

**AGENDA
FREEPORT PROJECT REVIEW BOARD
WEDNESDAY, APRIL 21, 2021
6:00 PM**

This meeting will be held online/virtually, using Zoom teleconferencing. Due to security concerns, audience members will be allowed to speak only if recognized by the Project Review Board Chairperson. Video broadcasts will only be permitted for the Board, staff members and applicants. Video broadcasts by audience members will be disabled.

To participate with video and audio, please use the following link from your computer, tablet, smartphone, or other video capable device: <https://us02web.zoom.us/j/81359252724>

You can also join the meeting by entering the following meeting/webinar ID on Zoom.com: 813 5925 2724

If prompted, please enter your information, as it will help us to identify members of the audience who wish to speak during the meeting.

In order to participate with via telephone (audio only), please call any of the following numbers:

US: +1 312 626 6799 or +1 646 558 8656 or +1 346 248 7799
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International numbers available: <https://us02web.zoom.us/j/81359252724>

Although there are no public hearings on this agenda, the Board may choose to take public comment. In addition to, or as an alternative to commenting at the virtual meeting, you may comment in writing regarding an agenda item. Please submit any written comments at least 24 hours prior to the meeting to ensure that they are received in time for the meeting. Comments can be provided in writing, or via email to Caroline Pelletier, Town Planner, cpelletier@freeportmaine.com Comments can also be mailed to Town of Freeport c/o Town Planner 30 Main Street Freeport, Maine 04032.

ITEM I: Information Exchange

- 1) Update on Planning Board agenda items
- 2) Update on Staff Approvals

ITEM II: Review of the minutes from the March 17, 2021 Project Review Board meeting.

ITEM III: Reviews

Mast Landing – Site, Signage and Building Alterations

The applicant is seeking approval of a Design Review Certificate and Site Plan Amendment for site and building alterations and new signage at their new location at 200 Lower Main Street. 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. Katherine Wetherbee, W/S Freeport Properties, representative.

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Please note: Per the Rules of Order and Procedure of the Freeport Project Review Board, after 9:30 PM, agenda items which have not yet been discussed may be tabled to a future meeting.

Linda Bean’s Maine Kitchen and Toppide Tavern Addition – Site and Building Alterations

The applicant is seeking approval for a Site Plan Amendment and Design Review Certificate to build a proposed addition to an existing restaurant on Main Street. The project would require demolishing the existing vacant ATM building, constructing an addition with a second-floor balcony, and will include a first-floor walk-up ice-cream window. The addition was last approved by the Board in November 2020, however, needs to be further amended due to some issues with the location of utilities. Zoning District: Village Commercial 1 (VC-1), Design Review District 1 - Class C & Color Overlay District. Tax Assessor Map 11, Lot 107 (88 Main Street). David Matero Architecture, applicant and representative; 88 Main Street, Freeport, LLC, owner.

Derosier’s – Exterior Building Alterations

The applicant is seeking approval of a Design Review Certificate for exterior building alterations at their property on Main Street. Zoning District: Village Commercial I (VC-I), Design Review District I – Class B & Color Overlay District. Tax Assessor Map 11, Lot 93 (120 Main Street). Phil Wagner, applicant; Richard & Catherine Wagner, owners.

Chilton Furniture – New Replacement Sign

The applicant is seeking approval of a Design Review Certificate for a new replacement ground sign at their existing business on Lower Main Street. Zoning District: Commercial III (C-III); Design Review District I – Class B & Color Overlay District. Tax Assessor Map 8, Lot 3 (184 Lower Main Street). Chilton Furniture Co., applicant; Chilton Properties, LLC., owner.

Palmer and Company – Change of Use, Exterior Building Alterations and Replacement Signage

The applicant is seeking approval of a Design Review Certificate for replacement building signs, exterior building alterations and a new walkway connecting the proposed stairs to the existing public sidewalk. The change of use will be from restaurant to retail and dwelling unit (on other than the first floor). Zoning District: Village Commercial I (VC-I), Design Review District I – Class C. Tax Assessor Map 11, Lot 95 (9 Mechanic Street). Benjamin Palmer, applicant; Hugh Wade & John C. Thomas III, owners.

Winslow Park – Site Plan Amendment

The applicant is seeking approval of a Site Plan Amendment for beach access and ADA parking. New vegetation and a sitting and picnic area will also be added. Zoning Districts: Rural Residential II (RR-II) and Shoreland Zone. Tax Assessor Map 25, Lot 67. Town of Freeport (Winslow Park), applicant and owner; Neil Lyman, Park Manager, representative.

Spruiell/Sense – Residential Fence

The applicant is seeking approval of a Design Review Certificate for a new fence at their residential property on Park Street. No other changes are proposed. Zoning Districts: Design Review 2 – Class B; Freeport Village Overlay District; Village Mixed Use II (VMU-2). Tax Assessor Map 13, Lot 68 (4 Park Street). Marc Spruiell and Gail Senses, applicants and owners.

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Freeport Heights Retirement Community – Old County Road – PUBLIC HEARING

The applicant is seeking an extension of a previous approval for a retirement community on Old County Road. The proposal includes adding an 85-unit assisted living/independent care facility and 73 cottage units to the existing facilities. An updated phasing plan is proposed. This project requires both Subdivision and Site Plan Review. The location of the Retirement Community Overlay District was previously approved by the Freeport Town Council. Zoning District: Rural Residential District I (RR-I). Tax Assessor Map 26, Lots 38A, 38B, & 38C (4 and 6 Old County Road). Freeport Heights, LLC applicant; Freeport Convalescent Center Realty Trust & Old County Road Realty Trust, owners; Thomas Emery, ASLA, Harriman Associates, representative.

Goslings Nursery School – Change of Use and Site Plan Amendment

The applicant is seeking approval of a Change of Use and Site Plan Amendment for a portion of an existing multi-tenant commercial building on US Route One (South). Zoning District: Commercial I (C-I). Tax Assessor Map 26, Lot 52 (262 US Route One). The Goslings Nursery School, Melissa O’Connor, applicant and representative; JAF Realty, LLC., owner.

Chilton Furniture – Exterior Building Alterations

The applicant is seeking approval of a Design Review Certificate for exterior building alterations at their existing business on Lower Main Street. Zoning District: Commercial III (C-III); Design Review District I – Class B & Color Overlay District. Tax Assessor Map 8, Lot 3 (184 Lower Main Street). Landmark Property Services, applicant; Chilton Properties, LLC., owner; Scott Watson, Landmark Property Services, representative.

ITEM IV: Discussion on upcoming workshop with the Freeport Town Council.

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

ITEM VI: Adjourn.