

October 10, 2023

Caroline Pelletier
Town Planner
Town of Freeport
30 Main Street
Freeport, Maine 04032

**RE: Sketch Plan Application
Lot Split
Cigri Drive, Freeport**

Dear Caroline,

On behalf of Kemal Cigri (Applicant), we are pleased to submit this Sketch Plan, Application for Review, for a proposed lot split from a previously approved (2004) subdivision. The Applicant intends to split off one additional lot from the subject property. The project is located on a 4.34±-acre parcel of land.

The original subdivision was previously approved in July 2004. A copy of the previously approved and recorded subdivision plan is included with this submission. It is our understanding that this lot split will require an Amendment to the previously approved Plan from the Town.

Title, Right, or Interest

Attached with this submission are the deeds from the two properties affected by this lot split.

Property History

The original subdivision was previously approved in July 2004. A copy of the previously approved and recorded subdivision plan is included with this submission. It is our understanding that this lot split will require review from the Town. A condition of the original approval stated, "Prior to any future divisions of lot 3, delineation verification of wetlands on the parcel will be required with no snow coverage". The wetlands were re-delineated in August 2023 by Atlantic Resource Consultants. The areas of wetlands are depicted on the attached plan.

Existing Conditions

There are existing residential structures located on Lots 1 & 2 of the previously approved subdivision. The remaining land is currently undeveloped and primarily forested.

There are existing wetland areas located in the northern/central portion of the project site. Wetlands and natural features were mapped by Atlantic Resource Consultants in August 2023 and are shown on the enclosed sketch plan.

The property is located within several zones, including the following:

- Village Commercial District III – VCIII
- Freeport Village Overlay District

Proposed Project

The Applicant intends to split off 1 additional lot within the subdivision (lot 4). A Right of Way area was previously subdivided out of the parcel. As part of this project the right-of way will be slightly modified to allow Lot 4 to meet net residential area requirements.

When the lots are developed the project will require the construction of a 350'± of a private (18' wide) paved road terminating with a hammer head turn around. The lots will be served by extensions of the public water and sewer services. The road and lot layout has been arranged to minimize environmental impact and to conserve the natural resources onsite to the extent practical. We do not anticipate any wetland impacts because of this proposed project. construction of the roadway.

We trust that we have provided adequate information for the sketch plan review with the Staff Review Board and look forward to discussing the project at their next available meeting. Please contact us if you require any additional information.

Respectfully,

A handwritten signature in blue ink that reads "Anthony P. Lancione". The signature is written in a cursive style.

Atlantic Resource Consultants



**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 X _____ Subdivision
_____ Zoning Ordinance Amendment _____ Other (please explain) _____

Name of Project: Cigri Drive Lot Split

Proposed Use of Property: Residential lot and undeveloped land

1) Applicant Information:

Name: Kemal Cegri _____ Tel: 207-650-0337 _____
(If a Company, provide name of person also)

Address: 4 Cigri Drive, Freeport Maine 04032

Email: kcigri@yahoo.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: Abutting property is owned by Cigri properties

4) Property Information:

Present Use of Property Residential house and undeveloped land

Location: Street Address Cigri Drive

Assessor's Office Map: 9

Lot: 2-1, 2-2

Size of Parcel (acres): 5.27 ac

Zoning District (s): VC III, Freeport Village Overlay

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: proposed lot split, no building changes

6) Other Information:

Proposed # of Buildings: n/a Gross Square Footage of Non-Residential Buildings: n/a

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 one (Amended subdivision for one additional lot)

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: Atlantic Resource Consultants Tel: 207-869-9050

Address: 541 US Route 1 #21, Freeport ME 04032

Email: tonyp@arc-maine.com

9) Billing Contact (If different than applicant information)

Name: same as applicant Tel: _____

Address: _____

Email: _____

Application Fee: \$ \$ 110.00 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.

10/10/2023



DATE

SIGNATURE OF APPLICANT/OWNER/REPRESENTATIVE

MAINE SHORT FORM WARRANTY DEED

We, **TINA CIGRI and LAURA L. CIGRI**, of Freeport, Cumberland County, Maine, for consideration paid, grant to **CIGRI PROPERTIES, LLC**, whose mailing address is 20 Curtis Road, Freeport, Maine 04032, with **WARRANTY COVENANTS**, a certain lot or parcel of land, with any buildings thereon, situated in Freeport, County of Cumberland, and State of Maine, being further described in the attached Exhibit A.

The premises are conveyed subject to any easements and restrictions of record, and this deed includes all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

WITNESS our hands this 24 day of January, 2005.

Caroline LC Pelletier
Witness

Tina Cigri
Tina Cigri

Caroline RC Pelletier
Witness

Laura L. Cigri
Laura L. Cigri

STATE OF MAINE
COUNTY OF Cumberland, SS

Then personally appeared the above named TINA CIGRI and LAURA L. CIGRI, known to me, this 24 day of January, 2005 and acknowledged before me the foregoing instrument to be their free act and deed.

Mary Lou Halla
Notary Public

Name: _____

My commission expires: _____

MARY LOU HALLA
NOTARY PUBLIC, MAINE
My Commission Expires
March 14, 2008

SEAL

Exhibit A

A certain lot or parcel of land, with the improvements thereon, situated on the westerly side of Independence Drive, so-called, formerly known as South Main Street, in the Town of Freeport, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the point of intersection formed by the westerly boundary line of said street and the northerly boundary line of land of Edgar and Dorothy Leighton; thence northwesterly along said Leighton land two hundred fifty (250) feet to the northwesterly corner thereof; thence at a right angle and running southwestwardly along said Leighton land and along land of Bruce and Vesta Carroll a total distance of two hundred twenty-five (225) feet to the southwestwardly corner of said Carroll land; thence at a right angle and running along said Carroll land southeasterly one hundred (100) feet to land now or formerly of William Marquis, Jr.; thence at a right angle and running southwestwardly along said Marquis land seventy-five (75) feet; thence at a right angle and running northwesterly along said Marquis land two hundred twenty-five (225) feet to a corner in said Marquis boundary line; thence at a right angle and running southwestwardly along said Marquis line twenty (20) feet, more or less, to land of others; thence at a right angle and running northwesterly along said last named land and land now or formerly of William Marquis, Sr., four hundred eighty (480) feet, more or less, to the Maine Central Railroad location; thence northeasterly along said Maine Central Railroad location six hundred forty-seven (647) feet; thence at an angle of approximately 45 degrees (excluded from the Maine Central Railroad location) being an included angle of about 135 degrees and running southeasterly four hundred fifty (450) feet, more or less, to said Independence Drive one hundred ninety (190) feet to land of Leighton and the point of beginning. Containing five (5) acres, more or less.

EXCEPTING AND RESERVING from the above described parcel of land a lot bounded and described as follows:

Commencing at the point of intersection formed by the northwesterly boundary line of said street and the northeasterly boundary line of land now or formerly of Edgar and Dorothy Leighton, said point being marked by a 5/8 inch rebar found;

Thence North 50 degrees 50 minutes 19 seconds East along the assumed northwest sideline of Independence Drive, a distance of 50.03 feet to a 5/8 inch rebar to be set and the True Point of Beginning of the parcel herein described.

Thence continuing North 50 degrees 50 minutes 19 seconds East along said road line, a distance of 131.19 feet to an iron pipe found at the assumed southerly corner of land now or formerly of James F. Blackmer and Constance G. Blackmer;

Thence North 43 degrees 34 minutes 48 seconds West along land now or formerly of said Blackmer, a distance of 157.41 feet to a 5/8 inch rebar to be set;

Thence South 49 degrees 52 minutes 55 seconds West a distance of 70.00 feet to a 5/8 inch rebar to be set;

Thence South 52 degrees 00 minutes 33 seconds West a distance of 54.79 feet to a point that is under the present barn location;

Thence South 41 degrees 14 minutes 40 seconds East a distance of 157.00 feet to the True Point of Beginning of the parcel herein described.

Meaning and intending to except and reserve 20,011.5 square feet of land, be it the same, more or less, being a portion of those premises conveyed to James M. Friedlander and Glynrose Friedlander by deed dated January 8, 1992 and recorded in the Cumberland County Registry of Deeds in Book 9890, Page 267.

Being the same premises as conveyed to Tina Cigri and Laura L. Cigri by warranty deed from James M. Friedlander and Glynrose Friedlander dated August 27, 2003 and recorded in the Cumberland County Registry of Deeds in Book 20163, Page 218.

N:\ANDROTC\WPDOCS\FA Y\WPDOCS\2005\MISC\CIGRI.EX1

Received
Recorded Register of Deeds
Jan 24, 2005 03:44:57P
Cumberland County
John B O'Brien

(SPACE ABOVE RESERVED FOR RECORDING INFORMATION)

DLN#1001940079003

WARRANTY DEED**JOINT TENANCY****Maine Statutory Short Form**

KNOW ALL PERSONS BY THESE PRESENTS that **Cigri Properties, LLC, a Maine Limited Liability Company**, located in Freeport, County of Cumberland and State of Maine, for consideration paid, grants to **Kemal S. Cigri and Brandon M. Cigri**, both having a mailing address of PO Box 386, Freeport, ME 04032, with **WARRANTY COVENANTS, as Joint Tenants**, a certain lot or parcel of land in Freeport, County of Cumberland, and State of Maine, bounded and described as follows:

A certain lot or parcel of land with the improvements thereon, situated in the Town of Freeport, County of Cumberland and State of Maine, more particularly described as follows:

Being Lot 2 as shown on a plan entitled "Minor Subdivision Plan," made for Tina and Laura L. Cigri, dated January 14, 2004 and recorded in the Cumberland County Registry of Deeds in Plan Book 204, Page 440, to which plan reference is hereby made for a more particular description.

Together with an easement and right of way for ingress and egress by pedestrians and vehicles, in common with others, over Cigri Drive, so-called, as depicted on said plan.

Also together with an easement and right of way for ingress and egress by pedestrians and vehicles over the existing driveway serving Lot 1 on said plan, including the rights to maintain the existing utility services, together with the right to repair or replace the existing utility services and the right to install, maintain, repair and replace any future utility services over, above, under and across those premises depicted as "Lot 1" on said plan, above-referenced.

Being the same premises conveyed to Cigri Properties, LLC, by virtue of a deed from Tina Cigri and Laura L. Cigri, dated January 24, 2005 and recorded in the Cumberland County Registry of Deeds in Book 22256, Page 26.

The premises are conveyed subject to any easements and restrictions of record, and together with all rights, easements, privileges and appurtenances belonging to the premises described herein.

WITNESS my/our hand(s) this 14 day of November, 2019.

Witness to All

Cigri Properties, LLC

BY: [Signature]
Laura L. Cigri

BY: [Signature]
Tina Cigri

STATE OF MAINE
COUNTY OF CUMBERLAND

November 14, 2019

Personally appeared the above-named Laura L. Cigri and Tina Cigri, Members of **Cigri Properties, LLC** and acknowledged the foregoing instrument to be their free act in said capacity and deed and the free act and deed of Cigri Properties, LLC

Before me,

[Signature]
Notary Public ~~or~~ Attorney at Law
My Commission Expires May 6, 2026
Hillary L. Bickford

After recording return to:
Kemal S. Cigri and Brandon M. Cigri
0 Cigri Drive
Freeport, ME 04032