

AGENDA
FREEMPORT PROJECT REVIEW BOARD
FREEMPORT TOWN HALL COUNCIL CHAMBERS
(Zoom option below)
WEDNESDAY, OCTOBER 18, 2023
6:00 PM

ITEM I: Information Exchange

- 1) Update on topics reviewed by the Planning Board
- 2) Update on the Downtown Vision Task Force Implementation Group
- 3) Update on the Town of Freeport Climate Action Plan
- 4) Update on the Freeport Comprehensive Plan Update

ITEM II: Review of the minutes from the September 20, 2023 Project Review Board meeting.

ITEM III: Public Hearing

Whitetail Drive Subdivision – 1473 US Route One (North) – PUBLIC HEARING

The applicant is seeking approval of the Preliminary 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 137,825 square feet of open space is proposed. Zoning District: Medium Density A (MDA). Tax Assessor Map 18, Lots 17 & 17-2 (1473 US Route One & 0 US Route One). William Davenport and Todd Harrison, applicants; Todd and Michelle Harrison (Lot 17) & William Davenport (Lot 17-2), owners; Adrienne Fine, Terradyn Consultants, representative.

ITEM IV: Reviews

46-48 Main Street – Design Review Certificate for Exterior Alterations

The applicant is seeking approval of a Design Review Certificate to replace a wooden timber wall with a concrete wall. No other changes are proposed. Zoning District: Village Commercial III (VC-III); Design Review District I - Class C. Tax Assessor Map 11, Lot 120 (46-48 Main Street). GWB Freeport, LLC., applicant and owner; Janet Kamataris, Boulos Asset Management, representative.

6 Dennison Avenue – Design Review Certificate for Exterior Alterations

The applicant is seeking approval of a Design Review Certificate to remove an upper chimney and replace a bow window with a double hung window. No other changes are proposed. Zoning District: Village I (V-I); Freeport Village Overlay District, Design Review District II - Class A. Tax Assessor Map 13, Lot 93 (9 Dennison Avenue). Chris O'Brien, Wally J Staples applicant and representative; Luke and Katie Potter, owners.

Chapnick and Howieson – 30 Island View Lane – 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. The area of rip rap will be about six feet below the Highest Annual Tide (HAT) line. Zoning Districts: Medium Density Residential I (MDR-1) and Shoreland Area (SA). Tax Assessor Map 5A, Lot 52 (30 Island View Lane). Nathan Chapnick and Holly Howieson, applicants & owners.

LLBean (95 Main Street) – Justin's Way Façade and Employee Entrance– Site Plan Amendment and Design Review Certificate

The applicant is seeking approval of a Design Review Certificate and Site Plan Amendment for site and building modifications to the previously approved plans for the Justin's Way façade changes and alterations at the L.L.Bean Flagship store at 95 Main Street. Zoning Districts: Village Commercial I (VC-I), Design Review District One – Class B & Color Overlay District. Tax Assessor Map 11, Lot 64-ETC (95 Main Street). L.L. Bean, Inc, applicant & owner; Kylie Mason, RLA, Sebago Technics, representative. *(Note: This project was originally approved by the Board in February and March of 2023 and construction is currently underway).*

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LLBean (95 Main Street)– Design Review Certificate & Site Plan Amendment

The applicant is presenting conceptual plans for proposed site and building alterations at the L.L. Bean Flagship Store Campus on Main Street & Justin’s Way. Plans include demolition, building alterations and an addition; alterations to existing parking lots and internal pedestrian and vehicular circulation patterns; and alterations to the outdoor spaces on the campus. Zoning Districts: Village Commercial I (VC-I), Design Review District One – Class B &C buildings and Color Overlay District. Tax Assessor Map 11, Lots 36-ETC, 40-ETC and 64-ETC (12 Nathan Nye Street, 57 Main Street & 95 Main Street). L.L. Bean, Inc, applicant & owner (*Note: Downeast Energy is the landowner at 57 Main Street*); Kylie Mason, RLA, Sebago Technics, representative.

LLBean (95 Main Street)– Design Review Certificate for Building Demolition

The applicant is seeking approval to demolish a building that is a portion of the L.L. Bean Flagship Store. The portion of the store proposed for demolition includes the removal of a Class B structure; a four-month notice period is required. Zoning Districts: Village Commercial I (VC-I), Design Review District One – Class B &C buildings and Color Overlay District. Tax Assessor Map 11, Lot 64-ETC (95 Main Street). L.L. Bean, Inc, applicant & owner; Kylie Mason, RLA, Sebago Technics, representative.

ITEM V: Discussion of the work of the Central Core Working Group

ITEM VI: Adjourn.

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

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