

AGENDA
FREEPORT PROJECT REVIEW BOARD
FREEPORT TOWN HALL COUNCIL CHAMBERS
30 MAIN STREET
(Zoom option on page two of this agenda)
WEDNESDAY, DECEMBER 20, 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 November 15, 2023 Project Review Board meeting.

ITEM III: Reviews

48 Bow Street – Design Review Certificate & Demolition Permit Request

The applicant is seeking approval of a Design Review Certificate for exterior building alterations at 48 Bow Street. Changes include but are not limited to replacing a 20'x20' structure with a 20'x24' structure. There is an existing structure proposed to be demolished. The structure is Class B in Design Review District 2 and a four-month notice period for demolition is required. Zoning District: Village I (V-I); Freeport Village Overlay District, Design Review District 2 - Class B. Tax Assessor Map 13, Lot 88 (48 Bow Street). Bruce Macomber, applicant. Bruce Macomber Jr. and Shelbee Macomber, owners.

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.

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

Cigri Independence Drive Subdivision Amendment – Cigri Drive

The applicant is presenting conceptual plans for a one-lot amendment to the previously approved Cigri Independence Drive Subdivision. Three lots are existing, and one additional lot will be created. No open space is required. The plans will also include a design for road construction for Cigri Drive. Zoning District: Village Commercial III (VC-III), Design Review District I – Class B and C properties & Color Overlay District, and Freeport Village Overlay District. Tax Assessor Map 9, Lots 2-1 & 2-2 (0 Cigri Drive & 4 Cigri Drive). Kemal Cigri, applicant; Cigri Properties (Lot 2-1) & Kemal & Brandon Cigri (Lot 2-2), owners; Anthony P. Panciocco, P.E., Atlantic Resource Consultants, representative.

ITEM IV: Discussion of the work of the Central Core Working Group and Ordinance recommendations made to the Planning Board regarding updates to the Design Review Ordinance.

ITEM V: Adjourn.

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

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