

AGENDA
FREEPORT PROJECT REVIEW BOARD
FREEPORT TOWN HALL COUNCIL CHAMBERS
(See option for online participation on the back of this page)
WEDNESDAY, October 19, 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 Freeport Downtown Vision Plan Implementation

ITEM II: Review of the minutes from the September 21, 2022 Project Review Board meeting.

ITEM III: Reviews

Daniel Residence – South Street - Design Review Certificate

The applicant is seeking approval of a Design Review Certificate for exterior alterations at their property at 19 South Street. Modifications to the design of a previously approved addition (approved by the Project Review Board on 10/20/21) are proposed. Zoning District: Village Mixed Use 2 (VMU-2), Design Review District II – Class C & Freeport Village Overlay District. Tax Assessor Map 10, Lot 2 (19 South Street). Dennis and Ruth Daniel, applicant and owners.

Thos Moser Building – Main Street – Design Review Certificate

The applicant is seeking approval of a Design Review Certificate for exterior alterations and material changes at 149 Main Street, including, but not limited to: the front steps and railing, front walkway, side steps and railing and to the porch, and steps and ramp associated with the accessible access to the building. Zoning Districts: Village Commercial II (VC-II), Design Review District I – Class B Building, & Color Overlay District. Tax Assessor Map 12, Lot 28. Tom Curtin, Tom’s Home Repair, applicant and representative; The Urban Trust, owner.

Brett Pierce and Kerry Michaels – Cunningham Road – Shoreland Stabilization

The applicant is seeking approval for a Shoreland Zoning Permit (for Shoreland Stabilization). Three sections of the shoreline will be stabilized – 265 feet, 100 feet and 30 feet in length. Stabilization methods will include the use of coir logs, rip rap and native plantings. Zoning Districts: Medium Density Residential I (MDR-1) and Shoreland Area (SA). Tax Assessor Map 5A, Lot 34 (23 Cunningham Road). Brett Pierce and Kerry Michaels, applicants & owners; Timothy Forrester, Atlantic Environmental, LLC, representative.

Mast Landing LLC – Conway Street / Rogers Road - Site Plan Amendment

The applicant is seeking approval for a Site Plan Amendment at The Beacon Residences – a previously approved multiple-family residential project on Conway Street & Rogers Road. Amendments to the previously approved plans include: building alterations, modifications to the pool and patio, sidewalks, dumpster enclosure & EV charger area, along with other associated modifications. There will be an overall decrease in the amount of impervious area on the site. The general layout of the project will remain unchanged. No additional units are proposed. Zoning District: Commercial IV (C-IV). Tax Assessor Map 22, Lot 24 (Conway Street and Rogers Road; formerly 6 & 8 Desert Road). Mast Landing, LLC, applicant and owner; Aaron Hunter, PE, Sebago Technics and William M. Fletcher, Esq., Fletcher, Selser & Devine, representatives.

Freeport Town Hall – Main Street – Design Review Certificate & Site Plan Amendment

The applicant is seeking approval of a Design Review Certificate and Site Plan Amendment for alterations at the Freeport Town Hall. Changes to the building are proposed including gutter replacement, the removal of stairs, removal of an existing ramp, and the addition of new accessible entrances including ramps. Site alterations include modifications to the existing vehicular and pedestrian areas, plantings, lighting, retaining walls, new benches, the addition of a granite block seating wall, and stormwater management. Design Review and Site Plan Review are required. Zoning Districts: Village Commercial I (VC-I), Design Review District One – Class A & Color Overlay District. Tax Assessor Map 11, Lot 130 (30 Main Street). Town of Freeport, applicant and owner; Adam Bliss, PE, Town Engineer, representative.

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

ITEM V: Adjourn.

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

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