

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: AMEND ZONING ORDINANCE TEXT FROM

~~Proposed Use of Property:~~ "MASONRY" TO "NON-COMBUSTIBLE"

1) **Applicant Information:**

Name: FREEPORT HISTORICAL SOCIETY, JIM CREAM Tel: 207-865-3170
(If a Company, provide name of person also)

Address: 45 MAIN ST., FREEPORT ME 04032

Email: director@FreeportHistoricalSociety.org

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: PARKING LOT IN REAR

4) **Property Information:**

Present Use of Property HISTORICAL SOCIETY OFFICE, ARCHIVES, COLLECTIONS

Location: Street Address 45 MAIN STREET, FREEPORT ME.

Assessor's Office Map: 11

Lot: 26, 26A + 29

Size of Parcel (acres): 0.75 + 0.13 + 0.30 = 1.18A

Zoning District (s): VC 2

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: _____

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: \$ 385.- 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.

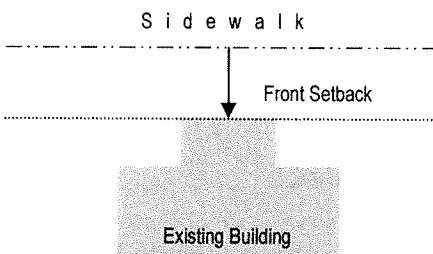
Aug 12, 2020
DATE

Lynn C. Cham, EXEC DIRECTOR
SIGNATURE OF APPLICANT/OWNER/REPRESENTATIVE

- 2. Minimum road frontage: None
- 3. Maximum building height: 35 feet
- 4. Minimum setback/front:
 - a. Where a sidewalk exists:
 - i. New Structures
 - 10 feet from the property line if roof pitches toward the sidewalk;
 - 5 feet from the property line if roof pitches away from the sidewalk;

ii. Additions to existing structures: the distance between the closest point of the existing building and the edge of the sidewalk closest to the building. In no instance shall the addition encroach into the public right-of-way;

Example:



"NON-COMBUSTIBLE"

- b. Where no sidewalk exists: 15 feet from property line;
 - c. Landscaping or other amenities such as planters, benches or expanded sidewalk shall be required within the front setback.
- 5. Minimum setback side and rear: None if ~~masonry~~ construction is used and roof does not pitch in that direction. Five (5) feet if masonry construction is used and roof pitches in that direction. Fifteen (15) feet for non-masonry construction or walls with points of ingress or egress in them.
 - 6. Minimum land area per dwelling unit: 2,000 s.f.
 - 7. Maximum impervious surface to lot area ratio 90%

D. Other Standards: {Amended, Effective 12/18/18}

- 1. Parking in the VC-I District is further subject to the provisions of Section 514 as applicable of this Ordinance.
- 2. A Buffer Zone as required by Article V, Section 506 shall be at least 20 feet in depth, and shall be required whenever new construction or renovation requiring a building permit is applied for. Where existing structures are within the 20-foot area, no further encroachment shall be permitted.

19133

Know all Men by these Presents,

That I, Paul L. Powers,

of Freeport in the county of Cumberland and
State of Maine sole acting executor
of the last will and testament
of Helen K. Randall late of said Freeport, Maine
deceased, testate, by virtue of the authority to me given by
the said Helen K. Randall in her last will and
testament, in my capacity of executor as afore-
said, and in consideration of (\$45,000.00)-----

Forty-five Thousand-----00/100----- dollars

to me paid by Freeport Historical Society, a legal corporation
organized under the laws of the State of Maine and situated in the
Town of Freeport, County of Cumberland and State of Maine

and the receipt whereof is hereby ac-
knowledgeed, do hereby sell and convey unto the said Freeport Historical
Society, its successors and assigns

~~the following described real estate, which was~~

the property of the said Helen K. Randall situated in
Freeport, Maine and bounded as follows: a

certain lot or parcel of land, with the buildings thereon, commonly
known as No. 45 Main Street, situated in the Town of Freeport, County
of Cumberland and State of Maine, bounded and described as follows:

Beginning on the northwesterly side of Main Street at the southerly
corner of land formerly of William A. Davis' heirs or assigns, late
of Colbath, now of Weber; thence by said Main Street south about
sixty-five (65) degrees west six (6) rods and eighteen (18) links to
land formerly of Arthur C. Brown and now of Fish; thence by said
Fish's land northwesterly twenty-two (22) rods and fifteen (15) links
to land formerly of Carrie E. Morse; thence by said Morse land north-
easterly six (6) rods and twenty-one (21) links to land formerly of
Jacob W. Amick's assigns; thence by said Amick's assigns land south-
easterly to a stone post; thence northeasterly about twenty-seven
(27) feet to the westerly corner of the lot formerly of W.A. Davis,
late of Colbath, now of Weber; thence by said Weber land southerly
and then easterly to the point of beginning.

Reference is made to Warranty Deed from Eben Patterson to Levi
T. Patterson, dated March 12, 1912, and recorded in Cumberland County
Registry of Deeds in Book 888, Page 482.

Further reference is made to the abstract of the Will of Levi
T. Patterson, recorded in said Registry, Book 2725, Page 196.

Excepting and reserving an easement for underground sewerage
granted by Levi T. Patterson to Freeport Sewer District, dated
September 30, 1948 and recorded in said Registry, Book 1932, Page 84.

Further reference is made to Trustees Deed from Depositors Trust
Company and Lydia M. McFadden, Trustees, u/w/o Levi T. Patterson to
Helen K. Randall, dated May 27, 1965 and recorded in said Registry
in Book 2905, Page 477.

Said land is shown as Lot #26 on Map #11 of the Tax Assessors
Property Maps of the Town of Freeport.

Included within this deed are the refrigerator and stove in the
first floor kitchen, refrigerator and stove in the second floor kitchen,
and weathervane on barn.

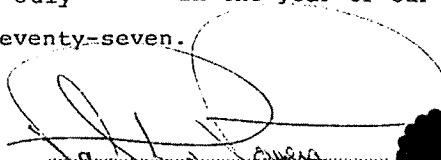
To have and to hold the above-granted premises unto the said Freeport Historical Society

and its successors ~~XXXX~~ and assigns forever. And I, the said Paul L. Powers 125

in my said capacity, do hereby covenant to and with the said Freeport Historical Society, its successors ~~XXXX~~ and assigns, that I am the lawful executor of the last will and testament of the said Helen K. Randall ; that I have power under said will to sell as aforesaid; and that in making this conveyance, I have in all respects, acted in pursuance of the authority granted in and by the said last will and testament.

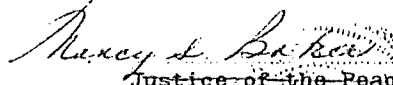
In Witness Whereof, I, the said Paul L. Powers in my said capacity of executor as aforesaid have hereunto set my hand and seal this eighteenth day of July in the year of our Lord one thousand nine hundred and seventy-seven.

Signed, Sealed and Delivered in presence of Nancy L. Baker


Paul L. Powers
Executor of the Will of Helen K. Randall

State of Maine, } July 18, 1977.
Cumberland } ss.

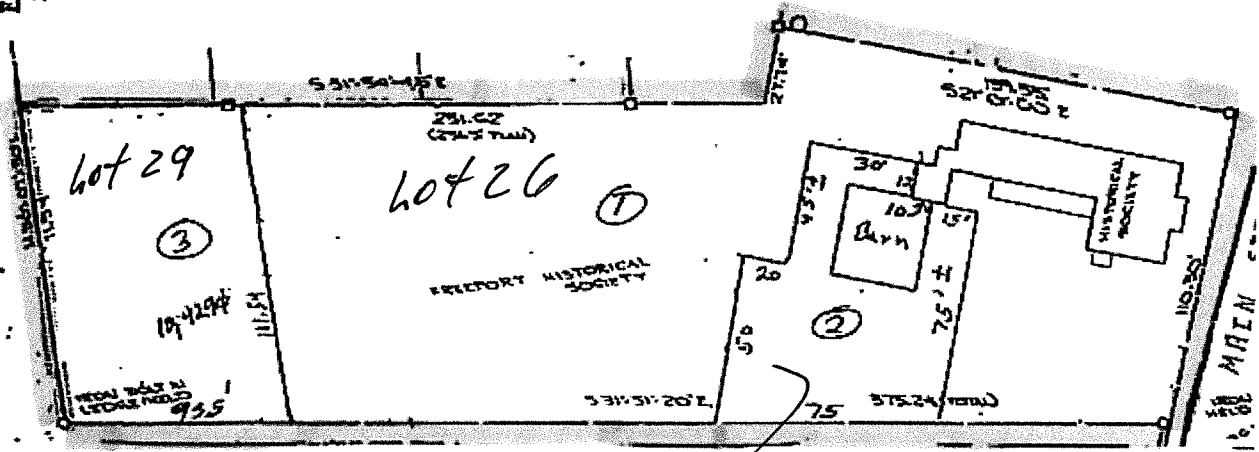
Then personally appeared the above named Paul L. Powers and acknowledged the above instrument to be his free act and deed in his said capacity.

Before me,

Nancy L. Baker
Justice of the Peace.
Notary Public.
MY COMMISSION EXPIRES Jan. 16, 1982

CONDOMINIUM DECLARATION DELINEATION PLAN

DK 14655PG318

EXHIBIT A
FREEPORT HISTORICAL SOCIETY
CONDOMINIUM DECLARATION



CONV
lot 26A

8875

FREEPORT HISTORICAL SOCIETY

45 MAIN STREET
FREEPORT, ME 04032
207-865-3170



BATH SAVINGS INSTITUTION
BATH, MAINE 04530

52-7444/2112

AUG 12, 2020

PAY TO THE
ORDER OF

TOWN OF FREEPORT

\$ *385.-*

THREE HUNDRED EIGHTY FIVE AND

NO/100

DOLLARS

Security features. Details on back.

MEMO *AMEND ZONING ORD TEXT*

Samuel C. Crew
AUTHORIZED SIGNATURE

⑈008875⑈ ⑆211274447⑆ 050⑈0643 0⑈

FREEPORT HISTORICAL SOCIETY

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