

Project  
Name

Granny McDuff's

Date:

3-27-2023

**Town of Freeport  
DESIGN REVIEW - SIGN APPLICATION REQUIREMENTS**

*The following items shall be included with all applications for Design Review Certificates for new signs and/or sign modifications requiring review. For exterior alterations, please refer to "Design Review Application Checklist – Exterior Alterations". 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 and site, specifically showing the locations for which signs are proposed.
- 2) Scaled drawings or photorenderings showing the location of the signs on the building are encouraged.
- 3) Attach detailed drawing of the signs, drawn to scale, noting:
  - a) All materials;
  - b) Actual fonts, letterings, logos, and graphics to be used;
  - c) Accurate colors (attach color chips from manufacturer, if required);
  - d) Dimensions of sign(s) and any posts etc;
  - e) Details on how sign(s) will be attached/mounted;
  - f) If external illumination is proposed, details on lighting including cut sheets and how lighting will be screened (if ground lights).

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

Town of Freeport  
Planning Department

Application for Signage Review by the Freeport Project Review Board

Name of Project: Grilly McDuff's Freeport Brewpub

1) Applicant Information:

Name: Center-Cotton LLC DBA Grilly McDuff's Tel: 207-232-5587  
(If a Company, provide name of person also)

Address: c/o Ed Stebbins 187 Lower Main St.

Email: ed@grillys.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) Interest in abutting property, if any \_\_\_\_\_

Owner Name: \_\_\_\_\_ Tel: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

4) Property Information:

Present Use of Property Brew pub

Proposed Use of Property same

Location: Street Address 187 Lower Main St, Freeport

Assessor's Office Map: 8 Lot: 23

Size of Parcel (acres): less than 1 Zoning District (s): Commercial 3

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: A B C

6) **General Sign Information:** Please attach detailed drawings of the signs including details on sizes, colors, graphics.

Number of signs proposed: 1

Material of signs: \_\_\_\_\_

Dimensions of all signs proposed: \_\_\_\_\_

Is sign internally illuminated (if permitted)? Yes

Is lighting proposed? \_\_\_\_\_ If yes, you must submit a cut sheet showing the lighting fixture to be used. Note: all fixtures must be full cut-off.

7) **Sign Location:** Please describe the location of signs (on the property and on the building).

Sign will be on left hand side of  
Grilly's driveway replacing existing sign.

*For building mounted signs, please submit a photo or rendering showing the location of the sign on the building.*

*For ground signs and/or kiosks, please submit a site plan showing the property lines and location on the signs on the property. Signs must be located entirely on the property and cannot be located in the right-of-way.*

**Submission:** The required materials, must be submitted to the Town Planner at least 21 days prior to the meeting at which it is to be considered. The submission should consist of the following:

- (1) copy each of the completed application form, deed, copy of either a lease or purchase and sale agreement (if applicable), and letter of approval from landlord (if applicable)
  - (12) copies of all other supplemental materials collated in to individual packets
- Payment of application fee and abutter fee (if applicable)

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.

Application Fee: \$ \_\_\_\_\_

Abutter Fee: \$ \_\_\_\_\_

3. 27. 23  
DATE

[Signature], owner Grilly's  
SIGNATURE OF APPLICANT/  
OWNER/REPRESENTATIVE

**TOWN OF FREEPORT  
SIGN PERMIT**

OWNER OF SIGN Grilly McDuff's

MAILING ADDRESS 187 Lower MAIN St Freeport, ME 04038

PHONE NUMBER OF APPLICANT (207) 232-5587

OWNER OF PROPERTY FPS LLC

LOCATION Lower MAIN St. MAP 8 LOT 23

SPECIFICATIONS (circle one):    Ground Sign    Roof Sign    Projecting Sign    Wall Sign

ILLUMINATION:  YES     NO    TYPE CIRNUS 'EMO' 9mm Full Color

DOUBLE SIDED:  YES     NO    DIMENSIONS 3 FT X 4 FT

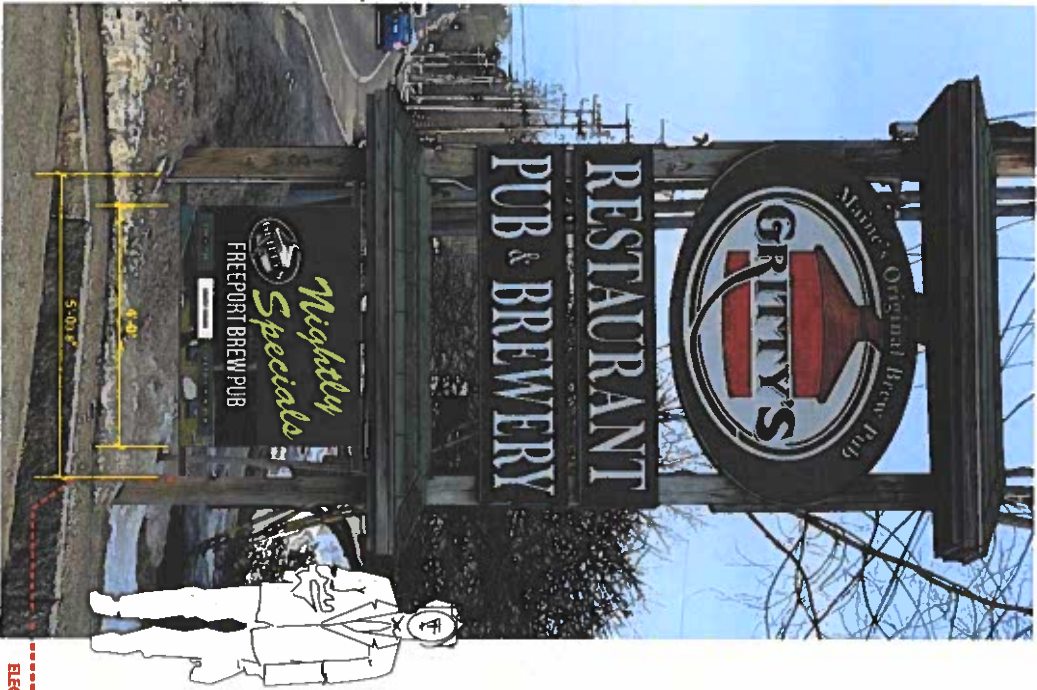
DESCRIBE AND DRAW FRAMING SUPPORT:  
see Attached

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION IS IN COMPLIANCE WITH THE TOWN OF FREEPORT SIGN ORDINANCE. I UNDERSTAND THAT PORTABLE SIGNS, COMMERCIAL BANNERS, AND ANY NON-PERMITTED SIGNS ARE NOT PERMITTED ANYWHERE IN TOWN AND WOULD BE A VIOLATION OF THE ORDINANCE.

James E Stebbins 2    2.17.23  
Applicant's Signature    Ed Stebbins    Date

COST OF SIGN (INCLUDING INSTALLATION): \$ \_\_\_\_\_

FEE: \$ \_\_\_\_\_ Approved: \_\_\_\_\_ Date: \_\_\_\_\_



ELECTRICAL (1) NEW FOR BMC

CIRBUS EMD - 9mm FULL COLOR,  
 2x 2" ANGLE CROSS SUPPORTS PAINTED BLACK,  
 ATTACH TO WOOD POSTS AS NEEDED  
 CUSTOMER TO PROVIDE (1) NEW 20amp 120v ELECTRICAL  
 CIRCUIT FOR EMC

D/F EMC - FOR EXISTING D/F PYLON ID

SCALE: 1/4" = 1'-0" (1) REQUIRED

12  
 30 FT



Neokraft Signs, Inc.  
 647 Pleasant St / 70 Commercial St  
 Lewiston, Maine 04240  
 207.782.9654 | neokraft.com

Custom Sign Fabrication

These plans are the exclusive property of Neokraft Signs, Inc. and are the result of the original work of the employees. They are submitted to Neokraft, client for the sole purpose of consideration of whether to purchase these plans or to purchase from Neokraft's sign manufacturer according to these plans.

Distribution or addition of these plans to anyone other than employees of said client, or use of these plans to construct a sign similar to the one embodied herein, is expressly forbidden. In the event that such distribution or addition of these plans occurs, Neokraft will be reimbursed \$1000 by the client. Neokraft will have no effect involved in creating these plans.

PRESENTATION

**GRITTY McDUFFS  
 BREW PUB**  
 @11830-1

ACCT ID:	013286
LOCATION:	187 LOWER MAIN STREET FREEPORT, MAINE
DRAWING NO.:	1 OF 1
DRAWN BY:	BK REP: MM
DATE:	02.10.2023
QUOTE:	@11830-1
GEN REF:	

## Ed Stebbins

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**From:** ed stebbins <grittyspur@gmail.com>  
**Sent:** Thursday, March 9, 2023 12:57 PM  
**To:** Ed Stebbins  
**Subject:** Fwd: SIGNAGE

----- Forwarded message -----

**From:** Jon Soule <[gander9802@gmail.com](mailto:gander9802@gmail.com)>  
**Date:** Thu, Mar 2, 2023, 11:52 AM  
**Subject:** SIGNAGE  
**To:** <[ed@grittys.com](mailto:ed@grittys.com)>

**TO:** Town of Freeport  
**FROM:** F.P.S Corp  
**RE:** Signage changes  
**DATE:** 3/2/2023

Center Cotton Inc. DBA Gritty Mcduffs, has requested to alter, repair, or change the existing road signage at 187 Lower Main Street. FPS Corp is agreeable to any changes to the signage proposed at 187 Lower Main Street so long as it meets the Towns design review requirements.

Jonathan P Soule  
( owner FPS Corp )

## LEASE

This indenture of Lease made as of the 1st day of December, 1994, by and between Landlord and Tenant.

### W I T N E S S E T H:

1. Lease. Landlord hereby leases unto Tenant, and Tenant hereby leases from Landlord those premises as described on Exhibit A. Said premises are located at Lower Main Street, Freeport, Maine (the "Premises"). Landlord hereby retains the right to use up to ten (10) parking spaces for use of Landlord's remaining Premises at Lower Main Street, Freeport, Maine. Landlord also retains the right, in common with Tenant, to those areas reserved as described in Exhibit A.
2. Term of Lease.
  - a. The initial term of this Lease shall be for a period of six (6) calendar years. The term shall commence (the "Commencement Date") upon December 1, 1994.
  - b. Provided Tenant has not been in default of its Lease (beyond any applicable grace period) during the term of the Lease (or any extensions thereof), Tenant shall have an option to extend this Lease for one (1) subsequent term of four (4) years and then four (4) subsequent terms of five (5) years each. In order to exercise Tenant's option for each extension, Tenant shall notify Landlord in writing by certified mail of its intention to exercise its option postmarked on or before six (6) months prior to the end of the then current term, said extension to be upon the same terms and conditions as this Lease, except for base rent which shall adjust as set forth below in Paragraph 3. If Tenant does not so notify Landlord, then all extension options provided in this paragraph shall terminate.





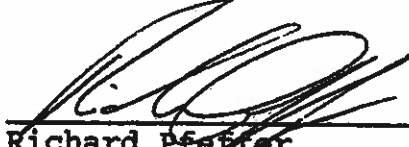
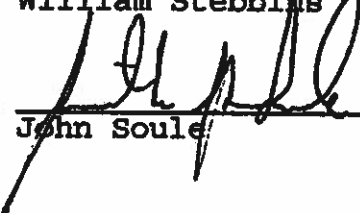
Landlord and Tenant expressly covenant and agree that any payment of base rent or additional rent which is not paid to Landlord within ten (10) days of the first (1st) day of each calendar month during the term shall be considered a late payment of base rent (hereinafter referred to as "Late Base Rent Payment"). Landlord and Tenant further covenant and agree that Landlord in her sole discretion may impose a late charge for any Late Base Rent Payment made by Tenant during the term an amount equal to four percent (4%) of the base rent then due. Landlord's rights under this Paragraph 3 shall be in addition to, and not in lieu of, any of the rights and remedies Landlord may have under this Lease.

4. Additional Rent, Taxes, Insurance. Tenant shall pay to Landlord as additional rent ("Additional Rent") all taxes and insurance costs enumerated below in this paragraph. Additional rent shall be estimated by Landlord and due in twelve (12) equal monthly installments at the same time as base rent payments are due hereunder. Within thirty (30) days after the end of each calendar year, Landlord shall furnish to Tenant a statement in reasonable detail setting forth a computation of such total cost and expenses; thereupon there shall be a prompt adjustment between Landlord and Tenant, with payment to Landlord or crediting to Tenant's account, as the case may require, to the end that Landlord shall have received for the preceding year the entire amount of said costs and expenses, and no more. Tenant shall pay as Additional Rent the following:
- a. Real estate taxes assessed against the Premises and improvements under the present system of taxation in the State of Maine or under such system of taxation as may exist from time to time during the term of this Lease. Tenant's share of real estate taxes shall be determined as follows:
- 1) Tenant shall pay all taxes related to the improvements located on the leased Premises.
  - 2) Tenant shall pay its share of taxes applicable to land only in the ratio which the Tenants square footage area of land bears to the total square footage area of land covered under the tax bill.
  - 3) If any portion of Tenant's improvements are included in the tax assessment for the land only, Tenant shall pay one hundred percent (100%) of the taxes related to such improvements except for improvements used by Landlord and/or improvements located off of the Premises, in which case Landlord and Tenant shall agree to a fair pro ration thereof.

GENERAL & UNCONDITIONAL GUARANTY

We, the undersigned, do hereby jointly and severally, generally and unconditionally guaranty the performance of Center-Cotton, Inc. under any and all terms, obligations and requirements of this Lease. This guaranty shall terminate on assignment of this Lease to a bona fide third party Tenant so long as Landlord consents to such assignment under the provisions of Paragraph 15 of this Lease and so long as the new Tenant provides similar personal guarantees of this Lease.

WITNESS

<u>William F. Flah</u>	<u></u> Richard Pfeffer
<u>William F. Flah</u>	<u>J. E. Stebbins 2</u> Edward Stebbins
<u>William F. Flah</u>	<u>William B. Stebbins</u> William Stebbins
<u>William F. Flah</u>	<u></u> John Soule