

AGENDA
FREEPORT PROJECT REVIEW BOARD
FREEPORT TOWN HALL COUNCIL CHAMBERS
(See option for online participation on reverse side of this page)
WEDNESDAY, APRIL 19, 2023
6:00 PM

ITEM I: Election of officers for the positions of Chairperson, Vice-Chairperson, and Secretary.

ITEM II: 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 III: Review of the minutes from the March 15th, 2023, Project Review Board meetings.

ITEM IV: Reviews

LLBean (5 Campus Drive) – Site Plan Amendment

The applicant is seeking approval of a Site Plan Amendment for a rear parking lot renovation at 5 Campus Drive. The changes include alterations to parking lot islands and changes to the striping of stalls and aisle widths to accommodate commercial vehicles. All changes are within the boundaries of the existing parking lot area. Zoning District: Industrial II (I-II). Tax Assessor Map 22, Lot 22 (5 Campus Drive). L.L. Bean, Inc, applicant & owner; Kylie Mason, RLA, Sebago Technics, representative.

Gritty McDuff's – Design Review Certificate

The applicant is seeking approval of a Design Review Certificate for changes to an existing ground sign at their property at 187 Lower Main Street. No other changes are proposed. Zoning Districts: Commercial III (C-3), Design Review District One – Class C & Color Overlay District. Tax Assessor Map 8, Lot 23 (187 Lower Main Street). Center Cotton, LLC, DBA Gritty McDuff's, applicant; FPS Corp., owner.

4 Park Street – Design Review Certificate

The applicant is seeking approval of a Design Review Certificate to add roof mounted solar panels at a residential property at 4 Park Street. Zoning Districts: Village Mixed Use District II (VMU-II), Freeport Village Overlay District (FVOD), and Design Review District II – Class B. Tax Assessor Map 13, Lot 68 (4 Park Street). Kristine Corey, Revision Energy, applicant; Gail and Mark Spruiell, owners.

Young's Lane Subdivision – Subdivision Amendment – PUBLIC HEARING

The applicant is seeking approval of an amendment to the previously approved subdivision plan for the Young's Lane Subdivision on Young's Lane. The proposed change includes a realignment of the road right-of-way boundary near Unit 6. The actual location of the constructed road will not be altered. There will be no changes to the number or location of previously approved units and/or lots. Zoning District: Rural Residential I (RR-I). Tax Assessor Map 26, Lot 4A-4 (17 Youngs Lane). Fletcher Property Group, LLC, owner; Fletcher Property Group/Justin Fletcher, applicant; Richard Hamilton, PLS, Boundary Engineering Survey Technology, representative.

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

ITEM VI: Discussion on the State of Maine LD-2003

ITEM VII: Adjourn.

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

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