



Site Plan Application Main Street Improvements

Prepared for
L.L. Bean, Inc.
15 Casco Street
Freeport, Maine 04032

Prepared by
Sebago Technics
75 John Roberts Rd.
South Portland, ME 04106

January 2024
93219-10



January 24, 2024
93219-10

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

Site Plan Review – Main Street Improvements
L.L.Bean, Inc., Freeport

Dear Caroline:

On behalf of L.L.Bean, Inc., Sebago Technics Inc. is pleased to submit the attached Major Site Plan Application submittal for review. The applicant proposes improvements to the L.L.Bean, Inc. retail campus, including renovation of the Flagship Building. The proposed project area is in the Village Commercial (VC-1) zone. The Flagship Entrance and Main Campus corridor are located within the Design Review District, and improvements and alterations are proposed for a “B” rated structure within the existing Flagship Building. The Design Review certificate, as required by ordinance for the demolition, renovation, and construction of the new Flagship building improvements, has been previously filed under separate cover.

The proposed project improvements occur within the area of the eastern façade of the Flagship Store along Main Street and a small area of the southern façade of the Flagship Store adjacent to the existing staircase connecting main street to the upper plaza of the retail campus.

Proposed improvements along the eastern façade include a flat entry plaza at the corner of Justin’s Way and Main Street to accommodate a new entryway. The entrance will feature a faux wood overhang and a new sign to call out the new entryway along the existing façade. Special attention has been given to the proposed landscaping design at the new entryway in keeping with the existing campus design and feedback from the Project Review Board. Additionally, the existing entrance along Main Street will be relocated around the corner to the south to improve pedestrian circulation. The relocated entrance will match the design of the new entrance at Justin’s Way with a faux wood overhang and new sign. The façade along Main Street will be updated with new additional windows that will match the existing windows. The existing canopies will remain to provide cover to the public right of way and contrast to building design.

Improvements in the area of the southern façade will include a small portion of the upper retail plaza and the Flagship building along with the interconnection of these areas with the Main Street Façade. The building renovation will include a redesign of the southeast corner of the flagship building. Additions in this area will include east facing windows and an internal stair tower. The southern facing wall of the tower will be used as a mural space for rotating seasonal

designs. The building will use materials and colors to match the existing design of the retail campus.

Changes to the existing site Stormwater requirements will be nominal. A notification to the Maine Department of Environmental Protection for an exemption under Site Law will be filed subsequently. Given the proposed nominal change in impervious from the previously approved application, a stormwater drainage plan and the associated calculations have not been submitted. The applicant has provided a narrative to describe how the project meets the Town requirements.

We look forward to discussing these proposed improvements with the Project Review Board at the next meeting in more detail. Upon reviewing this application, please reach out with any questions or requests for additional information. 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 written in a cursive, flowing style.

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

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Exhibit 1

Application/Checklist/Letter of Authorization



**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: Main Street Improvements _____

Proposed Use of Property: Commercial (Improvements to storefront) _____

1) Applicant Information:

Name: L.L. Bean, Inc. / Kate Wise _____ Tel: 207-772-3846
(If a Company, provide name of person also)

Address: 15 Casco Street, Freeport Maine 04003 _____

Email: kwise@llbean.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: The applicant owns the property across Justin's Way. _____

4) Property Information:

Present Use of Property Retail and Recreational space. _____

Location: Street Address 95 Main Street _____

Assessor's Office Map: 011 _____

Lot: 64-ETC, 36-ETC, 40-ETC

Size of Parcel (acres): 8.2 _____

Zoning District (s): VC1 _____

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: Please see Cover Letter _____

6) Other Information:

Proposed # of Buildings: 0 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: Sebago Technics, Inc. / Kylie Mason RLA Tel: 207-200-2071

Address: 75 John Roberts Road, Suite 4A, South Portland

Email: kmason@sebagotechnics.com

9) Billing Contact (If different than applicant information)

Name: See applicant information. Tel: _____

Address: _____

Email: _____

Application Fee: \$ _____ 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.

1/17/2024

DATE



SIGNATURE OF APPLICANT/OWNER/REPRESENTATIVE

Town of Freeport
Site Plan Review Submission Checklist – Larger Projects
Per Section 602 of the Freeport Zoning Ordinance

Submission Requirements: When the owner of the property or authorized agent makes formal application for Site Plan Review, the application for the Site Plan or an amendment to an approved plan shall contain at least an application, a deed for the property, plans, building elevations, and a cover letter. More details on each of these items are listed below. The Town Planner shall make an initial review of the application to determine if it is complete.

| Requirement | Check if included | If the item has not been included with the submission, a waiver must be requested. Please explain the reason: |
|--|-------------------|--|
| Application: A fully executed and signed copy of the application for Site Plan Review. The application form will be provided by the planning department. | X | |
| Deed: 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. | X | |
| Cover letter: A cover letter explaining the project should include details on any proposed construction or change of use that can't be explained by the plans. The cover letter should also list other local, state, or federal permits or licenses that will be required. If applicable, the cover letter should include the applicant's intent for ownership of the open space. | X | |
| Plans: At least twelve (12) copies of a site plan drawn at a scale sufficient to allow review under the Criteria and Standards of section (G) of Section 602, but at not more than 50 feet to the inch for that portion of the total tract of land being proposed for development and twelve (12) copies of the plan on 11 X 17" size sheets. All plan sheets must also be submitted electronically in a pdf format. All plans shall include the following information: | X | |
| a. Owner's name, address and signature; | X | |
| b. <u>Boundaries</u> of all contiguous property under the control of the owner or applicant regardless of whether all or part is being developed at this time; | X | The applicant is submitting an overall boundary plan for the immediate retail campus |
| c. The <u>bearings and distances</u> of all property | | |

| | | |
|--|-----|---|
| lines, and easements and the location of the adjacent right-of-way. A formal survey is recommended for new developments; however, the Project Review Board may waive the requirement of a formal boundary survey when sufficient information is available to establish, on the ground, all property boundaries; | X | |
| d. <u>Zoning classification(s)</u> of the property and the location of Zoning District boundaries if the property is located in two or more Zoning Districts; | X | |
| e. The <u>lot area</u> of the parcel and the <u>road frontage</u> ; | X | |
| f. The <u>location, size, and type of all existing and proposed buildings</u> and structures (including size and height) and: | X | |
| <i>the setbacks from property lines,</i> | X | |
| <i>driveways</i> | X | |
| <i>sidewalks</i> | X | |
| <i>parking spaces</i> | X | |
| <i>loading areas</i> | n/a | none are proposed |
| <i>open spaces</i> | n/a | none are proposed |
| <i>large trees</i> | X | |
| <i>open drainage courses</i> | n/a | none are proposed |
| <i>signs</i> | X | |
| <i>exterior lighting</i> | X | |
| <i>service areas</i> | n/a | none are proposed |
| <i>easements</i> | X | |
| <i>landscaping</i> | X | |
| Developments proposed on land that hasn't been previously developed, redevelopment of property, and or significant expansion shall also include the following information. The Town Planner may determine what additional information will need to be submitted. The Project Review Board may require additional information or may waive the additional submission requirements required by the Town Planner. | | |
| g. Sketch map showing general location of the site within the town; | X | |
| h. The location of all <u>buildings within 150 feet</u> of the parcel to be developed and the location of <u>intersecting roads or driveways within 200 feet</u> of the parcel; | X | |
| i. Existing and proposed <u>topography</u> of the site at two foot contour intervals if major changes to the existing topography are being proposes; | X | |
| j. A <u>stormwater drainage</u> plan showing: (1) the existing and proposed method | | Due to insignificant changes to drainage conditions, a stormwater drainage plan has not been included |

| | | |
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| of handling stormwater run-off; | | |
| (2) the direction of flow of the run-off through the use of arrows; | X | |
| (3) the location, elevation and size of all catch basins, dry wells, drainage ditches, swales, retention basins, and storm sewers; | X | |
| (4) engineering calculations used to determine the increased rate of drainage based upon the pre and post development conditions of a two year, ten (10) year and twenty-five (25) year storm frequency. The drainage plan shall result in no increase to the rate of off site-drainage from the pre-development rate. | | Due to the minimal change in impervious area and existing stormwater control devices on the site, no significant changes to off site drainage conditions are anticipated. Runoff from all increased impervious cover will be collected and treated by L.L. Bean's existing bio-retention basin(s) and detention ponds. |
| (5) Plan for maintaining and/or improving stormwater quality. Retention of the first one-half inch of run-off from a storm event for 24 hours may be required. | | Not submitted - Due to the minimal change in impervious area and existing stormwater control devices on the site, see Exhibit 7 |
| (6) Compliance with Section 529.4, if applicable. | X | DEP stormwater permit not required, see Exhibit 7 |
| k. A <u>utility plan</u> showing provisions for water supply and waste water disposal, including the size and location of all piping, holding tanks, leach fields, etc., and showing the location and nature of any solid waste collection facility and all electrical, telephone and any other utility services to be installed on the site. Impact on groundwater shall be evaluated. All utilities shall be underground whenever feasible as determined by the Project Review Board. | X | |
| l. <u>Lighting</u> showing the location, type, radius and intensity in foot candles of all exterior lighting, including sidewalk lighting in the Village Commercial 1 and 2 Districts. | X | |
| m. A <u>landscaping</u> schedule keyed to the site plan and indicating the varieties, sizes, and the locations of trees, shrubs, plants and any other landscaping elements to be retained or to be planted or placed on the site. It should include proposed methods of protecting existing trees and growth | X | |

| | | |
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| during and after construction. | | |
| n. If a new entrance is proposed; <u>sight distances</u> at the entrance is required in both directions | n/a | No new entrance is proposed |
| o. <u>Building elevations</u> : For new building construction, building elevation drawings of all sides of the building including the description of type, color, and texture of all buildings. | X | |
| p. Estimated <u>peak-hour traffic</u> to be generated by the proposal. | n/a | proposed project will not impact existing traffic movement |
| q. The <u>type and size of all permanent machinery</u> likely to generate appreciable noise at the lot lines. | X | |
| r. The amount and type of any raw, finished <u>or waste materials to be stored</u> outside of roofed buildings, including their physical and chemical properties, if applicable. | n/a | No raw, finished, or waste material will be stored outside of the building |
| s. A <u>list of construction items</u> that will be included in the performance guarantee and the estimated or actual cost of completing those items. | | will be provided under separate cover |
| t. Provisions for <u>maintenance agreements</u> of all common areas, if applicable. | n/a | no common areas proposed |
| u. <u>Condominium declarations</u> , if applicable, including, but not limited to, organization of the homeowners' association and provisions for maintenance of common areas. | n/a | |

AGENT AUTHORIZATION

| | | | | |
|--|------------------|---|------------------------------------|---|
| APPLICANT/ OWNER | Name | L.L.Bean, Inc. Casco Street, Freeport, ME 04033 | | |
| PROPERTY DESCRIPTION | Physical Address | Casco Street Freeport, ME 04033 | Map | |
| | | | Lot | |
| APPLICANT'S AGENT INFORMATION | Name | Kylie S. Mason, RLA, LEED-AP | | |
| | Phone | 207-200-2071 | Business Name & Mailing Address | 75 John Roberts Road, Suite 4A South Portland, ME 04106 |
| | | | | |
| | | | | |

Said agent(s) may represent me/us before Town of Freeport Planning Board and the State Department of Environmental Protection to expedite and complete the approval of the proposed development for this parcel.

David Lockman 5-3-19

APPLICANT SIGNATURE DATE

David Lockman
Director of Real Estate &
Construction

PLEASE TYPE OR PRINT NAME HERE

Kylie S. Mason 5-6-2019

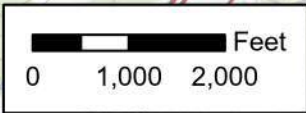
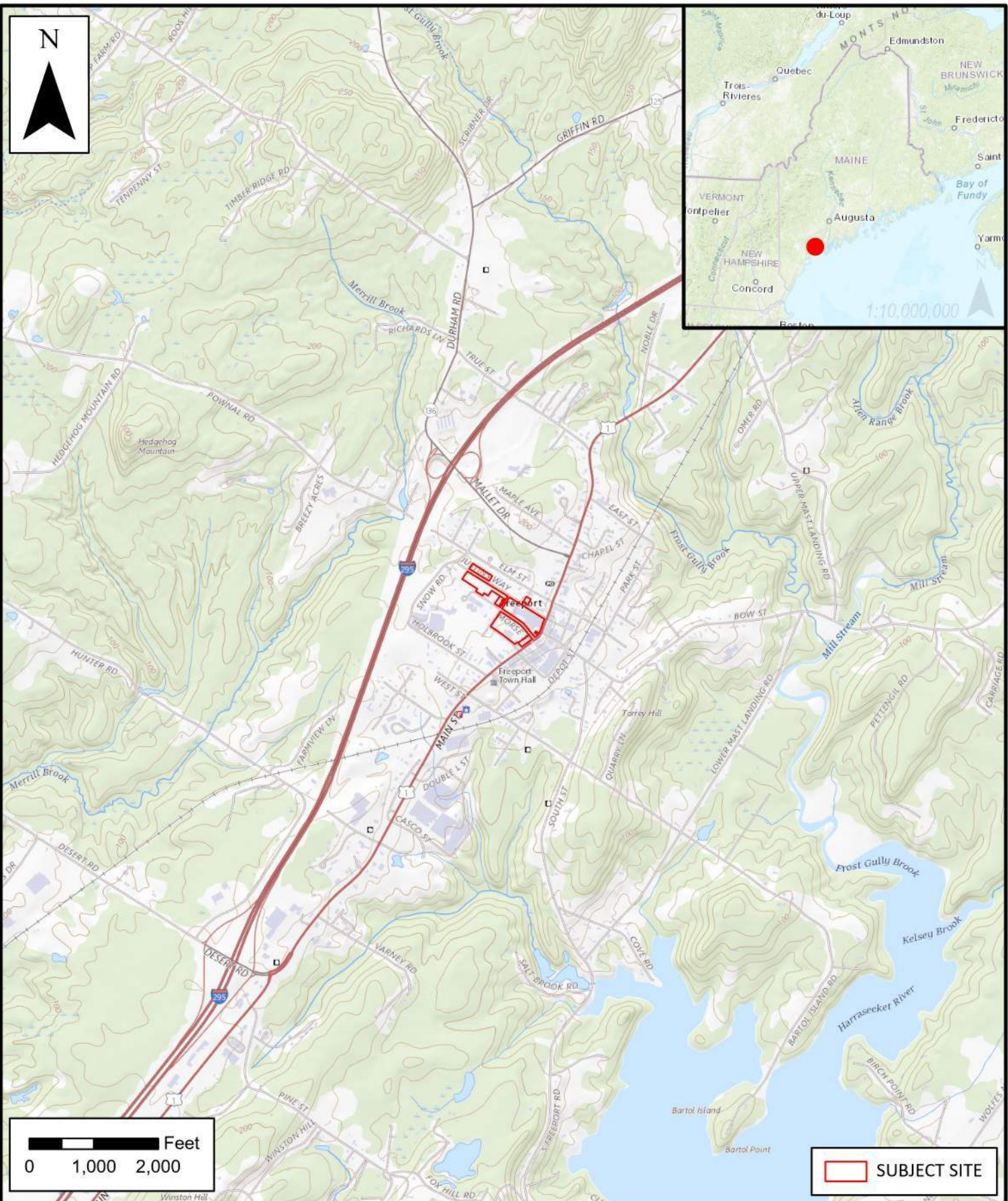
APPLICANT'S AGENT SIGNATURE DATE

KYLIE S. MASON *Site*

PLEASE TYPE OR PRINT NAME HERE

Exhibit 2

Locus Map



 SUBJECT SITE

SEBAGO
TECHNICS

WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. - Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

LOCATION MAP LL BEAN, INC

SCALE: 1:24,000
DATE: 9/22/2022

LOCATION:
JUSTIN'S WAY
FREEPORT, ME

INFORMATION:
MAINE GEOLIBRARY
USGS QUADRANGLE

Exhibit 3

Section 602 F. Criteria and Standards

Exhibit 3 Section 602F. Criteria of Standards

a. Preservation of Landscape

The proposed project has been designed to be in keeping with the existing retail campus. There are minor landscaping improvements proposed as part of the project. A small area of vegetation will be redesigned near the proposed relocated entrance and the new proposed entrance at Justin's Way. Vegetation removal near the new entrance is proposed to provide a landing area for pedestrian traffic out of the public right of way. Impacts to existing landscape, as well as proposed new landscaping, can be seen on the Demolition Plan and Landscaping Plan respectively.

b. Relation of Proposed Buildings to the Environment

The proposed improvements are in keeping with the surrounding area. Please see the plan set.

c. Vehicular Access

The proposed improvements will not change vehicular flow along Main Street. Please see the plan set.

d. Parking and Circulation

The proposed improvements have been designed to allow for practical and safe circulation of vehicle and pedestrian traffic. The proposed project will improve pedestrian circulation and will not change the existing circulation pattern of vehicles. Please see the plan set.

e. Surface Water Drainage

Adequate provisions have been made for surface drainage on the site. No significant changes to surface runoff conditions are anticipated as part of the proposed site improvements. The approximate decrease in impervious coverage on the site is ± 294 SF. Due to the insignificant decrease in impervious area and adequacy of the existing drainage system, no stormwater management plan has been submitted for this project.

f. Utilities

The existing water service and usage will not be impacted by the project. Please see the Grading and Utility Plans in the attached plan set for utility placement associated with the site improvements.

g. Advertising Features

The proposed improvements include any mural area for a seasonally rotating advertisement. Additionally, new signs will be located above the new entrance at Justin's Way and the relocated entrance on the southern corner. Please see the Site Plans in the attached plan set for sign locations and sign layouts included as part of this submittal as Exhibit 11.

h. Special Features

The proposed improvements do not include any exposed storage areas, exposed machinery installations, service areas, or truck loading areas. Please see the plan set.

i. Exterior Lighting

All exterior lighting has been designed to encourage energy efficiency, to ensure safe movement of people and vehicles, and to minimize adverse impacts on neighboring properties and public ways. Lighting product information has been included as part of this submittal as Exhibit 9. Please see the lighting plan included in the plan set for additional information.

j. Emergency Vehicle Access

The proposed improvements along Main Street will not result in impacts to the convenient and safe access of emergency vehicles to all buildings and structures. Please see the attached Site Plan(s).

k. Landscaping

Careful attention was given to the proposed landscaping for this site plan amendment. Please see the landscaping plans included as part of the plan set.

l. Environmental Consideration

The proposed project will not result in negative impacts to the surrounding waterways, wildlife, wildlife habitat, archaeological or historic resources. The proposed project involves the redevelopment of previously developed areas.

Exhibit 4

Water/Sewer

Exhibit 4: Water/Sewer

The proposed amendment will not result in an increased use of water or sewer. The proposed improvements do not involve additional bathrooms, there will be no increase in the number of employees utilizing the facilities, and there will be no increase in the overall usage at the retail campus.

Exhibit 5

Right, Title, or Interest

Exhibit 5: Right, Title, Interest

The applicant owns the parcel located at 95 Main Street as outlined in deed Book 39892, Page 291 in the Cumberland County Registry of Deeds.

Please see this Exhibit for a copy of the deed.

CONFIRMATORY AND SUPPLEMENTARY QUITCLAIM DEED
STATUTORY SHORT FORM
TITLE 33, §775

L. L. Bean, Inc., a Maine corporation, with a mailing address of Casco Street, Freeport, Maine 04033, releases to L. L. Bean, Inc., a Maine corporation, with a mailing address of Casco Street, Freeport, Maine 04033, certain lots or parcels of land situated in the Town of Freeport, County of Cumberland, and State of Maine, as described in **Exhibit A** attached hereto and made a part hereof.

This deed is given without additional consideration and without changing ownership or ownership interest, to confirm and supplement the following previously recorded deeds:

- a) Deed of Debra J. Lausier to L. L. Bean, Inc. dated October 31, 1994, and recorded at the Cumberland County Registry of Deeds in Book 11694, Page 178.
- b) Deed of Debra J. Lausier to L. L. Bean, Inc. dated July 17, 1992, and recorded at the Cumberland County Registry of Deeds in Book 10182, Page 137;
- c) Deed of Pauline F. Reynolds to L. L. Bean, Inc. dated September 23, 1970, and recorded at the Cumberland County Registry of Deeds in Book 3145, Page 385;
- d) Deed of Leon L. Bean to L. L. Bean, Inc. dated July 1, 1965, and recorded at the Cumberland County Registry of Deeds in Book 2907, Page 176;
- e) Deed of Leon L. Bean to L. L. Bean, Inc. dated July 19, 1947, and recorded at the Cumberland County Registry of Deeds in Book 1880, Page 50;
- f) Deed of Thelma G. Snow to L. L. Bean, Inc. dated April 13, 1968, and recorded at the Cumberland County Registry of Deeds in Book 3037, Page 804;
- g) Deed of Freeport Veterans, Inc. to L. L. Bean, Inc. dated October 19, 1949, and recorded at the Cumberland County Registry of Deeds in Book 1977, Page 320;
- h) Deed of John W. Skillin, Beth D. Hill, and Laura H. Skillin to L. L. Bean, Inc. dated January 11, 1982, and recorded at the Cumberland County Registry of Deeds in Book 4907, Page 258;
- i) Deed of Lois Van Pelt-Marki to L. L. Bean, Inc. dated April 1, 1994, and recorded at the Cumberland County Registry of Deeds in Book 11377, Page 167;
- j) Deed of Maureen A. Babicki to L. L. Bean, Inc. dated January 9, 1992, and recorded at the Cumberland County Registry of Deeds in Book 9997, Page 53;

- k) Deed of Hazel M. Bean, Claire L. Bean, Barbara B. Gorman, and H. June Bean to L. L. Bean, Inc. dated May 28, 1951, and recorded at the Cumberland County Registry of Deeds in Book 2046, Page 403;
- l) Deed of Isaac S. Skillin to L. L. Bean, Inc. dated October 1, 1952, and recorded at the Cumberland County Registry of Deeds in Book 2236, Page 21;
- m) Deed of Carlene J. Stairs to L. L. Bean, Inc. dated December 21, 1993, and recorded at the Cumberland County Registry of Deeds in Book 11220, Page 159;
- n) Deed of Mary E. Dolloff and Harold E. Dolloff to L. L. Bean, Inc. dated July 2, 1985, and recorded at the Cumberland County Registry of Deeds in Book 6811, Page 197;
- o) Deed of Jane Geelhoed to L. L. Bean, Inc. dated November 29, 1991, and recorded at the Cumberland County Registry of Deeds in Book 9813, Page 182;
- p) Deed of Clifford Condon to L. L. Bean, Inc. dated May 8, 1995, and recorded at the Cumberland County Registry of Deeds in Book 11914, Page 10;
- q) Deed of Theohome Realty to L. L. Bean, Inc. dated December 12, 1962, and recorded at the Cumberland County Registry of Deeds in Book 2722, Page 363;
- r) Deed of J. Edward Davis and William Shirley Davis Sr. to L. L. Bean, Inc. dated August 20, 1963, and recorded at the Cumberland County Registry of Deeds in Book 2774, Page 380;
- s) Deed of B&J Realty Partnership to L. L. Bean, Inc. dated June 1, 2007, and recorded at the Cumberland County Registry of Deeds in Book 25220, Page 111;
- t) Deed of Melodee G. MacKinnon and Brad R. MacKinnon to L. L. Bean, Inc. dated August 10, 1994, and recorded at the Cumberland County Registry of Deeds in Book 11600, Page 157.
- u) Deed of Hazel M. Bean to L. L. Bean, Inc. dated May 27, 1957, and recorded at the Cumberland County Registry of Deeds in Book 2355, Page 195;
- v) Deed of Lyla E. St. Louis to L. L. Bean, Inc. dated January 17, 1995, and recorded at the Cumberland County Registry of Deeds in Book 11800, Page 130;
- w) Deed of Dennis E. Daniel and Ruth N. Daniel to L. L. Bean, Inc. dated January 10, 1992, and recorded at the Cumberland County Registry of Deeds in Book 9997, Page 65;
- x) Deed of Blanche L. Roberts to L. L. Bean, Inc. dated July 25, 1980, and recorded at the Cumberland County Registry of Deeds in Book 4639, Page 14;

- y) Deed of Lester Hughes and Kathleen J. Hughes to L. L. Bean, Inc. dated June 1, 1970, and recorded at the Cumberland County Registry of Deeds in Book 3129, Page 175;
- z) Deed of Mobil Oil Corporation to L. L. Bean, Inc. dated March 13, 1972, and recorded at the Cumberland County Registry of Deeds in Book 3221, Page 291;
- aa) Deed of Louis S. Bailey, Jr. and Alice I. Bailey to L. L. Bean, Inc. dated August 25, 1982, and recorded at the Cumberland County Registry of Deeds in Book 5018, Page 2;
- bb) Deed of Jose E. Chang and Nancy L. Chang to L. L. Bean, Inc. dated April 28, 1977, and recorded at the Cumberland County Registry of Deeds in Book 4012, Page 50;
- cc) Deed of Sabra C. Burdick to L. L. Bean, Inc. dated January 21, 1992, and recorded at the Cumberland County Registry of Deeds in Book 9955, Page 286;
- dd) Deed of Jane G. Hall to L. L. Bean, Inc. dated December 19, 1994, and recorded at the Cumberland County Registry of Deeds in Book 11764, Page 86;
- ee) Deed of James D. Donoghue and Carrie P. Donoghue to L. L. Bean, Inc. dated September 22, 1994, and recorded at the Cumberland County Registry of Deeds in Book 11642, Page 161;
- ff) Deed of Harold L. Morse to L. L. Bean, Inc. dated September 9, 1996, and recorded at the Cumberland County Registry of Deeds in Book 12719, Page 45;
- gg) Deed of Linda Barrett to L. L. Bean, Inc. dated September 20, 1996, and recorded at the Cumberland County Registry of Deeds in Book 12770, Page 115;
- hh) Clerk's Certificate dated August 26, 1996, and recorded at the Cumberland County Registry of Deeds in Book 12707, Page 145; and Order dated January 15, 1997, and recorded at the Cumberland County Registry of Deeds in Book 12919, Page 127;
- ii) Deed of Robert F. Fusselman and Susan M. Fusselman to L. L. Bean, Inc. dated February 24, 1995, and recorded at the Cumberland County Registry of Deeds in Book 11832, Page 165;
- jj) Town of Freeport Discontinuance Order dated August 19, 2008, and recorded at the Cumberland County Registry of Deeds in Book 26325, Page 44; and

This deed has been executed, delivered, accepted and recorded in the Cumberland County Registry of Deeds by L. L. Bean, Inc. to itself for the purpose of placing of record a metes and bounds description of a single lot comprised all the abutting lots acquired by L. L. Bean, Inc. by

virtue of the deeds referred to above, it being L. L. Bean, Inc.'s intent that said abutting lots shall be merged and hereafter be deemed a single parcel for assessment for real estate taxes and for zoning purposes.

DATED: December 12, 2022

L. L. Bean, Inc.

By: *George A Mayo*
George A. Mayo
Its: Vice President Facilities

STATE OF MAINE
COUNTY OF CUMBERLAND

December 12, 2022

Then personally appeared George A. Mayo, Vice President Facilities of L. L. Bean, Inc., and acknowledged the foregoing instrument to be his free and deed in his capacity and the free act and deed of said corporation.

Before me,

Beth B LeBlanc
Notary Public/Attorney at Law
Beth B. LeBlanc
(Print Name)



Exhibit A
L. L. Bean Property Description

A certain lot or parcel of land located on the northwesterly side of Main Street in the Town of Freeport, County of Cumberland, State of Maine and being depicted on a plan titled "Existing Conditions Plan of L.L. Bean Retail Campus, 95 Main Street, Freeport, Maine for Record Owner L.L. Bean, Inc., 15 Casco Street, Freeport, Maine, 04033" dated January 28, 2022 and revised through August 17, 2022 by Sebago Technics Inc., and being more particularly bounded and described as follows:

Beginning at a point on the northwesterly side of Main Street at the intersection with the southwesterly side of Justin's Way;

Thence S 20°16'35" W, along Main Street, a distance of 282.12 feet;

Thence S 56°02'55" W, along Main Street, a distance of 96.24 feet to land now or formerly of Down East Energy Corp. as described in a deed recorded at the Cumberland County Registry of Deeds ("CCRD") in Book 6201, Page 308;

Thence N 37°11'51" W, along land now or formerly of Down East Energy Corp., a distance of 85.36 feet; Thence S 52°20'20" W, along land now or formerly of Down East Energy Corp., a distance of 20.19 feet;

Thence S 54°49'32" W, along land now or formerly of Down East Energy Corp., a distance of 206.56 feet to land now or formerly of the Town of Freeport as described in a deed recorded at the CCRD in Book 2820, Page 129;

Thence N 43°48'13" W, along land now or formerly of the Town of Freeport, a distance of 15.17 feet;

Thence S 55°11'41" W, along land now or formerly of the Town of Freeport, a distance of 60.06 feet to the northerly sideline of Nathan Nye Street;

Thence N 44°01'09" W, along Nathan Nye Street, a distance of 69.26 feet;

Thence N 53°03'21" W, along Nathan Nye Street, a distance of 286.16 feet, being S 55°49'34" E, a distance of 0.48 feet from a granite monument found;

Thence N 33° 27' 12" E, along Nathan Nye Street, a distance of 6.94 feet;

Thence N 56°29'35" W, along Nathan Nye Street a distance of 99.78 feet to the south easterly sideline of Cross Street;

Thence N 33°30'22" E, along Cross Street, a distance of 525.27 feet;

Thence along a tangential circular curve concave to the south, Cross Street, and Justin's Way as defined by the following curve elements: having a radius of 15.00 feet, an arc length of 22.85 feet and a chord which bears N 77°08'43" E, with a chord length of 20.70 feet;

Thence S 59°13'08" E, along Justin's Way, a distance of 131.82 feet; Thence S 57°06'13" E, along Justin's Way, a distance of 339.22 feet;

Thence S 60° 38' 48" E, along Justin's Way a distance of 139.78 feet to the Point of Beginning.

Subject to a 10 foot wide water pipe line easement to the Town of Freeport as described in deeds recorded at the CCRD in Book 2370, Page 369, and in Book 1086, Page 351

Subject to a public utility easement in the former location of Morse Street which was discontinued. Said discontinuance is recorded at the CCRD in Book 26325, Page 44.

Basis of bearing is Grid North, Maine State Plane Coordinate System West Zone 1802, NAD83.

Reference is made to a plan titled "Existing Conditions Plan of L.L. Bean Retail Campus, 95 Main Street, Freeport, Maine for Record Owner L.L. Bean, Inc., 15 Casco Street, Freeport, Maine, 04033" dated January 28, 2022 and revised through August 17, 2022 by Sebago Technics Inc.

Exhibit 6

State Agency Review

Exhibit 6: State Agency Review

The proposed project involves improvements to previously developed parcels that have been reviewed by the Maine Historic Preservation Commission (MHPC), Maine Inland Fisheries and Wildlife, and the Maine Natural Areas Program. Given the nature of the project and the project site updated reviews were not requested.

Exhibit 7

Stormwater Management

Exhibit 7: Stormwater Management Report

The site currently contains an extensive closed stormwater drainage system that collects runoff throughout the L.L. Bean retail site that will remain mostly undisturbed.

Please see this Exhibit for a Stormwater Memorandum.



Memorandum

To: Town of Freeport Staff & Planning Board

From: Kendra J. Ramsell, EI, *Senior Civil Engineer*
Paul D. Ostrowski, PE, *Senior Project Engineer*

Date: January 24, 2024

Subject: L.L. Bean Main Street Improvements – Stormwater Management

This memo has been prepared to address the potential impacts associated with the project due to the proposed modification in stormwater runoff characteristics and land cover changes. The Main Street improvements described within this narrative include site changes that will occur during an early phase of a larger project, which involves the redevelopment of the L.L. Bean Flagship Retail Store campus.

Existing Condition

The L.L. Bean Flagship Retail Store is located on the corner of Justin's Way and Main Street in Freeport, Maine. The subject parcel is identified as Lot 64-ETC on Town of Freeport Map 11 and is roughly 7.83 acres in size. As mentioned previously, the scope of the stormwater analysis performed for this phase of the project only includes site improvements immediately adjacent to Main Street.

Currently there are two entrances into the lower level of the Flagship Store that can be accessed from Main Street, at grade. The main entrance to the store is one floor higher than the entrances on Main Street. Accordingly, there is a series of steps leading to the main entrance with surrounding landscaped areas that are retained using tiered walls. In front of the entrance itself is a small plaza consisting of brick pavers. Stormwater from impervious surfaces in the areas described, is either conveyed overland to landscaped areas or to plaza drains, which are piped to the municipal stormdrain system within Main Street; this system drains to the Harraseeket River Watershed via Frost Gully, which is considered Urban Impaired per Maine Department of Environmental Protection (MDEP) Chapter 502.

Proposed Condition

The proposed redevelopment adjacent to Main Street includes upgrades to the existing building façade and site improvements at three (3) entrances, including the northwest building corner (Main Street and Justin's Way intersection), the southwest building corner adjacent to Main Street, and the front entrance of the store (second floor), which faces Main Street on the western side of the building. Site improvements generally include upgrades to hardscapes, which will be re-graded and re-surfaced with new pavers and associated plaza drains. New site furnishings are proposed, including seat walls and benching. Adjacent landscaped areas will also be improved to aid in screening the building and creating spaces for the enjoyment of visitors to the campus.

The Justin's Way corner has been re-graded to internally drain to two (2) nyloplast structures. Associated stormwater from this redevelopment area will be conveyed to an existing stormdrain in Justin's Way that is routed to the Main Street municipal system.

An existing door on the southwest building corner adjacent to Main Street will be changed to the southern side of the building to improve ADA access along the sidewalk. A small plaza consisting of a new seat wall, pavers, and a landscaped area will be added to enhance the modified entrance. This redeveloped area has been re-graded to direct runoff to a series of underdrains as well as a plaza drain, which is conveyed to the existing stormdrain system in Main Street.

Lastly, the front entrance leading to the second floor of the building will have an upgraded building façade and gathering area consisting of pavers and landscaped area. The plaza will be raised to accommodate an increase in the internal building finished floor elevation. New plaza drains will be added to collect runoff in the impervious areas; existing drainage patterns have been maintained, with these areas draining internally to the plaza drains and runoff being conveyed to the existing system in Main Street via a small network under the main stairway. The tiered plazas, walls, and stairs leading up to the front entrance will remain unchanged.

The resulting landcover changes associated with the Main Street Improvements described herein are summarized below. For reference, exhibits showing the landcover changes for the existing and proposed condition are attached to this memo.

Main Street Improvements:

(shown on attached Site Plan 1 and Site Plan 2)

Site Plan 1: Impervious Area Decrease = 529.13 sf

Site Plan 2: Impervious Area Increase = 235.35 sf

Net Difference = 529 - 235 = **294 sf Decrease in Impervious Area**

Stormwater Quantity & Quality

As part of this project, the applicant is pursuing an exemption for Site Law Amendment for the proposed improvements adjacent to Main Street. As mentioned previously, the proposed improvements for this early phase will result in a decrease in impervious area equal to 294 square feet. This minor decrease in impervious area qualifies for exemption from a Site Law Amendment, per MRS § 488.29. Furthermore, peak rates of runoff in the proposed condition are expected to decrease due to the added landscaped area and associated change in the average CN value for the project area draining to the municipal system.

Please note that the larger project, including the full redevelopment of the Flagship Retail Store campus, will result in additional decreases to the overall impervious area. This portion of the project currently drains to two (2) stormwater ponds along Justin's Way and existing drainage patterns will be maintained. Proposed stormwater management features will provide additional treatment/detention prior to discharge to the existing ponds. This portion of the project will be permitted through the Town of Freeport, separate from the Main Street Improvements. An MDEP Minor Revision to the Site Law Permit, will be required so that changes in landcover and stormwater management are documented.

Closing

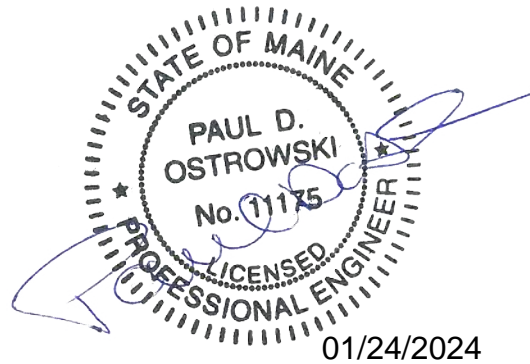
We are hopeful that the enclosed information and attachments adequately address changes in landcover and associated stormwater runoff within areas being proposed. Please feel free to contact me with requests for additional information or if you have any questions. We look forward to your review of this project.

Sincerely,

SEBAGO TECHNICS, INC.

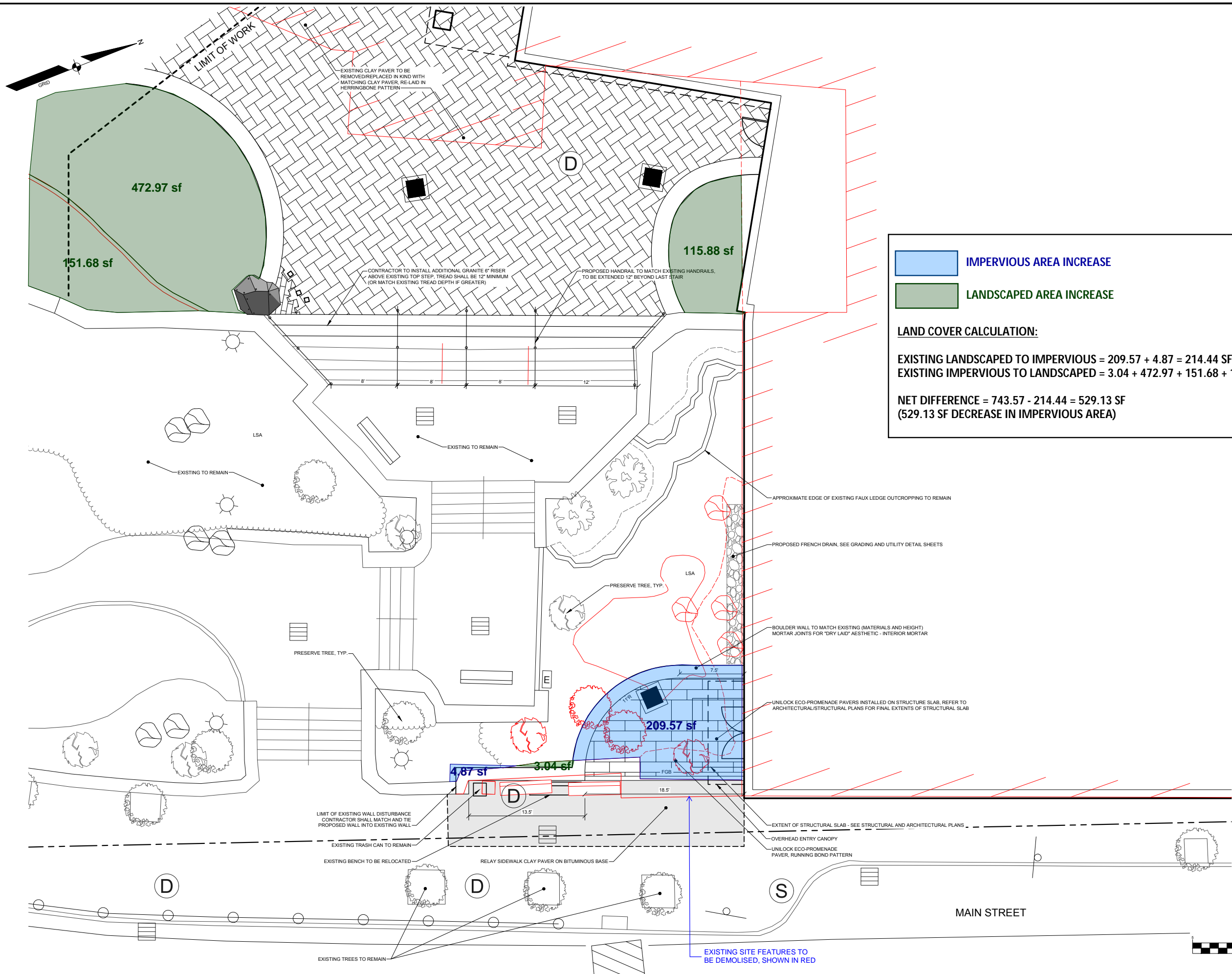


Kendra J. Ramsell, EI
Senior Civil Engineer



Paul D. Ostrowski, PE
Senior Project Engineer

F:\Projects\0000000219-000VIG-Design\PHASE 1 - MAIN STREET IMPROVEMENTS\0219-10 S. MSH.dwg - 1/24/2024 10:28 AM - KENDRA RAMSELL



IMPERVIOUS AREA INCREASE

LANDSCAPED AREA INCREASE

LAND COVER CALCULATION:

EXISTING LANDSCAPED TO IMPERVIOUS = 209.57 + 4.87 = 214.44 SF

EXISTING IMPERVIOUS TO LANDSCAPED = 3.04 + 472.97 + 151.68 + 115.88 = 743.57 SF

NET DIFFERENCE = 743.57 - 214.44 = 529.13 SF
(529.13 SF DECREASE IN IMPERVIOUS AREA)

KYLE S. MASON RLA #0358



| | | | |
|-----|-----|------------|---|
| REV | BY | DATE | STATUS |
| B | KSM | 01/23/2024 | SUBMISSION TO TOWN OF FREEPORT FOR SITE PLAN REVIEW |
| A | KSM | 01/17/2024 | DRAFT TO CLIENT FOR REVIEW |

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNIQS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNIQS, INC.

SEBAGO
 TECHNICALS
 WWW.SEBAGOTECHNIQS.COM
 75 John Roberts Rd.
 Suite 4A
 South Portland, ME 04106
 Tel: 207-260-2100

SITE PLAN 1
 OF:
MAIN STREET IMPROVEMENTS
 95 MAIN STREET
 FREEPORT, ME
 FOR:
L.L. BEAN, INC.
 15 CASCO STREET
 FREEPORT, ME 04033

| | |
|----------|------------|
| DESIGNED | KMS |
| DRAWN | CJC |
| CHECKED | PDO |
| DATE | 12/08/2023 |
| SCALE | 1" = 5' |
| PROJECT | 93219-10 |

02/19/10 S - MSH.dwg, TAB:5 SITE PLAN 1

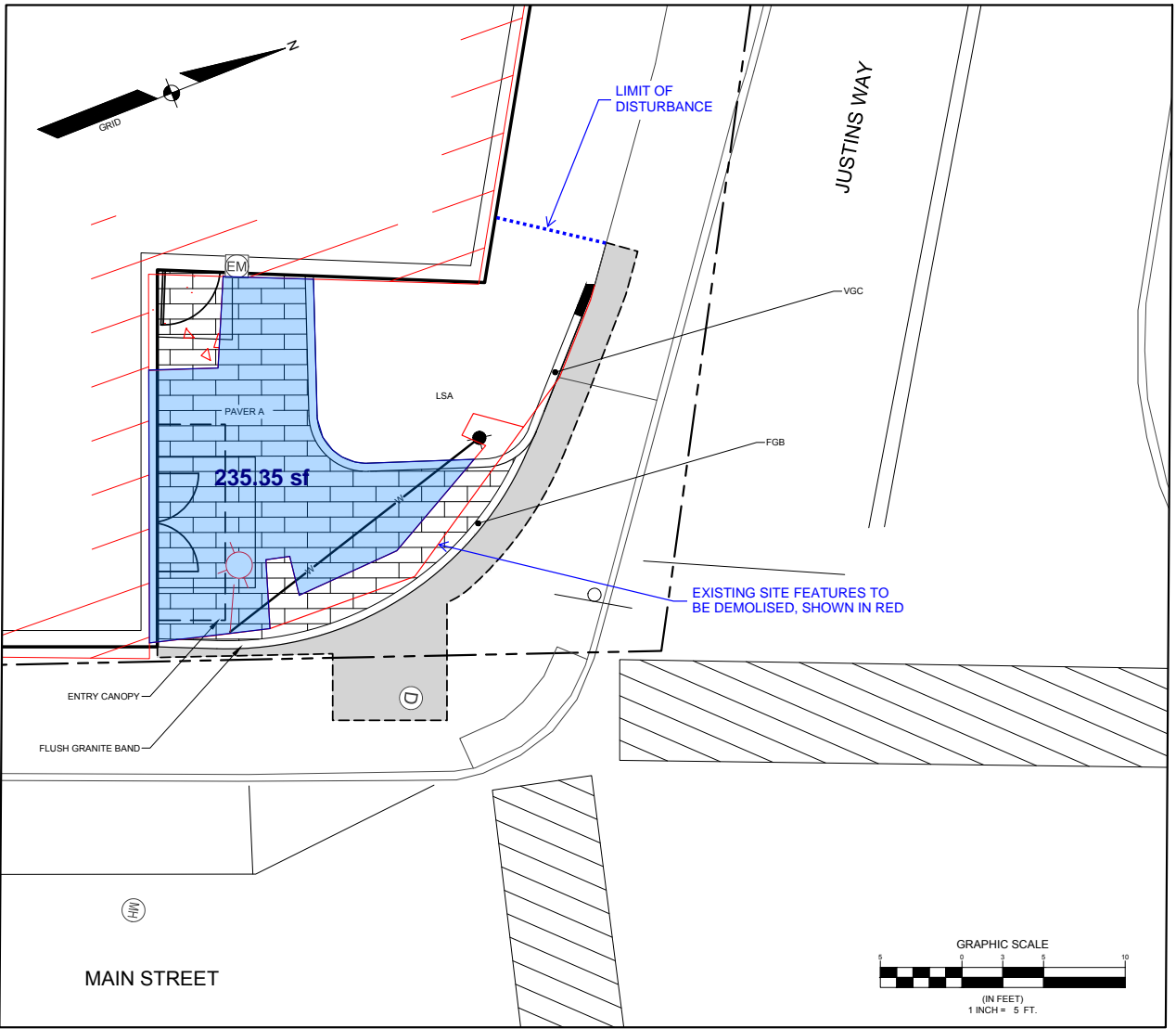
F:\Projects\0000000219-MSID\DWG\Design\PHASE 1 - MAIN STREET IMPROVEMENTS\0219-10 S - MSID.dwg - 1/11/2024 2:11 PM - KENDRA DANIELL

IMPERVIOUS AREA INCREASE

LANDSCAPED AREA INCREASE

LAND COVER CALCULATION:

EXISTING LANDSCAPED TO IMPERVIOUS = 235.35 SF
(235.35 SF INCREASE IN IMPERVIOUS AREA)



0219-10 S - MSID.dwg, TAB 6 SITE PLAN 2

| | |
|----------|------------|
| DESIGNED | |
| DRAWN | CJC |
| CHECKED | |
| DATE | 12/08/2023 |
| SCALE | 1" = 5' |
| PROJECT | 93219-10 |

SITE PLAN 2
OF:
MAIN STREET IMPROVEMENTS
 95 MAIN STREET
 FREEPORT, ME

FOR:
L. L. BEAN, INC.
 15 CASCO STREET
 FREEPORT, ME 04033

SEBAGO
 TECHNICALS
 WWW.SEAGOTECHNICALS.COM
 75 John Roberts Rd.
 Suite 4A
 South Portland, ME 04106
 Tel. 207.260.2100

| REV | BY | DATE | STATUS |
|-----|----|------|--------|
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NOT FOR CONSTRUCTION

PROGRESS PRINT

Exhibit 8

Traffic Memo

Exhibit 8: Traffic Memo

Not applicable. The proposed project will not result a change in vehicular movement along Main Street.

Exhibit 9

Lighting & Product Information

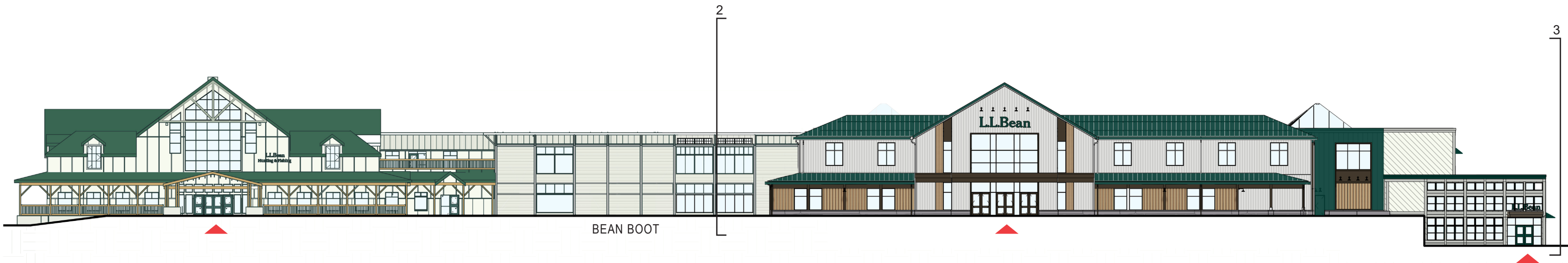
Exhibit 9: Lighting

No changes are proposed to the existing site lighting in the project area. Improvements and additions to the building mounted lighting is proposed in the area of the new entryways and emergency exits that is consistent with the existing lighting utilized by the applicant across the retail campus.

Exhibit 10

Elevations

OVERALL FLAGSHIP ELEVATIONS



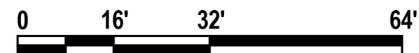
1 SOUTH ELEVATION
1/32" = 1'-0"



2 WEST ELEVATION
1/32" = 1'-0"



3 EAST ELEVATION
1/32" = 1'-0"



UPPER FLAGSHIP EXTERIOR ELEVATIONS



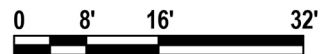
1 SOUTH ELEVATION
3/64" = 1'-0"



2 WEST ELEVATION
3/64" = 1'-0"

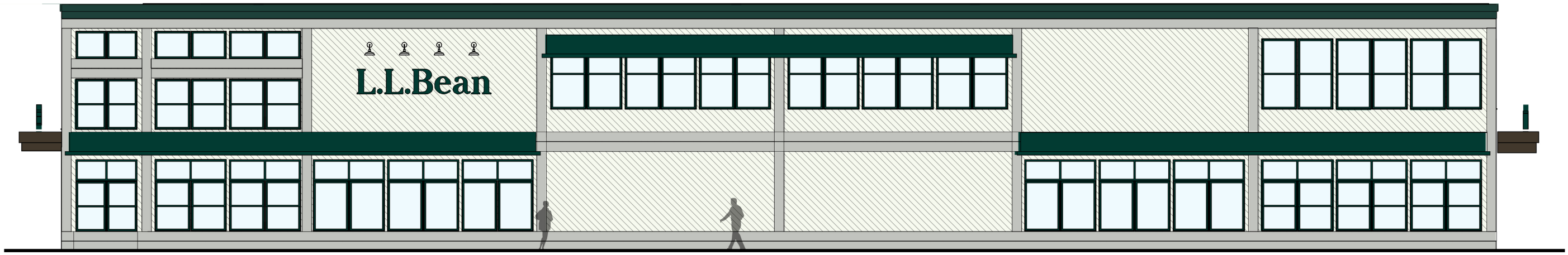


3 EAST ELEVATION
3/64" = 1'-0"

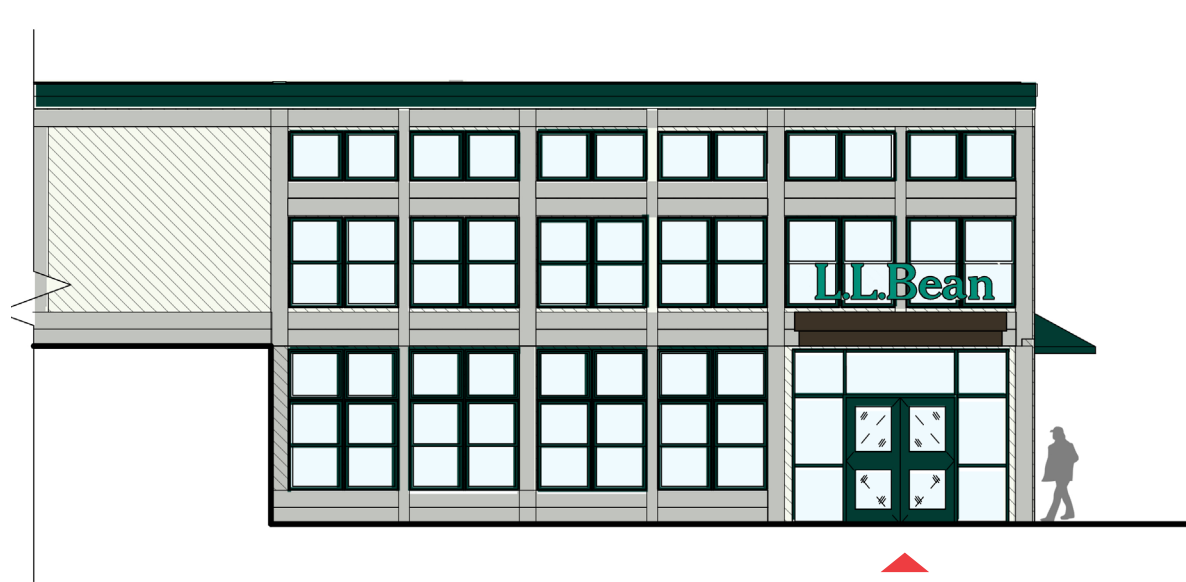


MAIN STREET ELEVATIONS

1/11/2024 7:21:46 PM



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"

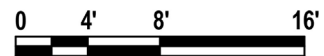


Exhibit 11

Concept Renderings







SEBAGO
TECHNICS

wbrc

ARROWSTREET
ARCHITECTURE & DESIGN

Corner of Justin's Way and Main Street
Plantings at Install Height



SEBAGO
TECHNICS

wbrc

ARROWSTREET
ARCHITECTURE & DESIGN

Corner of Justin's Way and Main Street
Plantings at 10 Year Height







SEBAGO
TECHNICS

wbrc

ARROWSTREET
ARCHITECTURE & DESIGN

Elevated View of Upper Plaza
Plantings at Install Height





















