

AGENDA
FREEPORT PROJECT FREEPORT BOARD
FREEPORT TOWN HALL COUNCIL CHAMBERS
WEDNESDAY, MARCH 18, 2020
6:00 PM

ITEM I: Information Exchange

- 1) Update on Overlay Working Group
- 2) Update on Staff Review Board actions
- 3) Update on Planning Board agenda items
- 4) Announcement of date for annual Board and Committee training
- 5) Discussion of upcoming annual workshop on 3/24/20 with the Freeport Town Council

ITEM II: Review of Tabled Items

The Beacon Residences – Commercial Open Space Subdivision

The applicant is will be presenting final plans for a Commercial Open Space Subdivision at 6 & 8 Desert Road. The Board may take action on the final plans. 144 units (in six residential buildings), 5 garage buildings, a clubhouse with pool and associated site improvements are proposed. A new road is proposed. Open space is required. Site Plan Review and Subdivision review are required. Zoning District: Commercial IV (C-IV). Tax Assessor Map 22, Lots 24 & 24B. Ben Devine, Devine Capital LLC, applicant; L.L. Bean, Inc, owner; Frank Dougherty, KGI Properties, representative.

ITEM III: Reviews

Thos Moser Building – Main Street

The applicant is seeking approval of a Design Review Certificate for exterior alterations including new replacement windows and replacement doors at 149 Main Street. No other changes are proposed. Zoning Districts: Village Commercial II (VC-II), Design Review District I – Class B Building, & Color Overlay District. Tax Assessor Map 12, Lot 28. Maine Windows and Doors, applicant; The Urban Trust, owner; Billy Allen, Maine Windows and Doors, representative.

Fairhurst Residence – Main Street

The applicant is seeking approval of a Design Review Certificate for exterior alterations including the removal and replacement of an existing covered porch on the front and side of the existing dwelling. No other changes are proposed. A four month notice of demolition is required per Section VIII.A.2 of the Freeport Design Review Ordinance. Zoning Districts: Village I (V-I), Design Review District I – Class B Building, Color Overlay District and Freeport Village Overlay District. Tax Assessor Map 12, Lot 53. John and Christina Fairhurst, applicant and owner.

Doten’s Construction – US Route One

The applicant is seeking approval of a Site Plan Amendment for minor site and building alterations at their recently approved office and car wash project at 392 US Route One. Zoning District: Commercial I (C-I). Tax Assessor Map 26, Lot 41. 392 Doten, LLC., applicant and owner; Rebecca Lizotte, Doten Construction, representative.

Freeport Crossing – Lower Main Street

The applicant is seeking a change of use from retail to artisan food and beverage and restaurant in one of the existing buildings at 200 Lower Main Street. Exterior building modifications are proposed. Zoning District: Commercial I (C-I), Design Review District I – Class C, & Color Overlay District. Tax Assessor Map 7, Lot 1. W/S Freeport Properties, applicant and owner.

Hewey Residence – Crab Island

The applicant is seeking approval for a new pier system including a new pier, ramp and float at their property on Crab Island. Since this parcel is in the Island District, Site Plan Review is required by the Board. Zoning Districts: Island District (ID) and Shoreland Area (SA). Tax Assessor Map ISL, Lot CRA. Bartlet and Kristina Hewey, applicant and owner; Carter Becker, Falls Point Marine, representative.

LL Bean – Little Flying Point Island

The applicant is seeking approval of a change of use from residential to Outdoor Recreation School and is seeking approval for a new seasonal dock. Since this parcel is in the Island District, Site Plan Review is required by the Board. Zoning Districts: Island District (ID) and Shoreland Area (SA). Tax Assessor Map 19, Lot 81. LL Bean, applicant and owner; Kylie Mason, Sebago Technics, representative.

Hanscome Woods Subdivision – Pownal Road

The applicant is presenting conceptual plans for a six-lot residential open space subdivision on Pownal Road. Access to the lots will be from driveways on Pownal Road. Approximately 10.86 acres of open space is proposed. Zoning District: Rural Residential I (RR-I). Tax Assessor Map 22, Lot 63. Warren Gerow, applicant and owner.

ITEM IV: Persons wishing to address the Board on non-agenda items.

ITEM V: Adjourn.