



**Town of Freeport
Planning Department
30 Main Street
Freeport, ME 04032
(207) 865-4743 ext. 107**

1. SUBMISSIONS

- Twelve (12) copies each of the completed application form and a copy of the recorded deed(s) for the property. If the applicant is not the property owner, a purchase and sale agreement or a lease agreement shall also be submitted to show that the applicant has a serious interest in the project and sufficient title, right, and/or interest to complete the project. *The amount being paid for the property may be blacked out.*
- For applications to the Project Review Board, you must also submit twelve (12) copies of all other supplemental materials collated into individual packets which will fit into a large manila envelope. Please clip materials together; do not use special binding or binders. If copies of plans are being submitted, please include 2 full size sets (24" x 36") and 10 copies reduced to 11" x 17". The scale of any site plans shall be sufficient to allow review under the Criteria and Standards of Section 602.G of the Freeport Zoning Ordinance, but at not more than 50 feet to the inch for that portion of the total tract of land being proposed for development. All plan sheets must also be submitted electronically in a pdf format. For a complete list of detailed submission requirements, please refer to the applicable ordinance(s) which may include the Design Review Ordinance, the Subdivision Ordinance or the Zoning Ordinance (Section 602 – Site Plan Review).

For applications to the Planning Board, you must also submit eight (8) copies of all other supplemental materials.

- Payment of application fee and abutter fee (if applicable)
- This application form, along with the required accompanying materials, must be submitted to the Town Planner at least 21 days prior to the meeting at which it is to be considered.
- The applicant or an agent needs to be present at the meeting to present the application to the Board. If the applicant is going to be represented by someone other than themselves, they must submit a signed letter of authorization.

2. ABUTTERS

Abutters will be notified as required by State and Town regulations. Abutters will be determined by the Freeport Planning Department using most recent Assessing Records. If there are other people that you would like notified of the meeting, their contact information (either mailing address or email address) must be submitted with the application form. A fee of \$2.50 per abutter will be charged.

3. FEES

Refer to current fee schedule.

Town of Freeport
Planning Department

Application for Review

Project Type: (check all applicable)

Site Plan Review Design Review Certificate Subdivision
 Zoning Ordinance Amendment Other (please explain) _____

Name of Project: KAPALA - NEW ROOF

Proposed Use of Property:

1) Applicant Information:

Name: SAM KAPALA Tel: 603 724 4302
(If a Company, provide name of person also)

Address: 198 MAIN ST

Email: sam.kapala@gmail.com

2) Interest in Property: Please attach a copy of the recorded deed for the property. If the applicant is not the property owner, a purchase and sale agreement or a lease agreement shall also be submitted to show that the applicant has a serious interest in the project and sufficient title, right, and/or interest to complete the project. The amount being paid for the property may be blacked out. This application will not be processed without this information.

3) Do you own any abutting property? Yes No
if yes, please explain: _____

4) Property Information:

Present Use of Property SINGLE FAMILY RESIDENTIAL

Location: Street Address 198 MAIN ST

Assessor's Office Map: 15

Lot: 19

Size of Parcel (acres): 0.24 ACRES

Zoning District (s): V-1

5) Design Review Information (please circle one from each category)

Design Review District: One Two Not in the Design Review District

Building Class, as designated on the Design Review District Map(s): A B C

Is this building in the Color Overlay District: Yes No

Please describe the proposed changes: NEW STANDING-SEAM METAL ROOF ON MAIN HOUSE ONLY, INCLUDING THREE LOW ROOFS.

6) Other Information:

Proposed # of Buildings: _____ Gross Square Footage of Non-Residential Buildings: _____

Is Zoning Board of Appeals Approval Required? Yes No

if YES, provide reason _____

7) Subdivision Approval or a Subdivision Amendment: (if applicable)

Proposed Number of Lots _____

Does the applicant intend to request any waivers of Subdivision or Site Review provisions?

NO _____ YES _____

If YES, list and give reasons why _____

8) Applicant's Engineer, Land Surveyor, Landscape Architect and/or Planner:

Name: _____ Tel: _____

Address: _____

Email: _____

9) Billing Contact (If different than applicant information)

Name: _____ Tel: _____

Address: _____

Email: _____

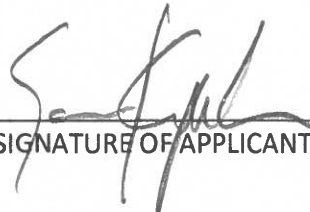
Application Fee: \$ 55

Abutter Fee: \$ _____

Submission: This application form, along with required accompanying materials, must be submitted to the Town Planner at least 21 days prior to the meeting at which it is to be considered.

The undersigned, being the applicant, owner or legally authorized representative, states that all information in this application is true and correct to the best of his/her knowledge and hereby does submit the information for review by the town and in accordance with applicable ordinances, statutes and regulations of the Town, State and Federal governments.

5/31/2023
DATE


SIGNATURE OF APPLICANT/OWNER/REPRESENTATIVE

Project Name KADALA - NEW ROOF

Date: 5/31/2023

**Town of Freeport
DESIGN REVIEW CERTIFICATE
Checklist**

The following items shall be included with all applications for Design Review Certificates for exterior alterations. For signage, please refer to the "Sign Application Requirements". Please note that the Project Review Board may request additional information if it is required for the Project Review Board to make a decision on an application.

- 1) Please attach current photos of the building showing elevations of the side(s) for which alterations are proposed.
- 2) If changes to the exterior color(s) of any portion of the building are proposed, include information on the color(s) including at least one complete set of paint chip samples (from the paint supplier) noting the actual color names.
- 3) In reviewing the application, the Board will need to know the types of materials to be used. For all materials, except for wood clapboards/shingles, cut sheets with product details must be included. Please complete the following table (use an additional sheet to explain, if necessary).

Item	Please explain details of the existing materials (if applicable)	Please explain details of proposed changes (if applicable)
Siding <small>(Note: reveal is the height of the exposed cupboards)</small>	Material <u>WOOD</u> Style <u>CLAPBOARD</u> Reveal <u>4" (ROUGHLY)</u>	Material <u>WOOD</u> Style <u>CLAPBOARD</u> Reveal <u>TO MATCH ORIGINAL</u>
Trim	Material _____ Trim Width _____	Material _____ Trim Width _____
Windows <small>(Note: please circle all styles that apply)</small>	Material _____ <u>Window Style:</u> <u>single-hung</u> double-hung casement awning solid plate glass bay other _____ Grille Style: no grilles inside outside between the panes of glass Mullion Pattern _____	Material _____ <u>Window Style:</u> <u>single-hung</u> double-hung casement awning solid plate glass bay other _____ Grille Style: no grilles inside outside between the panes of glass Mullion Pattern _____

Doors	Material _____ Panel style _____ Sidelite style _____ Transom style _____	Material _____ Panel style _____ Sidelite style _____ Transom style _____
Roofing	Material(s) <u>ASPHALT SHINGLES</u>	Material(s) <u>STANDING-SEAM METAL</u>
Misc. Items <i>(such as lighting, fences, awnings, etc)</i>	Please describe:	Please describe:

Please refer to the Town of Freeport – Chapter 22 Design Review Ordinance for additional information and standards.

Note: This form supplements the applicable Planning Department application.

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL BY THESE PRESENTS, That We, **Daniel C. Tartakoff and Karen P. Tartakoff**, of Freeport, Maine, for consideration paid, grant to:

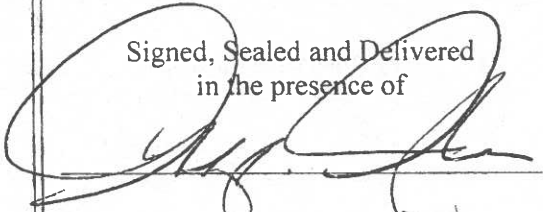
Samuel C. Kapala and Christina A. Kapala

whose mailing address is: 198 Main Street, Freeport, Maine 04032, with **warranty covenants, as joint tenants**, the real estate situated in Freeport, County of Cumberland, and State of Maine, described as follows:

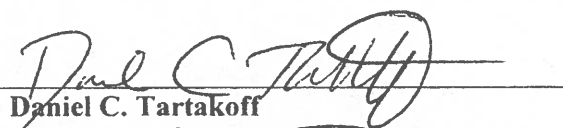
A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the Town of Freeport, County of Cumberland, and State of Maine being more particularly described in Exhibit A attached hereto and made a part hereof.


Witness our hands and seals this 1st day of August, 2016.

Signed, Sealed and Delivered
in the presence of



is both



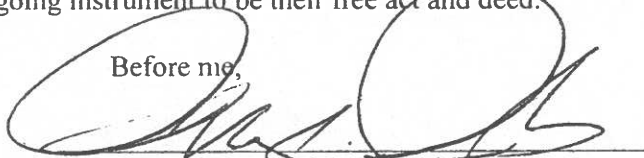
Daniel C. Tartakoff


Karen P. Tartakoff

State of Maine
County of Cumberland

August 1, 2016

Then personally appeared before me the above named Daniel C. Tartakoff and Karen P. Tartakoff and acknowledged the foregoing instrument to be their free act and deed.

Before me,


Attorney at Law/Notary Public
Printed Name:

Donnelly S. Dougie
Attorney At Law

MAINE REAL ESTATE TAX PAID

EXHIBIT A
198 Main Street, Freeport, Maine

A certain lot or parcel of land, together with the buildings thereon, situated on the easterly side of Main Street in the Town of Freeport, County of Cumberland and State of Maine, bounded and described as follows:

Commencing in the easterly line of Main Street in said Freeport at a point approximately 176 feet northerly of the intersection of Main Street with East Street, said point being now marked by a fence which runs in an easterly direction;

Thence northerly in the easterly line of Main Street 66 feet, more or less, to the southwest corner of property now or formerly of Russell Diemer;

Thence easterly in said Diemer's southerly line marked, in part, by a fence 175 feet, more or less;

Thence southerly in the westerly line of one Bellonzi along a fence to an angle in the line of said Bellonzi;

Thence westerly in the northerly line of said Bellonzi along a fence first referred to approximately 185 feet to the point of beginning.

Being the same premises conveyed to the Grantors herein by warranty deed from Craig W. Williams and Linda E. Williams dated March 29, 2013 and recorded in the Cumberland County Registry of Deeds in Book 30520, Page 75.

Received
Recorded Register of Deeds
Aug 03, 2016 09:32:55A
Cumberland County
Nancy A. Lane

Sam and Christina Kapala
198 Main Street
Freeport, ME 04032

May 31st, 2023

Project Review Board
30 Main Street
Freeport, ME 04032

Dear PRB,

We are replacing our failing shingle roof with a new standing-seam metal roof. The existing shingles were applied haphazardly, with many rows of shingles nailed into the gaps in the roof boards. They have started to move around, and we have been managing a couple of active roof leaks while we've waited for the roofing crew to become available. Both Christina and I have always admired standing-seam roofs for their good looks and long expected life spans, and we think that the new roof will contribute to the neighborhood with its classic New England aesthetics.

Because we have not yet completed our barn renovation or a planned dormer addition, this round of roofing will include the main roof pitch and three small lower roofs that terminate into walls. The bay window roof and small shed roof over a first-floor bathroom are uninsulated, so I will take the opportunity to improve the thermal efficiency of the house while we have access from the outside, since I am not interested in dismantling the fragile original metal ceilings. The new roof will have improved drip edge details, and I will take the time to build up the old roof framing to allow the drip edge to terminate on the crown molding at the proper height, rather than burying some of the detail as has happened with the current drip edge. As soon as we can finish the barn and the dormer, the rest of the house will get a matching roof.

The last minor changes will be the addition of two vents to the north side of the roof. The first will relocate a vent from the lower shed roof, which is not remotely to code, as it exits the roof right in front of a window. The second vent will allow for a radon system to remove sub-slab radon from the basement if we find it after sealing up the basement. The small cost of adding the vent now is nothing compared to the logistical and financial challenges of adding it later.

While the color is different, the house two doors down received a similar roof a year or two ago, so ours will not be the only one on the street. We can only hope that more of our neighbors will see the long-term value in metal roofs and swallow the upfront cost. Thank you for your consideration as we tackle this project, and please reach out with any questions.

Sincerely,

Sam Kapala

These pitches will get new roofing.

Approx. new vent locations

These pitches will remain asphalt for now.

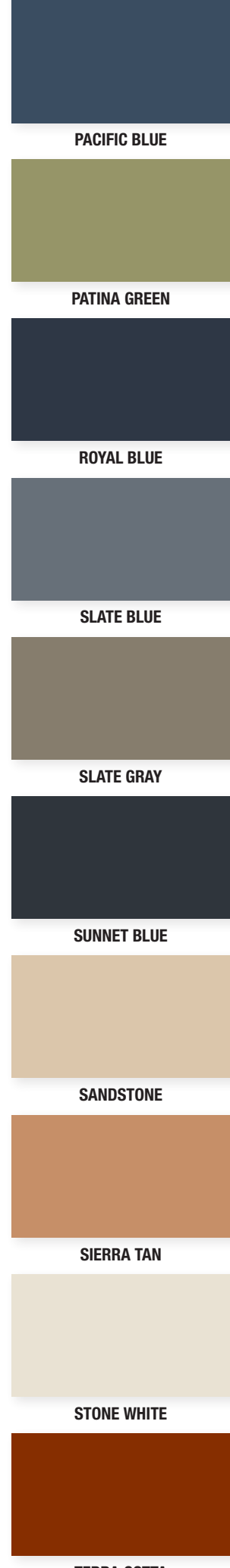
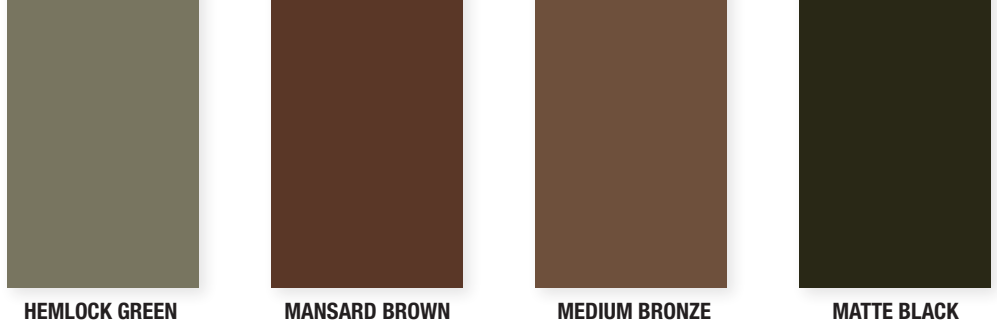
This vent will be eliminated.



A two-story white house with a new roof and a porch. The house features white horizontal siding, a gabled roof with decorative brackets, and a front porch with a small roof. The house is surrounded by greenery and a large tree on the right. The sky is clear blue.

New Roof

Asphalt to remain.



ENGLERT
Standard COLORS and COATINGS

PERMACOLOR 3500

Full Strength 70% Kynar 500®/Hylar 5000®

All colors available in Galvalume and Aluminum (.032", .040" & .050")



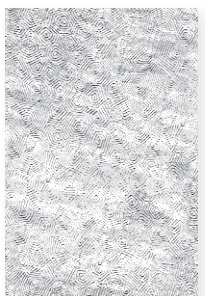
To view current SRI values, please visit the Englert website.

Colors shown are close to actual finishes however, due to the limitations of printing processes, slight variations may exist. Please contact Englert for actual color chips before ordering.



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MILL FINISH GALVALUME-PLUS®



PERMAMETALLICS 3500*
*Premium priced paint systems.

CHAMPAGNE*
 (Metallic)
 Mica 2-Coat System



COPPER*
 (Metallic)
 Mica 2-Coat System



PREWEATHERED GALVALUME®*
 (Metallic) Mica 2-Coat System

MILL FINISH
 (Aluminum) Made to order – available in sheets only



FINISHES THAT MEET ANY DESIGN OBJECTIVE

Englert is one of the few single-source metal roof manufacturers with an in-house coil coating line and an exceptionally broad range of finishes, whether the design calls for a natural weathered appearance or bright, high-performance, full-strength fluorocarbon colors.

Custom Colors

We can match the color of virtually any material, including brick, wood and fabric. Englert offers short lead times, and our minimum custom-color order requirements are among the industry's lowest.



ROOFING KYNAR-COATED STANDARDS IN STOCK - SHEET AND COIL

COLORS	STEEL			ALUMINUM			
	22g	24g	26g	.032	.040	.050	.063
Galvalume-Plus®		✓	✓				
Burgundy	•	✓	•	✓	•	•	•
Bone White	•	✓	•	✓	✓	✓	•
Charcoal Gray	•	✓	✓	✓	✓	✓	•
Colonial Red	•	✓	✓	✓	•	•	•
Dark Bronze	•	✓	✓	✓	✓	✓	•
Dove Gray	•	✓	✓	✓	✓	✓	•
Deep Red	•	✓	•	✓	•	•	•
Everglade Moss	•	✓	•	✓	•	•	•
Forest Green	•	✓	✓	✓	✓	•	•
Hartford Green	•	✓	✓	✓	✓	•	•
Hemlock Green	•	✓	•	✓	•	•	•
Mansard Brown	•	✓	✓	✓	✓	•	•
Medium Bronze	•	✓	✓	✓	✓	✓	•
Mill Finish (Aluminum)*				✓*	✓*	✓*	•*

*Made to order – available in sheets only.

COLORS	STEEL			ALUMINUM			
	22g	24g	26g	.032	.040	.050	.063
Matte Black	•	✓	✓	✓	✓	✓	•
Pacific Blue	•	✓	•	✓	•	•	•
Patina Green	•	✓	•	✓	•	•	•
Royal Blue	•	✓	•	✓	•	•	•
Slate Blue	•	✓	•	✓	•	•	•
Slate Gray	•	✓	✓	✓	✓	✓	•
SunNet Blue	•	✓	•	✓	•	•	•
Sandstone	•	✓	•	✓	✓	✓	•
Sierra Tan	•	✓	•	✓	✓	✓	•
Stone White	•	✓	•	✓	✓	✓	•
Terra Cotta	•	✓	•	✓	•	•	•
Champagne (Metallic)*	•	✓	•	✓	✓	•	•
Copper (Metallic)*	•	✓	•	✓	✓	•	•
Preweathered (Metallic)*	•	✓	•	✓	✓	✓	•

*Mica 2-Coat System

✓ - Standard • - Minimum Quantities Required

Colors shown are close to actual finishes however, due to the limitations of printing processes, slight variations may exist. Please contact Englert for actual color chips before ordering.

The coil and sheet availability shown above is subject to change at anytime without notice. Contact Englert for current offering.

ENGLERT INC.
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info@englertinc.com • englertinc.com

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