

AGENDA
FREEPORT PROJECT REVIEW BOARD
FREEPORT TOWN HALL COUNCIL CHAMBERS

(See option for online participation on reverse side of this page)

WEDNESDAY, MARCH 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 February 15, 2023 Project Review Board meeting.

ITEM III: Tabled Items

LLBean (95 Main Street)– Design Review Certificate

The applicant is seeking approval of a Design Review Certificate for building modifications (utility penthouse) at their building at 95 Main Street. Proposed changes are on the Justin’s Way side of the building. *Note: The remainder of the project was approved at the February Project Review Board meeting and the applicant is now returning only for review and possible action on the proposed utility penthouse.* 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.

ITEM IV: New Items

Love Point Oysters, LLC – Site Plan Review

The applicant is seeking approval for a Change of Use and Site Plan Review from a residential use to Commercial Sales and Service at 43 Old South Freeport Road. Some existing structures (residence, garage and shed) will be demolished. One of the existing structures will be retained and renovated for the new use. Some new areas of paving and gravel are proposed. Existing concrete pavers will be relocated. Outdoor storage is proposed. Zoning District: Commercial I (C-I). Tax Assessor Map 25, Lot 11 (43 Old South Freeport Road). Love Point Oysters, LLC, applicant; 43 Old South Freeport, LLC, owner; Donna Larson Kane, LK Planning, representative.

Maine Optometry – Site Plan Amendment

The applicant is seeking approval for a Site Plan Amendment at an existing business at 407 US Route One. The proposal includes adding a 4,500 s.f. parking lot expansion and associated stormwater improvements. Zoning District: Commercial I (C-I). Tax Assessor Map 23, Lot 66 (407 US Route One). 407 US Route 1, LLC, applicant and owner; Atlantic Resource Consultants, representative.

ITEM V: Discussion on possible March workshop with the Freeport Town Council.

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

ITEM VII: Adjourn.

-OVER-

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

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

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