

AGENDA
FREEPORT PROJECT REVIEW BOARD
FREEPORT TOWN HALL COUNCIL CHAMBERS
WEDNESDAY, SEPTEMBER 15, 2021
6:00 PM

ITEM I: Information Exchange

- 1) Update on Staff Approvals
- 2) Update on Planning Board agenda items
- 3) Update on the Freeport Downtown Vision

ITEM II: Review of the minutes from the July 21, 2021 and August 25, 2021 Project Review Board meetings.

ITEM III: Review of Tabled Items

Harraseeket Ridge – Residential Open Space Subdivision

The applicant is presenting conceptual 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. 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.

Downeast Woodworks Addition – Change of Use and Site Plan Amendment

The applicant is seeking approval for an After-the-Fact Change of Use and Site Plan Amendment for an addition to their property on US Route One. The proposed addition will extend the current building with an additional 1800 square feet of building space and 450 square feet of new pavement. A proposed rain garden will be added to mitigate the new impervious surface. Zoning District: Commercial 1 (C-1). Tax Assessor Map 25, Lot 7-1 (95 US Route One). Downeast Woodworks/ Max Jennings, applicant; 95 Route One, LLC, owner.

Goodfire Brewing & Mr. Tuna – Change of Use and Site Plan Amendment

The applicant is seeking approval for a Change of Use and Site Plan Amendment. The use will change from restaurant to restaurant and Artisan Food and Beverage. Parking and vehicular circulation will be moved to the back of the building with a proposed driveway entrance on South Freeport Road. Exterior building modifications are also proposed. Zoning District: Commercial 1 (C-1). Tax Assessor Map 25, Lot 5 (117 US Route One). 117 Route One, LLC/ David Redding applicant; Mr 117 Route One, LLC, owner.

ITEM IV: Reviews

Independence Drive – Design Review Certificate

The applicant is seeking approval of a Design Review Certificate to build a driveway and new single-family home at their property at 0 Independence Drive. Zoning District: Village Commercial 3 (VC-3), Design Review District I – Class C, Freeport Village Overlay District. Tax Assessor Map 9, Lot 2B (0 Independence Drive). George Naaman and Erica Plourde, applicants; Lumbo Ledge, LLC, owner.

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Please note: Per the Rules of Order and Procedure of the Freeport Project Review Board, after 9:30 PM, agenda items which have not yet been discussed may be tabled to a future meeting.

RSU5 Community Programs Disc Golf Course– Site Plan Amendment

The applicant is seeking approval for a Site Plan Amendment to add a nine-hole disc golf course which will be located on property at both Freeport Middle School and the Freeport Community Library. The course will be mostly in the wooded area and the removal of vegetation will be minimized. Zoning District: Village 1 (V-1), Resource Protection 2 (RP-2), and Freeport Village Overlay District. Tax Assessor Map 12, Lots 59 and 59-1 (10 Library Drive and 19 Kendall Lane). RSU5 Community Programs, applicant; Peter Wagner, Director of Community Programs, representative; Regional School Unit 5 and Town of Freeport, owners.

ITEM V: Public Hearing regarding a remote participation policy for the Freeport Project Review Board.

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

ITEM VII: Adjourn.

As of the date of this notice, the Town of Freeport recommends that all attendees to public meetings wear a mask regardless of vaccination status.