

REVISED AGENDA
FREEPORT PROJECT REVIEW BOARD
FREEPORT TOWN HALL COUNCIL CHAMBERS
(See option for online participation on the back of this page)
WEDNESDAY, APRIL 27TH, 2022
6:00 PM

ITEM I: Information Exchange

- 1) Update on Staff Approvals
- 2) Update on topics reviewed by the Planning Board
- 3) Update on upcoming legal workshop with the Town Attorney
- 4) Update on Downtown Vision & discussion of a representative for a Downtown Task Force
- 5) Review (and possible concurrence) of Temporary Activity Permit for the Town of Freeport for a Skate Park in a Town-owned parking lot on Depot Street

ITEM II: Review of the minutes from the March 16th, 2022 Project Review Board meeting.

ITEM III: Reviews

198 Main Street - Design Review Certificate

The applicant is seeking approval of a Design Review Certificate for exterior building alterations at their residential property on Main Street. Zoning Districts: Village I (V-I); Freeport Village Overlay District (FVOD); Design Review District 1 – Class B & Color Overlay District. Tax Assessor Map 15, Lot 19 (198 Main Street). Samuel and Christina Kapala, applicants and owners.

19 Maple Ave Fence - Design Review Certificate

The applicant is seeking approval of a Design Review Certificate for a new fence at their property on Maple Avenue. No other changes are proposed. Zoning Districts: Village I (V-I); Design Review 1 – Class C; and Freeport Village Overlay District (FVOD). Tax Assessor Map 12, Lot 34 (19 Maple Avenue). The First Baptist Church Society, applicant and owner; John Schwanda, representative.

LL Bean Flying Point Grass Extension Area - Site Plan Application

The applicant is seeking approval of a Site Plan Amendment for site alterations at their Flying Point Paddling Center. Changes include clearing 6,695 square feet of trees for grassed area and improvements to the gravel parking areas. Zoning District: Rural Residential 1 (RR-1) and Shoreland Area (SA). Tax Assessor Map 19, Lot 35 & 35B (14 and 17 Marietta Lane). L.L. Bean/ Dan Clifford applicant; Henry Hess, Sebago Technics, representative; L.L. Bean, INC, owner.

Contractor Suites- Site Plan Application

The applicant is presenting conceptual site plans to construct three new buildings on U.S. Route One. One of the buildings will serve as office and storage for James and Whitney Company and the other two buildings will be divided into units to be used by contractors. Changes to site access, landscaping and stormwater management plans are proposed. Zoning District: Medium Density District B (MDB). Tax Assessor Map 21, Lot 29 (1285 Main Street). James & Whitney Company, Eric James, applicant; A.E. Hodsdon Consulting Engineers, Jeffrey Allen PE, representatives; 220 Main Street Freeport, LLC, owner.

Harraseeket Ridge Subdivision – Preliminary Review– PUBLIC HEARING

The applicant is presenting Preliminary 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 preliminary plan. 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.

****Over****

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.

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

ITEM V: Adjourn.

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

Please click this link to join the webinar: <https://us02web.zoom.us/j/84420428675>

Or Telephone: Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253
215 8782

Webinar ID: 844 2042 8675

International numbers available: <https://us02web.zoom.us/j/84420428675>