

AGENDA
FREEPORT PROJECT REVIEW BOARD
WEDNESDAY, MAY 19, 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/82363853648>

You can also join the meeting by entering the following meeting/webinar ID on Zoom.com: 823 6385 3648

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
or +1 669 900 9128 or +1 253 215 8782 or +1 301 715 8592

And enter the following webinar/meeting ID when prompted: 823 6385 3648

International numbers available: <https://us02web.zoom.us/j/82363853648>

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 Staff Approvals
- 2) Update on topics being discussed by the Planning Board
- 3) Update on Project Review Board workshop with the Freeport Town Council

ITEM II: Review of the minutes from the April 21, 2021 Project Review Board meeting.

ITEM III: Reviews

4 East Street- Residential Fence

The applicant is seeking approval of a Design Review Certificate for a new fence at their residential property on East Street. No other changes are proposed. Zoning Districts: Village I (V-I); Design Review 1 – Class C; Freeport Village Overlay District (FVOD). Tax Assessor Map 13, Lot 1 A (4 East Street). Igor Kashirov, applicant and owner.

Wildflower Florist- Exterior Alterations

The applicant is seeking an after the fact approval of a Design Review Certificate for exterior building alterations including repair and replacement of some doors, windows, trim and roof over a bay window. A material change is also proposed for the walkway leading to their storefront on Depot Street. Zoning Districts: Village Commercial I (VC-I); Design Review District 1 - Class C & Color Overlay District. Tax Assessor Map 10, Lot 24 (5 Depot Street). Alan Moody, applicant and representative; 22 Monument Square, LLC, owner.

LL Bean Corporate Headquarters Amended Site Plan

The applicant is seeking approval of a Design Review Certificate and Site Plan Amendment for site and building alterations at their Corporate Headquarters on Casco Street. Changes include the demolition of some existing structures, parking lot changes, grading, revegetation, landscaping and stormwater improvements. Zoning Districts: Commercial III (C-III), Industrial I (I-I) and Rural Residential I (RR-I); Design Review District I – Class C & Color Overlay District. Tax Assessor Map 8, Lots 13 ETC, 19 & 20 and Tax Assessor Map 20, Lots 98-ETC & 101 (1 Casco Street). LL Bean, Inc, applicant and owner; Kylie Mason, Sebago Technics, representative.

Poland Road Minor Subdivision- Conceptual Subdivision

The applicant is presenting conceptual plans for a 2-lot residential minor subdivision on Poland Road. Individual lots would be accessed by private driveways from Poland Road. Approximately 4.39 acres of open space are proposed. Zoning District: Rural Residential I (RR-I). Tax Assessor Map 17, Lot 4 (12 Poland Road). Bradbury Holdings LLC, applicant and owner; Warren Gerow, Associated Design Partners, representative.

304 Pownal Road Subdivision – Conceptual Subdivision

The applicant is presenting conceptual plans for a 6-lot residential Open Space Subdivision on Pownal Road. Individual lots would be accessed by private driveways from Pownal Road. A portion of the property includes a closed landfill. Approximately 28.54 acres of open space are proposed. Zoning District: Rural Residential I (RR-1). Tax Assessor Map 21, Lot 89. Pownal Road, LLC, applicant and owner. Craig Sweet, PE., Terradyn Consultants, LLC, representative.

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

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

ITEM VI: Adjourn.