

AGENDA
FREEPORT PROJECT REVIEW BOARD
FREEPORT TOWN HALL COUNCIL CHAMBERS
(See option for online participation on reverse side of this page)
WEDNESDAY, DECEMBER 21, 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 Downtown Vision Task Force Implementation Group
- 4) Update on the Town of Freeport Climate Action Plan

ITEM II: Review of the minutes from the October 19, 2022 and November 16, 2022 Project Review Board meetings.

ITEM III: Tabled Items

American Eagle Signage – Design Review Certificate

The applicant is seeking approval of a Design Review Certificate for new and replacement signage and lighting at their building at 35 Main Street. No other changes are proposed. Zoning Districts: Village Commercial I (VC-I), Design Review District One – Class C & Color Overlay District. Tax Assessor Map 11, Lot 22 (35 Main Street). SB Signs, Courtney Boutin, applicant and representative; Camplin/Marino Properties, owner.

ITEM IV: Reviews

4 Kendall Lane – Design Review Certificate

The applicant is seeking approval of a Design Review Certificate for a new aluminum/steel ramp at the front entrance of an existing residential structure. An existing concrete landing at the building entrance will be removed. No other changes are proposed. Zoning Districts: Resource Protection II (RP-II), Design Review District One – Class C. Tax Assessor Map 15, Lot 9 (4 Kendall Lane). Goodwill of Northern New England, applicant and owner; Curtis Hamilton, representative.

Castronovo – Merganser Way – Shoreland Stabilization

The applicant is seeking approval for a Shoreland Zoning Permit (for Shoreland Stabilization). An area of approximately sixty feet in length will be stabilized (including underneath the existing dock) and will result in an overall stabilized length of one-hundred feet of shoreline. Zoning Districts: Medium Density Residential I (MDR-1) and Shoreland Area (SA). Tax Assessor Map 5A, Lot 19A (14 Merganser Way). Paul T. and Regina M. Castronovo, applicants & owners; Carter Becker, Falls Point Marine, representative.

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

The applicant is presenting conceptual plans 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 barn and associated site improvements. 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.

Depot Square – Multiple Family Dwelling – Conceptual Presentation

The applicant is presenting conceptual plans for a replacement structure at 15 Depot Street. A three-story multiple-family dwelling with eight residential units is proposed in a 2,144 square foot footprint structure. Access to the site will remain from Depot Street and no new road is proposed. No open space is required. Design Review, Site Plan Review and Subdivision Review are required. Zoning Districts: Village Commercial I (VC-I), Design Review District One – Class C & Color Overlay District. Tax Assessor Map 10, Lot 24-2 (15 Depot Street). Charter Maine Properties, LLC; applicant and owner; Esther Bizier, PE, Main-Land Development Consultants, Inc, Engineer; Dominic Petrillo, representative.

ITEM V: Review of 2023 Meeting Schedule.

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

ITEM VII: Adjourn.

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

Please click this link to join the webinar: <https://us02web.zoom.us/j/84420428675>

Or Telephone: Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253
215 8782

Webinar ID: 844 2042 8675

International numbers available: <https://us02web.zoom.us/j/84420428675>