

OB #2 DEMOLITION

Per the Freeport Design Review Ordinance, the Council needs to be notified of this demolition request. Is this something they would want to put on the 9/17 agenda under OB? The PRB meeting where action may be taken is 9/18.

Thanks,
Caroline

From: Leslie E. Lowry <LLowry@JBGH.com>
Sent: Saturday, August 31, 2019 11:39 AM
To: Sarah Tracy <stracy@freeportmaine.com>; Peter Joseph <pjoseph@freeportmaine.com>; Sam Kapala, Planning Board Chairperson <Sam.kapala@gmail.com>; James Cram, Director of the Freeport Historical Society <director@freeporthistoricalsociety.org>
Cc: Caroline Pelletier <CPelletier@freeportmaine.com>; Alfred Yebba <ayebba@berensononline.com>
Subject: 56 Maine Street -- Notice of Alteration

All:

We represent Denney Block LLC in connection with its proposal for work at 56 Main Street.

This week, Caroline Pelletier asked that we forward copies of the 3 published Notices in connection with this project so that you each have them for your records and your upcoming meeting. My apologies for getting them out later than anticipated as some other matters took my attention away from this task.

Please let me know if there are any questions regarding these materials.

Lee

Leslie E. Lowry, Esq.
Jensen Baird Gardner & Henry
Ten Free Street
P.O. Box 4510
Portland, Maine 04112-4510
Phone: (207) 775-7271
Direct: (207) 518-5917
Fax: (207) 775-7935

Public Notice

Notice of Alteration/Removal Freeport Design Review Ordinance

Notice is hereby given in accordance with Section VIII of the Freeport Design Review Ordinance that Berenson Associates Inc. has filed an application with the Freeport Project Review Board for a Design Review Certificate involving the removal of a portion of an existing building at 58 Main Street, Freeport, Maine (Tax Assessor Map 11, Lot 110). The building is classified as a "B" Building in the Design Review District I. The portion of the building to be removed is, generally, a single story appurtenance on the right (southerly) side on the first floor level of the building as well as bay windows on the basement level. The application is on file with the Planning Department of the Town of Freeport. For information, contact Mr. Al Yebba, Berenson Associates Inc. 109 State Street Suite. 403, Boston, MA. 02109, Phone 617.248.4202.

Peter,

As requested, here is some additional information regarding the demolition request for the portion of a Class B building, in Design Review District I, located at 58 Main Street. As you may remember, the initial request was made in 2015 in association with the Denney Block Freeport LLC (aka Berenson Associates) infill development project and for which the applicant has a previously approved Contract Zone agreement with the Town of Freeport. The applicant is now moving forward with the project and seeking the applicable approvals. In regards to demolition of a Class B building, or portion thereof, the Freeport Design Review requires the following (see below). The applicant has completed the required notifications and will be seeking approval of the demolition request at the Wednesday, September 18, 2019 Project Review Board meeting. I have attached a portion of their conceptual submission for reference.

Caroline

“Section VIII Design Guidelines

A. Buildings Classified as A or B

1. A or B Buildings: Any building classified as A or B, or any part of appurtenance thereof, including but not limited to walls, fences, light fixtures, steps, driveways, parking areas and paving shall only be moved, reconstructed, altered or maintained in a manner that will preserve its historical, architectural and neighborhood significance. When making that determination, recognition shall be given to the design and placement of buildings previously on the site and their past relationship with surrounding buildings.
2. Demolition or Removal of A or B Buildings: Should a property owner want to demolish or remove all or any portion of a building classified A or B, a four (4) month notice of the proposed demolition or removal shall be given before a demolition or removal permit is issued. The owner of the affected building shall cause notice to be published in a newspaper of general circulation at least three (3) times prior to demolition or removal. The first notice shall be published no later than fifteen (15) days after the application for a permit for demolition or removal is filed and the final notice shall be published approximately fifteen (15) days prior to the date of the Project Review Board meeting where action on the application is expected. The purpose of this section is to further the purposes of this Ordinance by preserving buildings classified A or B which are important to the architectural, historical and neighborhood significance of the Town, and to afford the Town, interested persons, historical societies or organizations the opportunity to acquire or to arrange for preservation of such buildings. The notice of the proposed removal shall be forwarded to the Freeport Historical Society, the Freeport Town Council and the Freeport Planning Board. The Project Review Board shall conduct a public hearing prior to its vote on an application to provide an opportunity for public comment of the proposed demolition or removal.

In addition, the property owner shall also submit a statement to the Board describing the need for demolition and why the building can't be saved or renovated for another use.

3. Negotiation to Avoid Demolition: During this four (4) month period, the Board may negotiate with the owner of the property and with any other parties in an effort to find a means of preserving the property. Such negotiations may include relocation to a new site, recommendation for a historic easement pursuant to Section XI of this Ordinance, adaptive re-use of the structure, or inducements to interested third parties to purchase the property for the purpose of preserving it. The Project Review Board may issue a permit to remove a building prior to the expiration of the 4 month notice period if adequate provisions are made to move the building for the purpose of preserving it."

Caroline C. Pelletier
Town of Freeport
30 Main Street
Freeport, ME 04032
(207)865-4743 ext. 107

www.freeportmaine.com





Main Street Elevation

2 BUILDING ELEVATION
A2.0 SCALE: 1/4"=1'-0" 0 2' 4' 8'



Rear Elevation

1 BUILDING ELEVATION
A2.0 SCALE: 1/4"=1'-0" 0 2' 4' 8'