



TOWN OF FREEPORT, MAINE
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TO: FREEPORT PROJECT REVIEW BOARD
FROM: CAROLINE PELLETIER, TOWN PLANNER
RE: STAFF REPORT
DATE: WEDNESDAY, MAY 15, 2024

Tim Gooch Senior Housing – Subdivision Review and Site Plan Review

The applicant is presenting conceptual plans for an Affordable Housing Development which will require both Site Plan Review and Subdivision Review. Forty-two dwelling units on 9.23 acres are proposed. No open space is required. Zoning Districts: Commercial III (C-III) & Rural Residential I (RR-I). Portion of Tax Assessor Map 23, Lot 55 (0 Lower Main Street). Tim Gooch, applicant; LL Bean, owner; Jim Coffin, E.S. Coffin Engineering & Surveying, representative.

The applicant is presenting conceptual plans for an Affordable Housing Development. The proposed piece of land is about 9 acres which the applicant has under contract and is currently part of a larger parcel of land. The parcel is land in both the Commercial III and Rural Residential I District; the project is proposed in the Commercial III portion of the parcel and that is the area for which the net residential acreage calculation is required. For subdivision, no open space would be required.

This is a wooded lot, with areas of wetlands, a stream (Concord Gully Stream, which is an urban impaired stream) and steep slopes shown in the Site Inventory and Site Analysis plan sheet. The location of existing and former easements are also shown on the plan. The building will be connected to public utilities; per the Freeport Subdivision Ordinance, underground utilities are required. Stormwater Management will be required, with the level of permitting to be determined.

This is a new use (Affordable Housing Development) as a result of recent changes to the land use ordinances pertaining to LD 2003. The new use is also regulated by new Section 536 of the Freeport Zoning Ordinance, which has provisions that allow for a density bonus for the use (2.5 times the calculated Base Density). The net residential acreage calculation is shown in the submission, and as presented with the bonus, would allow 42.3 units. It appears that the calculation deducts some areas that might not actually need to be deducted, in which case additional units would be allowed, but are not proposed at this time.

The application notes that the applicant will need a waiver of the parking requirement, however in this District, per Section 514 of the Freeport Zoning Ordinance, the parking requirement will be as follows: "Commercial Districts 1, 3, and 4 (C-1, C-3, C-4) and Nature-Based and Art Overlay District (NBAOD) Where construction of new buildings or additions to existing buildings or a change of use or new use is proposed, the Project Review Board shall establish the parking requirement for such structures or uses.

The established parking requirement shall be based upon a parking analysis submitted by the applicant. In making a decision, the Project Review Board may require a peer review of the parking analysis.”

This parcel is in the Commercial III District, so the provisions of Section 527 of the Freeport Zoning Ordinance are applicable.

Renderings of the proposed building are included in the submission. This parcel is no longer in the Design Review District, but based upon other applicable standards, does the Board have initial feedback for the applicant?

Does the Board want to have a sitewalk?