



## **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, April 17, 2024**  
**6:00 p.m.**

**ITEM I: Information Exchange**

- 1) Signing of the recording plan for the Harraseeket Ridge Subdivision
- 2) Update on topics reviewed by the Planning Board
- 3) Update on Design Review Ordinance Update RFP
- 4) Update on the Freeport Downtown Vision Plan Implementation
- 5) Update on the Town of Freeport Climate Action Plan
- 6) Update on the Freeport Comprehensive Plan
- 7) Review of Temporary Activity Permit for Board Concurrence

**ITEM II:** Review of the minutes from the March 20, 2024 Project Review Board meeting.

**ITEM III: Tabled Items**

**LLBean (95 Main Street)– Design Review Certificate for Building Demolition – PUBLIC HEARING**

The applicant is seeking approval to demolish a building that is a portion of the L.L. Bean Flagship Store. The portion of the store proposed for demolition includes the removal of a Class B structure; a four-month notice period is required. Zoning Districts: Village Commercial I (VC-I), Design Review District One – Class B & C buildings. Tax Assessor Map 11, Lot 64-ETC (95 Main Street). L.L. Bean, Inc, applicant & owner; Kylie Mason, RLA, Sebago Technics, representative.

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

The applicant is seeking approval of a Design Review Certificate and Site Plan amendment for Phase Two 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, mostly facing the internal campus. 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**

**Freeport Conservation Trust – Site Plan Review**

The applicant is seeking Site Plan Approval for a new parking area for open space at 236 Flying Point Road. The area will be constructed of gravel and have space for three cars. Zoning District: Rural Residential I (RR-I). Tax Assessor Map 19, Lot 6 (236 Flying Point Road). Freeport Conservation Trust, applicant and owner; Carrie Kinnie and Edward Brainard, Freeport Conservation Trust, representatives.

**Petrillo Food Co. – Site Plan Amendment**

The applicant is seeking approval of a Site Plan Amendment to add a peddler cart at their property at 115 Main Street. No other changes are proposed. Zoning Districts: Village Commercial I (VC-1), Design Review District I – Class A building. Tax Assessor Map 11, Lot 83 (115 Main Street). Dominic Petrillo, Petrillo Food Co., applicant; Landmark Freeport LLC, owner.

**Boat Storage Building – Site Plan Amendment**

The applicant is seeking approval of a Site Plan Amendment to add a new 100'x100' boat storage building at an existing boatyard at 33 Allen Range Road. The building will be added in an area that currently has concrete and gravel, thereby resulting in a net increase of about 1,794 sf of impervious area. Zoning District: Medium Density A (MD-A). Tax Assessor Map 18, Lot 28 (33 Allen Range Road). Steve Arnold, 33 Allen Range Road, LLC, applicant and owner; Esther Bizier, PE, Main-Land Development Consultants, Inc., 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)

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

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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.