

REVISED - AGENDA
FREEPORT PROJECT REVIEW BOARD
FREEPORT TOWN HALL COUNCIL CHAMBERS
(See option for online participation on the back of this page)
WEDNESDAY, MAY 18, 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 the meeting of the Downtown Vision Task Force

ITEM II: Review of the minutes from the April 27th, 2022 Project Review Board meeting.

ITEM III: Review of Tabled Items

Harraseeket Ridge Sketch Plan- Subdivision Application THIS ITEM HAS BEEN TABLED AT REQUEST OF THE APPLICANT

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.

ITEM IV: Review of New Items

Nighthawk's Kitchen – Design Review Certificate

The applicant is seeking approval of a Design Review Certificate for material modifications to a previously approved outdoor seating area at 200 Lower Main Street. New pavers and a pergola have been installed and a new section of fencing is proposed for screening of the nearby HVAC equipment. Zoning District: Commercial 1 (C-1), Design Review District 1 - Class C & Color Overlay District. Tax Assessor Map 7, Lot 1 (200 Lower Main St). Christian Noe, Nighthawks Kitchen LLC, applicant; W/S Freeport Properties LLC, owner.

Freeport Historical Society – Signage

The applicant is seeking approval of a Design Review Certificate for signage and associated improvements at 45 Main Street. The proposal includes new and replacement signage, new signposts and new brackets for some replacement signage. No other changes are proposed. Zoning District: Village Commercial I (VC-I), Design Review District One – Class A & Color Overlay District. Tax Assessor Map 11, Lots 26, 26A & 29 (45 Main Street). Freeport Historical Society, applicant and owner; Eric Smith, Executive Director, representative.

CCS Subdivision Amendment – Renee Road – PUBLIC HEARING

This will be a public hearing regarding an amendment to the previously approved plan for the CCS Subdivision on Renee Road. The change to the plan would allow for an increase of allowable impervious area on Lot 14 from the previously approval of up to 4,000 sf of impervious area to allow up to 5,500 sf of impervious area on this one lot. The associated stormwater management plans for the lot have also been updated. Zoning District: Medium Density Residential I (MDR-1). Tax Assessor Map 17, Lot 33-14 (16 Renee Road). Steven Konstantino, applicant; Steven and Valerie Konstantino, owners; Adrienne Fine P.E., Terradyn Consultants, representative.

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ITEM V: Elections of officers for the positions of Chairperson, Vice-Chairperson and Secretary

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

ITEM VII: Adjourn.

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

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