

**AGENDA**  
**FREEPORT PROJECT REVIEW BOARD**  
**FREEPORT TOWN HALL COUNCIL CHAMBERS**  
**(See option for online participation on reverse side of this page)**  
**WEDNESDAY, June 21, 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 May 17th, 2023 Project Review Board meeting.

**ITEM III:** Tabled Items

**1131 US Route One – After-the-Fact Change of Use**

The applicant is seeking Site Plan Approval for an after-the-fact change of use from Single-family Residential to Single-Family Residential and Construction Services at 1131 US Route One. The site contains a residential structure, a 4,842 square foot residential barn and an outdoor area to be used for the construction services. Additional changes include the relocation of some accessory structures, removal of some impervious area and some new landscaping. Zoning District: Medium Density B (MD-B). Tax Assessor Map 21, Lot 31 (1131 US Route One). David M. and Terry L, Davis; applicant and owner; Esther Bizier, PE, Main-Land Development Consultants, Inc, Engineer and representative.

**ITEM IV:** Reviews

**198 Main St – Exterior Alteration – Design Review Certificate**

The applicant is seeking approval of a Design Review Certificate for exterior alterations including a material change to a new metal roof. Zoning District: Village 1 (V-1); Design Review District 1 - Class B & Color Overlay District; Freeport Village Overlay District (FVOD). Tax Assessor Map 15, Lot 19 (198 Main Street). Sam Kapala, applicant; Sam and Christina Kapala, owners.

**178 Main Street – Change of Use and Design Review Certificate**

The applicant is seeking approval of a change of use from Bed and Breakfast with a single-family dwelling to three-unit multi-family residential dwelling. Zoning District: Village I (V-I); Design Review District One – Class B & Color Overlay District; Freeport Village Overlay District (FVOD). Tax Assessor Map 13, Lot 5 (178 Main St.). Paul & Liz Leonard, applicants & owners.

**30 Morse Street – Design Review Certificate and Site Plan Review**

The applicant is seeking approval of a Design Review Certificate and Site Plan Review for a new mixed-use development (residential and office) at 30 Morse Street. The lot is approximately 50 feet each in length and width. The structure will be two stories with approximately 1,330 square footage of space (plus garage). The Zoning Board of Appeals previously approved a reduction in setbacks to allow a replacement structure to be constructed on the property. There is already an existing foundation on the site. Zoning District: Village Commercial 1 (VC-1); Design Review District 1 - Class C. Tax Assessor Map 11, Lot 54 (30 Morse Street). Christian Stevens and Amanda Gale, owners and applicants.

**Goodfire Brewing Parking Expansion – Site Plan**

The applicant is seeking approval of a Site Plan Amendment for a park lot expansion. An expansion of about 31 parking spaces is proposed along with associated improvements site improvements such as stormwater management and lighting. Zoning District: Commercial 1 (C-1). Tax Assessor Map 25, Lot 5 (180 South Freeport Road). MR 117 Route One, LLC (David Redding), applicant and owner; Sam Lebel, P.E, Acorn Engineering

**Young's Lane Subdivision – Subdivision Amendment – PUBLIC HEARING**

The applicant is seeking approval of a Subdivision Amendment to the previously approved subdivision plan for the Young's Lane Subdivision on Young's Lane. The proposed change includes relocation of the previously approved leach field locations for Units 7-14. There will be no changes to the number or location of previously approved units and/or lots. Zoning District: Rural Residential I (RR-I). Tax Assessor Map 26, Lot 4A-4 (17 Youngs Lane). Fletcher Property Group, LLC, owner; Fletcher Property Group/Justin Fletcher, applicant; Richard Hamilton, PLS, Boundary Engineering Survey Technology, representative.

**ITEM V:** Adjourn.

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

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