

AGENDA
FREEPORT PROJECT REVIEW BOARD
FREEPORT TOWN HALL COUNCIL CHAMBERS
(See option for online participation on reverse side of this page)
WEDNESDAY, JULY 19, 2023
6:00 PM

SITWALK – 5:15pm: The Board will hold a sitewalk of the proposed mixed-use structure proposed for 30 Morse Street. The Board will meet at the property. The public is welcome to attend.

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 June 21, 2023 Project Review Board meeting.

ITEM III: Tabled Items

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.

Harraseeket Ridge - Subdivision Application

The applicant is returning to the Board to request an extension of the timing between the Preliminary Subdivision Approval and returning for final approval. This is just an extension request, and no changes to the Plan will be discussed at this meeting. *Note: The proposed subdivision is 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 granted preliminary subdivision approval, with conditions, in August 2022.* 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: Reviews

8 Independence Drive – Design Review Certificate

The applicant is seeking approval of a Design Review Certificate for exterior building alterations at 8 Independence Drive. Changes include but are not limited to: new vinyl clapboard style siding, new metal wrapped trim, new roof shingles, removal/replacement of front doors, gutters, removal of a deck, installation of two new sets of concrete steps with aluminum railings, and new exterior lighting. The building will also be painted; approval is required since the proposed colors are not from a historic color palette. Zoning District: Village Commercial 3 (VC-3); Design Review District 1 - Class C. Tax Assessor Map 9, Lot 2A (8 Independence Drive). Melinda Sanderson, applicant and owner.

48 Bow Street – Design Review Certificate

The applicant is seeking approval of a Design Review Certificate for exterior building alterations at 48 Bow Street. Changes include but are not limited replacing a 20'x20' structure with a 20'x24' structure. Zoning District: Village Commercial 3 (VC-3); Design Review District 1 - Class C. Tax Assessor Map 13, Lot 88 (48 Bow Street). Bruce Macomber, applicant. Bruce Macomber Jr. and Shelbee Macomber, owners.

OVER

Whitetail Drive Subdivision – 1495 US Route One (North)

The applicant is presenting conceptual subdivision plans for the Whitetail Drive Subdivision, a four-lot (8 units in four duplexes) open space subdivision. There is an existing driveway on the property which will be expanded and upgraded to a subdivision road. Approximately 73,091 square feet of open space is proposed. Zoning District: Medium Density A (MD-A). Tax Assessor Map 18, Lot 17 (1495 US Route One). William Davenport and Todd Harrison, applicants and owners; Adrienne Fine, Terradyn Consultants, representative.

ITEM V: Adjourn.

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

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