climate Action Plan

ITEM II: Review of the minutes from the November 16, 2022 & December 21, 2022 Project Review Board meetings.

ITEM III: Reviews

LLBean (95 Main Street)– Site Plan Amendment and Design Review Certificate

The applicant is seeking approval of a Design Review Certificate and Site Plan Amendment for site and building modifications at their building at 95 Main Street. Proposed changes are primarily on the Justin’s Way side of the building. Zoning Districts: Village Commercial I (VC-I), Design Review District One – Class B & Color Overlay District. Tax Assessor Map 11, Lot 64-ETC (95 Main Street). L.L. Bean, Inc, applicant & owner; Kylie Mason, RLA, Sebago Technics, representative.

Freeport Village Apartments – Multiple-Family Dwelling

The applicant is seeking final approval for two new, three-story, multiple-family dwellings (approximately 4,620 sf footprint each) with a total of 30 residential dwelling units and associated site improvements on a vacant parcel of land located at the corner of Main Street and West Street. Vehicular access into the site would be from West Street. Design Review, Site Plan Review and Subdivision Review are required. Zoning Districts: Village Commercial I (VC-I), Design Review District One – Class C & Color Overlay District. Tax Assessor Map 11, Lot 132 (22 Main Street). LWS Development, LLC, applicant; Moser Properties, LLC, owner; Eric Dube, PE, Trillium Engineering Group, representative.

12 Maple Avenue – Design Review Certificate

The applicant is seeking approval of a Design Review Certificate to add roof mounted solar panels at a residential property at 12 Maple Avenue. Zoning Districts: Village I (V-I), Design Review District One – Class C, & Freeport Village Overlay District. Tax Assessor Map 12, Lot 44 (12 Maple Avenue). Rose Mary Burwell, applicant and owner.

ITEM IV: Review of 2023 Meeting Schedule.

ITEM V: Discussion of Rules of Order and Procedure of the Freeport Project Review Board

ITEM VI: Adjourn.

**** Instructions to join this meeting virtually ****

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