



March 9, 2023
93219-10

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

LL Bean – Freeport, ME
LL Bean, Justin's Way Mechanical Penthouse

Dear Caroline,

On behalf of LL Bean, we are submitting materials for the mechanical penthouse for the Retail Store. The penthouse's location is at the furthest building corner abutting Justin's Way and the loading and service yard for the campus. We appreciate the Project Review Board's attendance at the recent site walk. We hope the context of the surrounding structures and back-of-house operations for LL Bean further highlights the appropriateness of the location for this necessary enclosure.

The enclosure is necessary for more than simply screening. The enclosure includes boilers, electrical panels, and other necessary infrastructure that can not be exposed to the elements must be in conditioned space and secured from unauthorized access. The location, as identified, is ideal for necessary connections, structural considerations, and alignment with electrical and ducted systems. Further, the physical location is well suited as it is the furthest corner from Main Street and is in common visual compatibility with major service infrastructure, including generators, transformers, loading docks, dumpsters, and roof-mounted infrastructure such as chillers, elevator towers, and other existing units. The location faces a parking lot and dumpster for the Jameson's Tavern property.

The height of the enclosure is 44' 7 1/2"; this meets ordinance requirements and comparatively is lower than the surrounding peaks of the Hunt Fish building and other retail facades within the area. Please see the enclosed exhibit noting the heights of the LL Bean façade peaks and other major structures in the Route One corridor. Further, this enclosure would not be directly visible from Main Street. It would require concentrated effort at specific angles, such as directly exiting the Jameson Tavern parking lot.

Access to the roof is afforded through a ship's ladder in the interior of the building in a dedicated facility maintenance area (away from public access and retail operations.) The steel beams across the structure can not be moved without dramatic structural changes. Further, the new electrical for the entire facility is directly below this mechanical penthouse, relocating the structure would impair efficiency, function, and access for critical modernizations. Following the Project Review meeting, the team investigated shifting the penthouse 2' from the edge; this minor shift significantly impacted the structure, chillers, duct banks, and the previously mentioned electrical systems. Noting these impacts, the shift was not feasible.

Based on feedback, the materials selected for the penthouse have been changed. Originally specified as a dark bronze metal enclosure to hide the penthouse, the proposed materials are now comprised of a

horizontal metal panel in a color that matches the existing structure. The panels consist of a smooth panel with a reveal every 8" to mimic clapboard siding. Further, decorative trim and roof edge has been added to coordinate with the existing Justin's Way elevation façade.

We are hopeful, the Project Review Board will find the information and the rationale satisfactory for this critical infrastructure. The sustainability of the building and future enhancements for the LL Bean campus are dependent on this component of the building. The project team and the applicant are eager for approval to support the future of the LL Bean campus, an iconic Maine landmark.

A digital packet of the complete updated package has been e-mailed to you. Paper copies have been included as an attachment to this response.

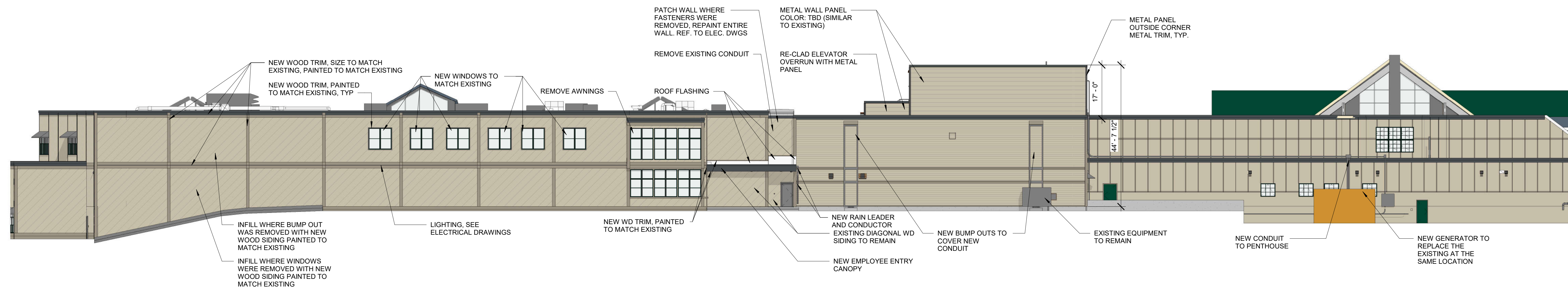
We hope the provided response is sufficient to proceed with the project approval process. Upon reviewing the attached wall panel cut sheet, please reach out if you have any questions or require additional information.

Sincerely,

SEBAGO TECHNICS, INC.

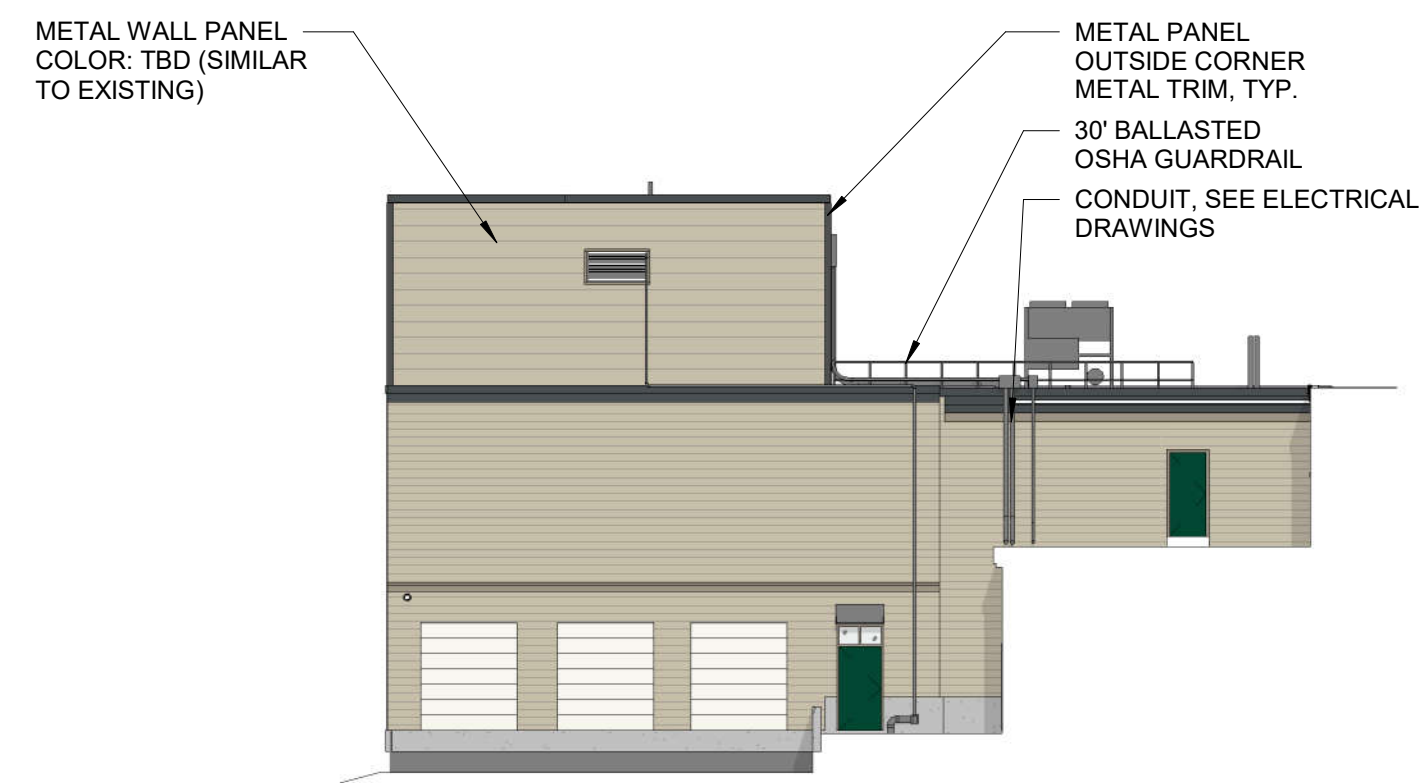
A handwritten signature in black ink that reads "Kylie S. Mason". The signature is written in a cursive, flowing style.

Kylie S. Mason, RLA, LEED-AP
Chief Operations Officer
Maine Licensed Landscape Architect



L1 JUSTIN'S WAY ELEVATION - PERMITTING

1/16" = 1'-0" AE101B-2



E1 RECEIVING DOCK - PERMITTING

1/16" = 1'-0" AD102B-2

REV.	DESCRIPTION	DATE
0	SUBMISSION TO TOWN FOR SITE PLAN REVIEW	12/13/2022



PROJECT: 95 MAIN STREET
FREEPORT, MAINE 04032
JUSTIN'S WAY ELEVATION - PERMITTING

SHEET TITLE:	10053008-LLBEAN FLAGSHIP-ARCH-R22.RVT
WBRC REVIT FILE:	10053.008
PROJECT No.:	10053.008
SCALE:	1/16" = 1'-0"
FIGURE:	ARB/TRJ
DRAWN BY:	JRO
CHECKED BY:	TRJ

SHEET No. **AE201-P**

Untitled Map

Write a description for your map.

BUILDING CLASSIFICATION BASED ON PAGE 13 OF TOWN OF FREEPORT DESIGN REVIEW ORDINANCE, CHAPTER 22

**RG: ROOF GRADE
SG: STREET GRADE**

Legend

- 011049000000
- Feature 1
- Feature 2
- Feature 3
- Starbucks
- Tesla Supercharger
- United States Postal Service

A
presently a garden plot

**RG: 219
SG: 166
53'**

**RG: 216.29
SG: 166.00
50'**

**RG: 216
SG: 171.0
45'**

**RG: 200.02
SG: 163.73
37'**

**RG: 209.22
SG: 163.73
45.5'**

**RG: 176.98
SG: 138.29
38.5'**



DESIGN WALL™
SKU: DSF, DSH, DSV, DWF, DWH

MATERIAL
.032, .040, .050 aluminum
24, 22*, 20* ga. metallic coated steel
24, 22* ga. 55% Al-Zn alloy coated steel with acrylic coating
.8, 1.0 mm zinc* (W series only)
16, 20 oz. copper *

PANEL SPECS
Coverage: 12" (stiffening ribs standard for DWF, DSF, DWH, & DSH, specify without ribs)
Minimum Length: 3'-0"
Maximum Length: 26'-0" (DSV only)
Depth: 1 3/4", 1 1/8"

TEXTURE
Smooth, Stucco Embossed, or Wood Grain Embossed (DWF, DWH, and DSV only, 24 ga. metallic coated steel, .032 & .040 aluminum only)
www.atas.com/designwall

Optional high pressure clip for structural performance available

OPALINE™
SKU: OPM, OPF, OPN, OPW

MATERIAL
.032 aluminum
.040 aluminum (OPF, OPN, OPW only)
24 ga. metallic coated steel
16, 20 oz. copper*

PANEL SPECS
Coverage:
OPF: 4", 6", 8"
OPM: 4 1/2"
OPN: 4", 6", 8"
OPW: 4 1/2", 6 1/2", 8 1/2"
Minimum Length: 1'-6"
Depth: 3/4"

TEXTURE
Smooth, Stucco Embossed, or Wood Grain Embossed (24 ga. metallic coated steel, .032 aluminum & .040 aluminum only)
www.atas.com/opaline