



November 1, 2023
93219-10

Ms. Caroline Pelletier
Town Planner
30 Main Street
Freeport, ME 04032

Sketch Plan – Flagship Building Improvements
L.L.Bean, Inc., Freeport

Dear Caroline:

On behalf of L.L.Bean, Inc., Sebago Technics Inc. is pleased to submit the attached materials for the Project Review Board Site Walk scheduled for November 29th, 2023 at 8:45 AM. The provided materials support the applicant's proposed improvements to the L.L.Bean, Inc. Flagship Building that were discussed at the Project Review Board's October meeting.

Improvements are proposed along the eastern façade of the Flagship Store along Main Street and along the southern façade of the Flagship Store in the area adjacent to the existing Moose Parking Lot.

Included in this application please find:

- Justin's Way and Main Street Existing Photo and Concept Rendering
- Upper Main Street Existing Photo and Concept Rendering
- New Front Door Existing Photo and Concept Rendering
- Boot Plaza Existing Photo and Concept Rendering
- Main Street Existing Photo and Concept Rendering
- Main Street Elevations

We look forward to discussing these proposed improvements with the Project Review Board at the scheduled Site Walk. Upon reviewing these materials, please reach out with any questions or requests for additional information. We aim to further introduce the project and hear any concerns or feedback the Project Review Board may have as we move into technical and design development. Thank you for your time and consideration.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink that reads "Kylie S. Mason". The signature is fluid and cursive, with a horizontal line extending from the end.

Kylie S. Mason, R.L.A., LEED-AP
Chief Operations Officer
Maine Licensed Landscape Architect

Site Map | Project Review Board Site Walk 11/29/23 at 8:45 AM



- 1 Justin's Way and Main Street
- 2 Upper Main Street
- 3 New Front Door
- 4 Boot Plaza
- 5 Main Street

View 1 | Justin's Way and Main Street – Existing Photo



View 1 | Justin's Way and Main Street – Concept Rendering



View 2 | Upper Main Street – Existing Photo



View 2 | Upper Main Street - Concept Rendering



View 3 | South Entrance – Existing Photos



View 3 | South Entrance - Concept Rendering



View 4 | Boot Plaza – Existing Photos



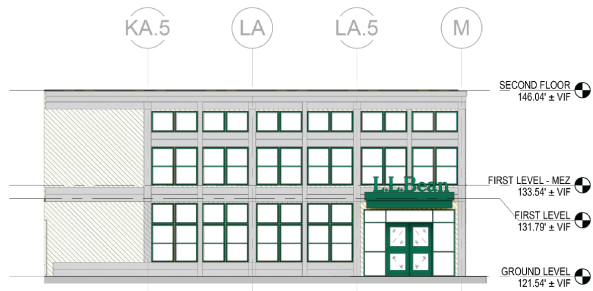
View 4 | Boot Plaza - Concept Rendering



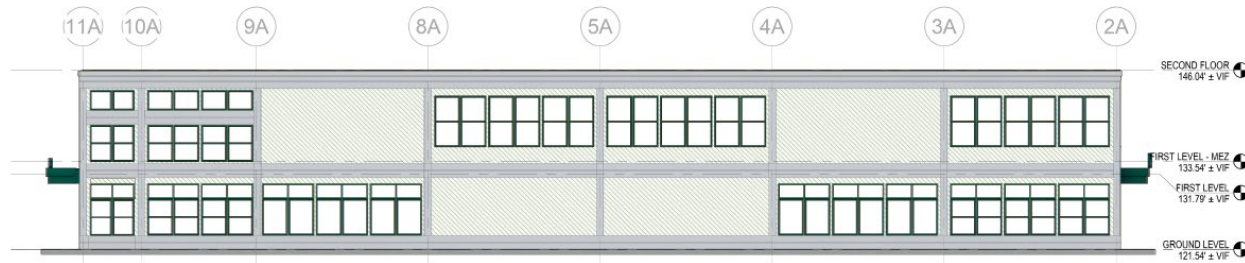
View 5 | Main Street



View 5 | Main Street



2 MAIN STREET BUILDING - SOUTH ELEVATION
3/32" = 1'-0"

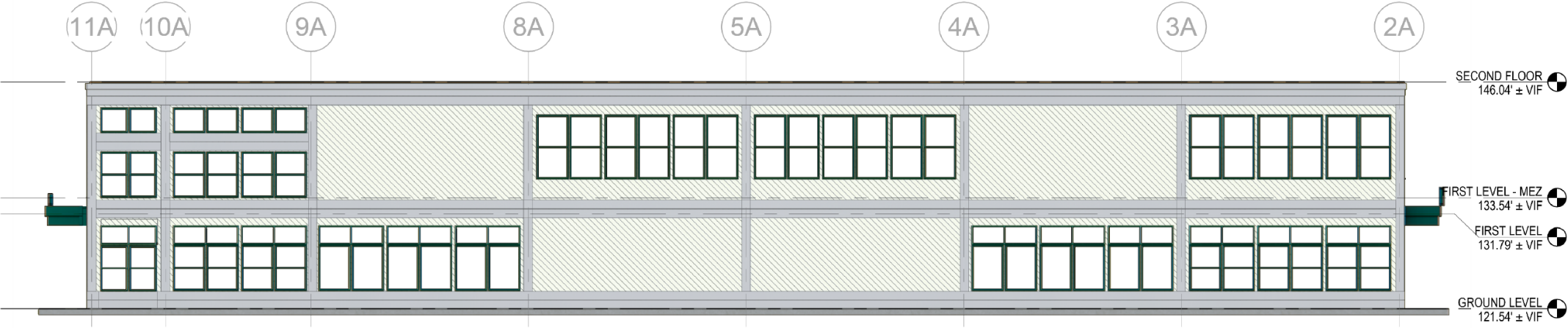


MAIN STREET BUILDING - EAST ELEVATION
3/32" = 1'-0"

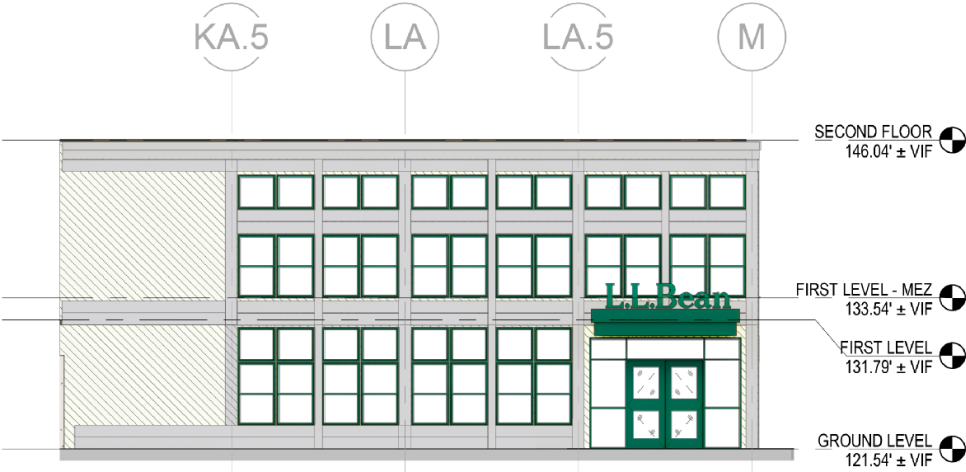


3 MAIN STREET BUILDING - NORTH ELEVATION
3/32" = 1'-0"

Main Street Elevations | As presented on 10/18/23



1 MAIN STREET BUILDING - EAST ELEVATION
 3/32" = 1'-0"



2 MAIN STREET BUILDING - SOUTH ELEVATION
 3/32" = 1'-0"



3 MAIN STREET BUILDING - NORTH ELEVATION
 3/32" = 1'-0"

