

AGENDA
FREEPORT PROJECT REVIEW BOARD
FREEPORT TOWN HALL COUNCIL CHAMBERS
(See option for online participation on reverse side of this page)
WEDNESDAY, MAY 17, 2023
6:00 PM

ITEM I: 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 II: Review of the minutes from the March 15th, 2023 & April 19, 2023 Project Review Board meetings.

ITEM III: Reviews

Davis Properties – Design Review Certificate

The applicant is seeking approval of a Design Review Certificate to replace and extend an existing concrete wall on their property. The new wall will be located in the same location, although be about twelve inches higher and extend further down Kendall Lane (on private property). The new wall will be constructed with retaining wall blocks. Zoning Districts: Village I, Freeport Village Overlay District, Design Review District I – Class B & Color Overlay District. Tax Assessor Map 12, Lot 56 (209 Main Street). Jonathan Davis, Davis Properties, LLC, applicant and owner.

Farrell & Elwell – Cunningham Road – Shoreland Stabilization

The applicant is seeking approval for a Shoreland Zoning Permit (for Shoreland Stabilization). An area of approximately one-hundred twenty feet in length will be stabilized with rip rap. The area of rip rap will extend about two to three feet above the Highest Annual Tide (HAT) line. Zoning Districts: Medium Density Residential I (MDR-1) and Shoreland Area (SA). Tax Assessor Map 5A, Lot 28 (33 Cunningham Road). Christine Farrell and Robert Elwell, applicants & owners; Tim Forrester, Atlantic Environmental, representative.

LLBean (95 Main Street)– Design Review Certificate & Site Plan Review

The applicant is presenting conceptual plans for proposed site and building alterations at the L.L. Bean Flagship Store Campus on Main Street & Justin’s Way. Plans include building and site changes at the Flagship Store (including demolition, alterations and expansion); removal of the existing Boat, Bike and Ski building (Class C); alterations to existing parking lots and internal pedestrian and vehicular circulation patterns; and alterations and expansion to the outdoor spaces on the campus. Part of the proposal also includes the removal of a Class B structure that is part of the Flagship Store; a four-month notice period is required. Zoning Districts: Village Commercial I (VC-I), Design Review District One – Class B & C buildings and Color Overlay District. 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: Downeast Energy is the landowner at 57 Main Street*); Kylie Mason, RLA, Sebago Technics, representative.

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

ITEM V: Adjourn.

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

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