



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, March 20, 2024
6:00 p.m.

ITEM I: Information Exchange

- 1) Update on topics reviewed by the Planning Board
- 2) Update on Design Review Ordinance Update RFP
- 3) Update on the Town of Freeport Climate Action Plan
- 4) Update on the Freeport Comprehensive Plan

ITEM II: Review of the minutes from the February 21, 2024 Project Review Board meeting.

ITEM III: Tabled Items

Harraseeket Ridge Subdivision- Final Review - Subdivision Application

The applicant is presenting Final Subdivision Plans for an 80-unit residential open space subdivision on a vacant parcel (approximately 90 acres) on US Route One North. Forty duplex structures and two new road entrances off US Route One are proposed. Approximately 43 acres of open space will be required. The Board may choose to take action on the final plans as a public hearing was held at the April 2022 Project Review Board meeting. Zoning District: Medium Density A (MD-A). Tax Assessor Map 18, Lot 16 (0 US Route One). Beta Zeta Properties, LLC, applicant and owner; Thomas Perkins, 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. 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.

Jeffrey & Claudette Mason – 110 Maquoit Drive – 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. Proposed impact to the coastal wetland will be approximately fifteen square feet. Zoning Districts: Medium Density Residential I (MDR-1) and Shoreland Area (SA). Tax Assessor Map 5, Lot 52 (110 Maquoit Drive). Jeffrey & Claudette Mason, applicants & owners; Mike Morse, Archipelago, representative.

Rick & Megan Nolan – 108 Maquoit Drive – Shoreland Stabilization

The applicant is seeking approval for a Shoreland Zoning Permit (for Shoreland Stabilization). An area of approximately forty-five feet in length will be stabilized with rip rap. Proposed impact to the coastal wetland will be approximately seventy-five square feet. Zoning Districts: Medium Density Residential I (MDR-1) and Shoreland Area (SA). Tax Assessor Map 5, Lot 53 (108 Maquoit Drive). Rick & Megan Nolan, applicants & owners; Mike Morse, Archipelago, representative.

Lynett Larkin-Silva – 0 Maquoit Drive – Shoreland Stabilization

The applicant is seeking approval for a Shoreland Zoning Permit (for Shoreland Stabilization). An area of approximately five feet in length will be stabilized with rip rap. Proposed impact to the coastal wetland will be approximately eight square feet. Zoning Districts: Medium Density Residential I (MDR-1) and Shoreland Area (SA). Tax Assessor Map 5, Lot 53-A (0 Maquoit Drive). Lynett Larkin-Silva, applicant; Lynda Renzello, Lynett Sylva, & Kevin Larkin, owners; Mike Morse, Archipelago, representative.

Jesse Russell – 106 Maquoit Drive – Shoreland Stabilization

The applicant is seeking approval for a Shoreland Zoning Permit (for Shoreland Stabilization). An area of approximately seventy-five feet in length will be stabilized with rip rap. No impact to the coastal wetland is proposed. Zoning Districts: Medium Density Residential I (MDR-1) and Shoreland Area (SA). Tax Assessor Map 5, Lot 54 (106 Maquoit Drive). Jesse Russell, applicant; Jesse Russell & Leslie Eastman, owners; Mike Morse, Archipelago, representative.

Randy and Amelia Valicek – 102 Maquoit Drive – Shoreland Stabilization

The applicant is seeking approval for a Shoreland Zoning Permit (for Shoreland Stabilization). An area of approximately seventy-five feet in length will be stabilized with rip rap. No impact to the coastal wetland is proposed. Zoning Districts: Medium Density Residential I (MDR-1) and Shoreland Area (SA). Tax Assessor Map 5, Lot 55 (102 Maquoit Drive). Randy and Amelia Valicek, applicants and owners; Mike Morse, Archipelago, 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/kdkcJlFfx7>

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.