



## **AGENDA**

**Freeport Project Review Board**  
**Freeport Town Hall Council Chambers - 30 Main Street**  
***(Hybrid Meeting – See Zoom option on reverse side of this agenda)***  
**Wednesday, May 15, 2024**  
**6:00 p.m.**

**ITEM I: Information Exchange**

- 1) Signing of the recording plan for the Harraseeket Ridge Subdivision
- 2) Update on topics reviewed by the Planning Board
- 3) Update on Design Review Ordinance Update RFP
- 4) Update on the Freeport Comprehensive Plan
- 5) Review of Temporary Activity Permit(s) for Board Concurrence

**ITEM II:** Review of the minutes from the April 17, 2024 Project Review Board meeting.

**ITEM III: New Items**

**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.

**Melinda Dyar and William Phillips – 42 Maquoit Drive – Shoreland Stabilization**

The applicant is seeking approval for a Shoreland Zoning Permit (for Shoreland Stabilization). An area of approximately 100 feet in length will be stabilized with rip rap. There will be about 200 square feet of wetland impact. Zoning Districts: Medium Density Residential I (MDR-1) and Shoreland Area (SA). Tax Assessor Map 5, Lot 76ETC (42 Maquoit Drive). Tim Forrester, Flycatcher, LLC., applicant and representative; Melinda Dyar and William Phillips, owners.

**Amy and Stacy McManus – 46 Maquoit Drive – Shoreland Stabilization**

The applicant is seeking approval for a Shoreland Zoning Permit (for Shoreland Stabilization). An area of approximately 100 feet in length will be stabilized with rip rap. There will be about 200 square feet of wetland impact. Zoning Districts: Medium Density Residential I (MDR-1) and Shoreland Area (SA). Tax Assessor Map 5, Lot 74 (46 Maquoit Drive). Tim Forrester, Flycatcher, LLC., applicant and representative; Amy and Stacy McManus, owners.

**Amy and Stacy McManus – 48 Maquoit Drive – Shoreland Stabilization**

The applicant is seeking approval for a Shoreland Zoning Permit (for Shoreland Stabilization). An area of approximately 100 feet in length will be stabilized with rip rap. There will be about 100 square feet of wetland impact. Zoning Districts: Medium Density Residential I (MDR-1) and Shoreland Area (SA). Tax Assessor Map 5, Lot 74A (48 Maquoit Drive). Tim Forrester, Flycatcher, LLC., applicant and representative; Amy and Stacy McManus, owners.

**Patricia and Allen Craig – 52 Maquoit Drive – Shoreland Stabilization**

The applicant is seeking approval for a Shoreland Zoning Permit (for Shoreland Stabilization). An area of approximately twenty feet in length will be stabilized with rip rap. There will be about 170 square feet of wetland impact. Zoning Districts: Medium Density Residential I (MDR-1) and Shoreland Area (SA). Tax Assessor Map 5, Lot 73 (52 Maquoit Drive). Tim Forrester, Flycatcher, LLC., applicant and representative; Allen and Patricia Craig, owners.

**Geraldine Kerr – 54 Maquoit Drive – Shoreland Stabilization**

The applicant is seeking approval for a Shoreland Zoning Permit (for Shoreland Stabilization). An area of approximately eighty five feet in length will be stabilized with rip rap. There will be about 40 square feet of wetland impact. Zoning Districts: Medium Density Residential I(MDR-1) and Shoreland Area (SA). Tax Assessor Map 5, Lot 72 (54 Maquoit Drive). Tim Forrester, Flycatcher, LLC., applicant and representative; Geraldine Kerr, owner.

**Erik and Diane Emerton – 60 Maquoit Drive – Shoreland Stabilization**

The applicant is seeking approval for a Shoreland Zoning Permit (for Shoreland Stabilization). An area of approximately fifty feet in length will be stabilized with rip rap. There will be about 100 square feet of wetland impact. . Zoning Districts: Medium Density Residential I(MDR-1) and Shoreland Area (SA). Tax Assessor Map 5, Lot 69 (60 Maquoit Drive). Tim Forrester, Flycatcher, LLC., applicant and representative; Erik and Diane Emerton, owners.

**Lucy and McAllister Lloyd – 62 Maquoit Drive – Shoreland Stabilization**

The applicant is seeking approval for a Shoreland Zoning Permit (for Shoreland Stabilization). An area of approximately fifty feet in length will be stabilized with rip rap. There will be no wetland impact. Zoning Districts: Medium Density Residential I(MDR-1) and Shoreland Area (SA). Tax Assessor Map 5, Lot 68 (62 Maquoit Drive). Tim Forrester, Flycatcher, LLC., applicant and representative; Lucy and McAllister Lloyd, owners.

**ITEM IV:** Discussion of the following Planning Board agenda item: “Discussion possible amendments to the Zoning Ordinance regarding potentially exempting subdivision review for Multifamily projects per Title 30-A MRS §4402 §§6. The municipal reviewing authority (Planning Board) would need to make a finding that Freeport’s Site Plan Review (Section 602) meets the State’s required review criteria.”

**ITEM V:** Adjourn.

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

Please click the link to join the webinar:

<https://us02web.zoom.us/j/87662040579> (Webinar ID: 876 6204 0579)

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

+1 312 626 6799 US (Chicago) +1 646 558 8656 US (New York) +1 301 715 8592 US (Washington DC)

International numbers available: <https://us02web.zoom.us/j/87662040579>

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The Town of Freeport is an equal opportunity employer and service provider that celebrates diversity and is committed to creating an inclusive environment for our employees and those we serve.