



Agenda

Freeport Project Review Board
Freeport Town Hall Council Chambers - 30 Main Street
(Hybrid Meeting – See Zoom option on reverse side of this agenda)
Wednesday, February 21, 2024
6:00 p.m.

ITEM I: Information Exchange

- 1) Update on topics reviewed by the Planning Board
- 2) Update on the Downtown Vision Task Force Implementation Group
- 3) Update on the Town of Freeport Climate Action Plan
- 4) Update on the Freeport Comprehensive Plan
- 5) Update on recent ordinance amendments approved by the Town Council

ITEM II: Review of the minutes from the January 17, 2023 Project Review Board meeting.

ITEM III: Tabled Items

Depot Square – Multiple Family Dwelling – Extension Request

The applicant is returning to the Board to request an extension of the timing between the Conceptual Review process being deemed complete and returning for final approval. This is just an extension request, and no changes to the Plan will be discussed at this meeting. *Note: The proposal is for a replacement structure at 15 Depot Street. A three-story multiple-family dwelling with eight residential units is proposed in a 2,144 square foot footprint structure. Access to the site will remain from Depot Street and no new road is proposed. No open space is required. Design Review, Site Plan Review and Subdivision Review are required. Zoning Districts: Village Commercial I (VC-I), Design Review District One – Class C. Tax Assessor Map 10, Lot 24-2 (15 Depot Street). Charter Maine Properties, LLC; applicant and owner; Dominic Petrillo, representative.*

30 Morse Street – Design Review Certificate and Site Plan Review

The applicant is seeking approval of a Design Review Certificate and Site Plan Review for a new mixed-use development (residential and office) at 30 Morse Street. The lot is approximately 50 feet each in length and width. The structure will be two stories with approximately 1,330 square footage of space (plus garage). The Zoning Board of Appeals previously approved a reduction in setbacks to allow a replacement structure to be constructed on the property. There is already an existing foundation on the site. Zoning District: Village Commercial 1 (VC-1); Design Review District 1 - Class C. Tax Assessor Map 11, Lot 54 (30 Morse Street). Christian Stevens and Amanda Gale, owners and applicants.

Whitetail Drive Subdivision – 1473 US Route One (North)

The applicant is seeking approval of the Final Subdivision plans for the Whitetail Drive Subdivision, a four-lot (8 units in four duplexes) open space subdivision. There is an existing driveway on the property which will be expanded and upgraded to a subdivision road. Approximately 137,825 square feet of open space is proposed. Zoning District: Medium Density A (MDA). Tax Assessor Map 18, Lots 17 & 17-2 (1473 US Route One & 0 US Route One). William Davenport and Todd Harrison, applicants; Todd and Michelle Harrison (Lot 17) & William Davenport (Lot 17-2), owners; Adrienne Fine, Terradyn Consultants, representative.

- OVER -

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

The applicant is seeking approval of a Design Review Certificate and Site Plan amendment for Phase One of the proposed site and building alterations at the L.L. Bean Flagship Store Campus on Main Street & Justin’s Way. Overall plans include demolition, building alterations and an addition; alterations to existing parking lots and internal pedestrian and vehicular circulation patterns; and alterations to the outdoor spaces on the campus. This Phase of the application includes site and building improvements to the areas of the building closest in proximity to Main Street. Zoning Districts: Village Commercial I (VC-I), Design Review District One – Class B & C buildings. Tax Assessor Map 11, Lots 36-ETC, 40-ETC and 64-ETC (12 Nathan Nye Street, 57 Main Street & 95 Main Street). L.L. Bean, Inc, applicant & owner (*Note: Snow Flake Holdings is the landowner at 57 Main Street*); Kylie Mason, RLA, Sebago Technics, representative.

ITEM IV: New Items

Kelly and Brandon Roberts – 41 Shore Drive – Shoreland Stabilization

The applicant is seeking approval for a Shoreland Zoning Permit (for Shoreland Stabilization). An area of approximately ninety feet in length will be stabilized with rip rap. The areas of rip rap will be up to five feet below the Highest Annual Tide (HAT) line. An area existing timber retaining wall at the top of the bank (approximately three feet high and thirty feet long will also be replaced). Zoning Districts: Medium Density Residential I (MDR-1) and Shoreland Area (SA). Tax Assessor Map 5, Lot 106 (41 Shore Drive). Tim Forrester, applicant and representative; Kelly and Brandon Roberts, owner.

Cynthia Barnett – 32 Island View Lane – Shoreland Stabilization

The applicant is seeking approval for a Shoreland Zoning Permit (for Shoreland Stabilization). An area of approximately fifty feet in length will be stabilized with rip rap. The area of rip rap will be about six feet below and four feet above the Highest Annual Tide (HAT) line. Zoning Districts: Medium Density Residential I (MDR-1) and Shoreland Area (SA). Tax Assessor Map 5A, Lot 51 (32 Island View Lane). Cynthia Barnett, applicant & owner.

59 Depot Street – Design Review Certificate and Site Plan Review

The applicant is seeking approval of a Design Review Certificate and Site Plan Review for a new mixed-use development (existing residential unit and new office space in existing building) at 59 Depot Street. The structure is existing however exterior building alterations and some site alterations are proposed. Zoning District: Village Commercial 1 (VC-1); Design Review District 1 - Class B. Tax Assessor Map 11, Lot 142 (59 Depot Street). Brink Investments, LLC, owner and applicant; Thomas Kivler, representative.

ITEM V: Adjourn.

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

Please click the link to join the webinar:

<https://us02web.zoom.us/j/87662040579> (Webinar ID: 876 6204 0579)

Telephone Dial (for higher quality, dial a number based on your current location):

+1 312 626 6799 US (Chicago) +1 646 558 8656 US (New York) +1 301 715 8592 US (Washington DC)

International numbers available: <https://us02web.zoom.us/j/87662040579>

ADA Notice - Requesting Reasonable Accommodation: Please contact the Town Clerk’s Office at (207) 865-4743 or email 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.