



TOWN OF FREEPORT, MAINE

Planning Department
30 Main Street
Freeport, ME 04032
Phone: 207-865-4743
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TO: FREEPORT PROJECT REVIEW BOARD
FROM: CAROLINE PELLETIER, TOWN PLANNER
RE: STAFF REPORT
DATE: WEDNESDAY, MARCH 16, 2022

Royal River Natural Foods Parking Expansion – Site Plan Amendment	
Property Location:	Tax Assessor Map 23, Lot 63 (443 U.S. Route One)
Zoning Information:	Commercial 1 (C-1)
Review Type(s):	Site Plan Amendment
Waivers Requested:	Section 602.D.4.c – Formal Boundary Survey

Background: The applicant is seeking approval of a Site Plan Amendment to add eleven (11) asphalt parking spaces, stormwater management system upgrades and associated site improvements at Royal River Natural Foods on U.S. Route One. The property is locating in a commercial zoning district, and therefore the parking requirement is based upon an analysis submitted by the applicant. An analysis has not been included in the submission; however, the applicant feels that the additional parking is needed for employee parking.

The additional parking will result in a total of 67 spaces on site, which would therefore require three ADA compliance spaces; at least one needing to be van accessible (See Section 514.B.10.e of the Freeport Zoning Ordinance). In addition, it appears that the two existing ADA spaces do not conform with the Ordinance requirements of Section 514.B.10 that are required for “Newly constructed or paved parking lots or existing parking lots that are restriped, shall meet the following standards.” The applicant will need to adjust the plan to meet the accessible parking requirements of Section 514.B.10 of the Zoning Ordinance; this has been added as a suggested condition of approval.

The amendments also include upgrading the existing stormwater management system on the site by reconfiguring the existing pond so it can accommodate peak flows from the site. Overall, there will be an increase in the amount of impervious area. The Town Engineer has reviewed the plans and his comments are included in an email dated 03/07/22. In the email he does suggest that the applicant enter into a new Maintenance Agreement for a Stormwater Management System, to be recorded in the Cumberland County Registry of Deeds; this has been added as a proposed condition of approval.

The applicant has requested a waiver of the submission requirement of a boundary survey. The proposed changes are within the existing developed area, and the applicant does feel that based upon past plans and a partial parcel survey, there were able to accurately depict the property line locations on the plan. Per Section 602.D.4.c of the Freeport Zoning Ordinance, “...A formal survey is recommended for new developments; however, the Project Review Board may waive the requirement of a formal boundary survey when sufficient information is available to establish, on the ground, all property boundaries;”. Does the Board feel that this requirement has been met and that a wavier could be considered?

No changes to utilities, signage, the building or to the previously approved buffers are proposed.

Proposed Findings of Fact: (Section 602.F. of the Freeport Zoning Ordinance)

- a. **Preservation of Landscape:** The landscape shall be developed in such a manner as to be in keeping with the character of the surrounding neighborhoods and in accordance with good development practice by minimizing tree and soil removal, retaining existing vegetation where desirable, and keeping any grade changes in character with the general appearance of neighboring areas. If a site includes a ridge or ridges above the surrounding areas and provides scenic vistas for surrounding areas, special attempts shall be made to preserve the natural environment of the skyline of the ridge. Existing vegetation and buffering landscaping are potential methods of preserving the scenic vista.

The site is already developed with an existing structure and existing site improvements. The additional parking will be located to the rear of the site and connected to the existing parking area for a result of 67 parking spaces. The proposed changes are within the existing developed area and no changes to previously approved buffering are proposed. Based upon this information, the Board finds that this standard has been met.

- b. **Relation of Proposed Buildings to the Environment:** The design and layout of the buildings and/or other development areas shall encourage safety, including fire protection. Proposed structures shall be related harmoniously to the terrain and to existing buildings and land uses in the vicinity which have a visual relationship to the proposed buildings. Visual compatibility, not uniformity with the surrounding area, shall be emphasized. Special attention shall be paid to the scale (mass), height and bulk, proportions of the proposed buildings, the nature of the open spaces (setbacks, landscaping) around the buildings, the design of the buildings (including roof style, facade openings, architectural style and details), building materials and signs.

If the structure is in the Design Review District, the Project Review Board shall incorporate the findings of the standards or the Design Review Ordinance in its Site Plan Review findings.

The parcel is not located within the Design Review Districts. The site is already developed with an existing structure and existing site improvements. The proposed changes are within the existing developed area and no changes to previously approved buffering are proposed. No changes to the building are proposed. Based upon this information, the Board finds that this standard has been met.

- c. **Vehicular Access:** The proposed layout of access points shall be designed so as to avoid unnecessary adverse impacts on existing vehicular and pedestrian traffic patterns. Special consideration shall be given to the location, number, and control of access points, adequacy of adjacent streets, traffic flow, sight distances, turning lanes, and existing or proposed traffic signalization and pedestrian-vehicular contacts. The entrance to the site shall meet the minimum sight distance according to MDOT standards to the greatest extent possible

No changes to the existing vehicular access is proposed. Based upon this information, the Board finds that this standard has been met.

- d. **Parking and Circulation:** The layout and design of all means of vehicular and pedestrian circulation, including walkways, interior drives, and parking areas shall be safe and convenient and, insofar as practical, shall not detract from the proposed buildings and neighboring properties. General interior circulation, separation of pedestrian and vehicular traffic, service traffic, drive-up facilities, loading areas, and the arrangement and use of parking areas shall be considered.

The property is located in a commercial zoning district, and therefore the parking requirement is based upon

an analysis submitted by the applicant. An analysis has not been included in the submission; however, the applicant feels that the additional parking is needed for employee parking. The additional parking will result in a total of 67 spaces on site, which would therefore require three ADA compliance spaces; at least one needing to be van accessible (See Section 514.B.10.e of the Freeport Zoning Ordinance). In addition, it appears that the two existing ADA spaces do not conform with the Ordinance requirements of Section 514.B.10 that are required for "Newly constructed or paved parking lots or existing parking lots that are restriped, shall meet the following standards." The applicant will need to adjust the plan to meet the accessible parking requirements of Section 514.B.10 of the Zoning Ordinance; this has been added as a condition of approval. Based upon this information, the Board finds that this standard has been met.

- e. **Surface Water Drainage:** Adequate provisions shall be made for surface drainage so that removal of surface waters will not adversely affect neighboring properties, down-stream conditions, or the public storm drainage system. The increase in rate of runoff in the post development condition shall be held to a zero or less percent of the predevelopment condition unless an engineering study has been performed as described in Section 529.2 above. On-site absorption shall be utilized to minimize discharges whenever possible. All drainage calculations shall be based on a two year, ten year and twenty-five year storm frequency. Emphasis shall be placed on the protection of floodplains; reservation of stream corridors; establishment of drainage rights-of-way and the adequacy of the existing system; and the need for improvements, both on-site and off-site, to adequately control the rate, volume and velocity of storm drainage and the quality of the stormwater leaving the site. Maintenance responsibilities shall be reviewed to determine their adequacy.

The amendments also include upgrading the existing stormwater management system on the site by reconfiguring the existing pond so it can accommodate peak flows from the site. Overall, there will be an increase in the amount of impervious area. The Town Engineer has reviewed the plans and his comments are included in an email dated 03/07/22. In the he does suggest that the applicant enter into a new Maintenance Agreement for a Stormwater Management System, to be recorded in the Cumberland County Registry of Deeds; this has been added as a proposed condition of approval. Based upon this information, the Board finds that this standard has been met.

- f. **Utilities:** All utilities included in the site plan shall be reviewed as to their adequacy, safety, and impact on the property under review and surrounding properties. The site plan shall show what provisions are being proposed for water supply, wastewater, solid waste disposal and storm drainage. Whenever feasible, as determined by the Project Review Board, all electric, telephone and other utility lines shall be installed underground. Any utility installations above ground shall be located so as to have a harmonious relationship with neighboring properties and the site.

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

- g. **Advertising Features:** The size, location, texture and lighting of all exterior signs and outdoor advertising structures or features shall not detract from the layout of the property and the design of proposed buildings and structures and the surrounding properties, and shall not constitute hazards to vehicles and pedestrians.

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

- h. **Special Features:** Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, similar accessory areas and structures, shall be subject to such setbacks, screen

plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

There are no special features associated with this project. Based upon this information, the Board finds that this standard has been met.

- i. **Exterior Lighting:** All exterior lighting shall be designed to encourage energy efficiency, to ensure safe movement of people and vehicles, and to minimize adverse impact on neighboring properties and public ways. Adverse impact is to be judged in terms of hazards to people and vehicular traffic and potential damage to the value of adjacent properties. Lighting shall be arranged to minimize glare and reflection on adjacent properties and the traveling public. For all proposed lighting, the source of the light shall be shielded and the light should be directed to the ground, except in the case of ground sign lighting. In the Village Commercial 1 and 2 Districts, lighting for pedestrian walkways and adjacent public sidewalks shall also be provided.

One existing lighting fixture will be relocated. Based upon this information, the Board finds that this standard has been met.

- j. **Emergency Vehicle Access:** Provisions shall be made for providing and maintaining convenient and safe emergency vehicle access to all buildings and structures at all times.

All public safety department heads have reviewed the plans. Based upon this information, the Board finds that this standard has been met.

- k. **Landscaping:** Landscaping shall be designed and installed to define, soften, or screen the appearance of off-street parking areas from the public right(s)-of-way and abutting properties, to enhance the physical design of the building(s) and site, and to minimize the encroachment of the proposed use on neighboring land uses. Particular attention should be paid to the use of planting to break up parking areas. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, retaining existing vegetation where desirable, and keeping any grade changes in character with the general appearance of neighboring areas. Landscaping shall be provided as part of the overall site plan design and integrated into building arrangements, topography, parking and buffering requirements. Landscaping may include trees, bushes, shrubs, ground cover, perennials, annuals, plants, grading and the use of building and paving materials in an imaginative manner.

Section 409.D.2 of the Freeport Zoning Ordinance has standards for buffering in the front and side setbacks. No changes to the previously approved buffers are proposed. Based upon this information, the Board finds that this standard has been met.

- l. **Environmental Considerations:** A site plan shall not be approved unless it meets the following criteria:
 - (1) The project will not result in water pollution, erosion or sedimentation to surface waters;
 - (2) The project will not result in damage to spawning grounds, fish, aquatic life, bird and other wildlife habitat;
 - (3) The project will conserve shoreland vegetation;
 - (4) The project will conserve points of public access to waters;
 - (5) The project will adequately provide for the disposal of all wastewater;
 - (6) The project will protect archaeological and historic resources;
 - (7) The project will not adversely affect existing commercial fishing or maritime activities in the Marine Waterfront District.

This parcel is not within the Shoreland Zone or the Marine Waterfront District. 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 Freeport Zoning Ordinance.

Proposed Motion: Be it ordered that the Freeport Project Review Board approve the printed Findings of Fact and a Site Plan Amendment for Twil Properties, LLC for a Site Plan Amendment for expanded parking and associate site improvements at Royal River Natural Foods at 443 US Route One (Tax Assessor Map 23, Lot 63), to be built substantially as proposed, plans dated 1/2022, revised through 02/2000, finding that it meets the standards of the Freeport Zoning 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 their 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 site work associated with the project, the applicant do the following:
 - a) Establish a performance guarantee in the amount to cover the cost of all site work associated with the project, in the to be reviewed and approved by the Town Engineer, and in a form acceptable to the Town Attorney. The performance guarantee, shall cover the cost of all site work, including, but not limited to, erosion control, drainage, landscaping and walkways, parking areas, etc., along with the performance guarantee, a non-refundable administrative fee, at the rate established by the Freeport Town Council, be paid.
 - b) Establish an escrow account, in the amount of \$TBD to cover the cost of plan review and inspections of the site improvements by the Town Engineer.
 - c) The developer have a pre-construction meeting with the Town Engineer.
 - d) The applicant enter into a Maintenance Agreement for a Stormwater Management System with the Town of Freeport, to be recorded in the Cumberland County Registry of Deeds.
- 3) The applicant adjust the site plan to meet the accessible parking requirements of Section 514.B.10 of the Zoning Ordinance, subject to Town Planner review.

Goodfire Brewing - Site Plan Amendment	
Property Location:	Tax Assessor Map 25, Lot 5 (117 US Route One)
Zoning Information:	Commercial 1 (C-1)
Review Type(s):	Site Plan Amendment
Waivers Requested:	None

Background: The applicant recently received approval from the Board for a change if use and site plan amendment at 117 US Route One. The approved use of the building will be restaurant and Artisan Food and beverage. The parcel is on the corner of South Freeport Road and US Route One. The lot is uniquely shaped and is somewhat triangular. The previous approved included the elimination of the access from Route One with the one access being from South Freeport Road.

The applicant is now back seeking approval of amendments to the previously approved plan including site and building modifications; many due to the fact that the building will now be occupied and operated entirely by one user. The scope of the changes are beyond the threshold that Section 602 allows for Town Planner Review.

Access & Parking: One of the ADA parking spaces has been relocated to be closer to the centralized entrance on the rear of the building; this also resulted in one additional parking space in the parking lot for a total of 69 spaces. The shipping container previously approved for the rear of the building has been removed and the bike rack has been relocated to that location.

Stormwater: The property is located in a threatened watershed. Stormwater treatment is required per Section 529 of the Freeport Zoning Ordinance. A letter from Acorn Engineering, Inc (dated 03/10/22) has been included in the submission and explains the how the changes to the site relate to the treatment of stormwater. Overall, there will be a slight reduction in the amount of proposed impervious area on the site and additional area for plantings and grass have been provided. Review comments from the Town Engineer will be forthcoming prior to the meeting.

Utilities: The only change to utilities is to the size of the waterline.

Signs: No changes to the previously approved conceptual design of the signs are proposed. The location of the ground sign is still shown in the right-of-way on the site plan and per the Freeport Sign Ordinance, signs will need to be located entirely on private property as they are not allowed in the right-of-way.

Other propose changes: The layout of some of the walkway areas have changed and do allow additional rooms for planters. Due to the change to one user, the applicant is proposing changes to the patio. The patio area near Route One will now include more grass area with less impervious surface. The patio closest to South Freeport Road is still shown as outdoor seating area, but as explained in the cover letter (not as shown on the plan), this patio will be made of pavers. Patios are considered structures per the definition of structure in the Freeport Zoning Ordinance and therefore the boundaries of the patio will need to be adjusted to comply with required setbacks; this has been added as a proposed condition of approval. The areas of proposed trees have been adjusted and areas for additional plantings have been shown on the plan.

Other Standards: Section 409.D.2 of the Freeport Zoning Ordinance has standards for buffering in the front and side setbacks. Since the property line along South Freeport Road is considered the front, landscaping will be required in that area and in the setback from US Route One. The applicant is proposing to loam and seed in these areas. They would like to have a fence in this area (even though the patio will need to be relocated); does the Board feel that the fence in this area would meet the buffer requirements of the Ordinance? An area consisting of an ecoraster system is also proposed near the patio and would allow a possible space for food trucks.

Since this property is in a commercial zoning district, the standards of Section 527. Performance Standards for Commercial Districts is applicable. This Section does contain standards for building design, signage, access and landscaping. The changes to the building include the consolidation to one entrance facing Route One; new windows; elimination of the storage container on the rear; removal of an existing enclosed patio on the rear and replace the rear enclosed patio with a building addition to match the style of the remainder of the building. Does the Board feel that the standards of Section 527 have been met?

Section 527.D has a standard regarding pedestrian access with abutting properties. The proposed pedestrian connection with the abutting property has been slightly adjusted since the original approval.

Proposed Findings of Fact: (Section 602.F. of the Freeport Zoning Ordinance)

- b. **Preservation of Landscape:** The landscape shall be developed in such a manner as to be in keeping with the character of the surrounding neighborhoods and in accordance with good development practice by minimizing tree and soil removal, retaining existing vegetation where desirable, and keeping any grade changes in character with the general appearance of neighboring areas. If a site includes a ridge or ridges above the surrounding areas and provides scenic vistas for surrounding areas, special attempts shall be made to preserve the natural environment of the skyline of the ridge. Existing vegetation and buffering landscaping are potential methods of preserving the scenic vista.

The site is already developed with an existing structure and existing site improvements. Some exterior building modifications and site modifications are proposed. Section 409.D.2 of the Freeport Zoning Ordinance has standards for buffering in the front and side setbacks. If the property line along South Freeport Road is considered the front, landscaping will be required in that area and in the setback from US Route One. The applicant is proposing to loam and seed in these areas. Additional plantings are proposed near the building and in the parking lot island. Based upon this information, the Board finds that this standard has been met.

- b. **Relation of Proposed Buildings to the Environment:** The design and layout of the buildings and/or other development areas shall encourage safety, including fire protection. Proposed structures shall be related harmoniously to the terrain and to existing buildings and land uses in the vicinity which have a visual relationship to the proposed buildings. Visual compatibility, not uniformity with the surrounding area, shall be emphasized. Special attention shall be paid to the scale (mass), height and bulk, proportions of the proposed buildings, the nature of the open spaces (setbacks, landscaping) around the buildings, the design of the buildings (including roof style, facade openings, architectural style and details), building materials and signs.

If the structure is in the Design Review District, the Project Review Board shall incorporate the findings of the standards or the Design Review Ordinance in its Site Plan Review findings.

The parcel is not located within the Design Review Districts. The site is already developed with an existing structure and existing site improvements. Some exterior building modifications and site modifications are proposed. The Board finds that the proposed exterior building and site alterations meet the standards of Section 527 of the Freeport Zoning Ordinance. Based upon this information, the Board finds that this standard has been met.

- c. **Vehicular Access:** The proposed layout of access points shall be designed so as to avoid unnecessary adverse impacts on existing vehicular and pedestrian traffic patterns. Special consideration shall be given to the location, number, and control of access points, adequacy of adjacent streets, traffic flow, sight distances, turning lanes, and existing or proposed traffic signalization and pedestrian-vehicular contacts. The entrance to the site shall meet the minimum sight distance according to MDOT standards to the greatest extent possible

No changes to the previously approved vehicular access is proposed. Based upon this information, the Board finds that this standard has been met.

- d. **Parking and Circulation:** The layout and design of all means of vehicular and pedestrian circulation, including walkways, interior drives, and parking areas shall be safe and convenient and, insofar as practical, shall not detract from the proposed buildings and neighboring properties. General interior circulation, separation of pedestrian and vehicular traffic, service traffic, drive-up facilities, loading areas, and the arrangement and use of parking areas shall be considered.

One of the ADA parking spaces has been relocated to be closer to the centralized entrance on the rear of

the building; this also resulted in one additional parking space in the parking lot for a total of 69 spaces. Based upon this information, the Board finds that this standard has been met.

- e. **Surface Water Drainage:** Adequate provisions shall be made for surface drainage so that removal of surface waters will not adversely affect neighboring properties, down-stream conditions, or the public storm drainage system. The increase in rate of runoff in the post development condition shall be held to a zero or less percent of the predevelopment condition unless an engineering study has been performed as described in Section 529.2 above. On-site absorption shall be utilized to minimize discharges whenever possible. All drainage calculations shall be based on a two year, ten year and twenty-five year storm frequency. Emphasis shall be placed on the protection of floodplains; reservation of stream corridors; establishment of drainage rights-of-way and the adequacy of the existing system; and the need for improvements, both on-site and off-site, to adequately control the rate, volume and velocity of storm drainage and the quality of the stormwater leaving the site. Maintenance responsibilities shall be reviewed to determine their adequacy.

The property is located in a threatened watershed. Stormwater treatment is required per Section 529 of the Freeport Zoning Ordinance. A letter from Acorn Engineering, Inc (dated 03/10/22) has been included in the submission and explains the how the changes to the site relate to the treatment of stormwater. Overall, there will be a slight reduction in the amount of proposed impervious area on the site and additional area for planting and grass have been provided. Based upon this information, the Board finds that this standard has been met.

- f. **Utilities:** All utilities included in the site plan shall be reviewed as to their adequacy, safety, and impact on the property under review and surrounding properties. The site plan shall show what provisions are being proposed for water supply, wastewater, solid waste disposal and storm drainage. Whenever feasible, as determined by the Project Review Board, all electric, telephone and other utility lines shall be installed underground. Any utility installations above ground shall be located so as to have a harmonious relationship with neighboring properties and the site.

The only change to utilities is to the size of the waterline. Based upon this information, the Board finds that this standard has been met.

- g. **Advertising Features:** The size, location, texture and lighting of all exterior signs and outdoor advertising structures or features shall not detract from the layout of the property and the design of proposed buildings and structures and the surrounding properties, and shall not constitute hazards to vehicles and pedestrians.

No changes to the previously approved conceptual design of the signs are proposed. The location of the ground sign is still shown in the right-of-way on the site plan and per the Freeport Sign Ordinance, signs will need to be located entirely on private property as they are not allowed in the right-of-way. Based upon this information, the Board finds that this standard has been met.

- h. **Special Features:** Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, similar accessory areas and structures, shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

Since this is a commercial use, per Town of Freeport, Chapter 28, Solid Waste Disposal Ordinance, the applicant will be required to sort their cardboard from their other waste and contract with a private waste

hauler for waste disposal. Screening for the dumpster area is proposed. Based upon this information, the Board finds that this standard has been met.

- i. **Exterior Lighting:** All exterior lighting shall be designed to encourage energy efficiency, to ensure safe movement of people and vehicles, and to minimize adverse impact on neighboring properties and public ways. Adverse impact is to be judged in terms of hazards to people and vehicular traffic and potential damage to the value of adjacent properties. Lighting shall be arranged to minimize glare and reflection on adjacent properties and the traveling public. For all proposed lighting, the source of the light shall be shielded and the light should be directed to the ground, except in the case of ground sign lighting. In the Village Commercial 1 and 2 Districts, lighting for pedestrian walkways and adjacent public sidewalks shall also be provided.

No changes to parking lot lighting is proposed. Based upon this information, the Board finds that this standard has been met.

- j. **Emergency Vehicle Access:** Provisions shall be made for providing and maintaining convenient and safe emergency vehicle access to all buildings and structures at all times.

All public safety department heads have reviewed the plans. Based upon this information, the Board finds that this standard has been met.

- k. **Landscaping:** Landscaping shall be designed and installed to define, soften, or screen the appearance of off-street parking areas from the public right(s)-of-way and abutting properties, to enhance the physical design of the building(s) and site, and to minimize the encroachment of the proposed use on neighboring land uses. Particular attention should be paid to the use of planting to break up parking areas. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, retaining existing vegetation where desirable, and keeping any grade changes in character with the general appearance of neighboring areas. Landscaping shall be provided as part of the overall site plan design and integrated into building arrangements, topography, parking and buffering requirements. Landscaping may include trees, bushes, shrubs, ground cover, perennials, annuals, plants, grading and the use of building and paving materials in an imaginative manner.

Section 409.D.2 of the Freeport Zoning Ordinance has standards for buffering in the front and side setbacks. If the property line along South Freeport Road is considered the front, landscaping will be required in that area and in the setback from US Route One. The applicant is proposing to loam and seed in these areas. Additional plantings are proposed near the building and in the parking lot island. The site changes allow for additional areas for plantings. Based upon this information, the Board finds that this standard has been met.

- l. **Environmental Considerations:** A site plan shall not be approved unless it meets the following criteria:
 - (1) The project will not result in water pollution, erosion or sedimentation to surface waters;
 - (2) The project will not result in damage to spawning grounds, fish, aquatic life, bird and other wildlife habitat;
 - (3) The project will conserve shoreland vegetation;
 - (4) The project will conserve points of public access to waters;
 - (5) The project will adequately provide for the disposal of all wastewater;
 - (6) The project will protect archaeological and historic resources;
 - (7) The project will not adversely affect existing commercial fishing or maritime activities in the Marine Waterfront District.

This parcel is not within the Shoreland Zone or the Marine Waterfront District. 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 Freeport Zoning Ordinance.

Proposed Motion: Be it ordered that the Freeport Project Review Board approve the printed Findings of Fact, change of use to restaurant and artisan food and beverage, for Mr 117 Route One, LLC, at 117 US Route One, to be built substantially as proposed, application dated 2/4/22, finding that it meets the standards of the Freeport Zoning 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 their 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)The conditions of approval from the original approval granted by the Project Review Board on September 15, 2021 are still applicable.
- 3)The area of the patio and fencing (near Route One and South Freeport Road) will be located to comply with the setback requirements of the Zoning District.
- 4) The applicant submit a detailed cost estimate to reflect the changes in cost of all proposed sitework associated with the project.

From: [Adam Bliss](#)
To: [Caroline Pelletier](#)
Cc: [Adam Bliss](#)
Subject: Royal River Natural Foods
Date: Monday, March 7, 2022 3:39:53 PM

Hi Caroline,

I have reviewed the Site Plan Amendment application for Royal River Natural Foods. The applicant has met all of the technical standards for the proposal. I recommend approval at the Project Review Board meeting. Below are the standard conditions of approval.

- Performance Guarantee: The Applicant should submit a cost estimate for the parking lot expansion and stormwater pond.
- Stormwater Maintenance Agreement: I recommend the Applicant record a new local stormwater maintenance agreement at the Cumberland County Registry of Deeds.
- Pre-construction Meeting: The Town requires a pre-construction meeting between the Contractor, Owner, and Town Engineer before any earthwork construction. I request a minimum 72-hour notification period.

Thank you,

Adam

Adam S. Bliss, P.E.
Freeport Town Engineer / Public Works Director
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207.865.4743 x106

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