

178 Main Street 3-unit residential project

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**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) Extension of previously approved project

Name of Project: 178 Main st. conversion; change of use from single family / B&B

Proposed Use of Property: Three unit residential dwelling

1) Applicant Information:

Name: Liz & Paul Leonard Tel: 207-991-0138
(If a Company, provide name of person also)

Address: 178 Main street Freeport, Me.

Email: pleonard@kitchentuneup.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: _____

4) Property Information:

Present Use of Property Single family / Bed & Breakfast

Location: Street Address 178 Main st. Freeport, Me

Assessor's Office Map: 13

Lot: 5

Size of Parcel (acres): .74 ac.

Zoning District (s): Village 1, V1

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: Modifications to existing floorplan to accommodate three residential units. Change in exterior color of doors, shutters and gables to a historical color. (Naragansett green)

6) Other Information:

Proposed # of Buildings: 1 Gross Square Footage of Non-Residential Buildings: 5150 sq.ft.

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: David Matero Architecture Tel: 207-389-4278

Address: 49 Centre st. Bath, Me 04530

Email: david@davidmatero.com

9) Billing Contact (If different than applicant information)

Name: _____ Tel: _____

Address: _____

Email: _____

Application Fee: \$ _____ 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.

5/31/23
DATE

Paul Leonard
SIGNATURE OF APPLICANT/OWNER/REPRESENTATIVE

178 Main st Freeport (.71ac./ 30,950 sq.ft)

Subject property- 178 Main street Freeport, Maine

Zoning district- Village 1, V1

Map 13, Lot 5

Paul and Liz Leonard are currently under contract to purchase the property, in order to meet the financing requirements, we are proposing a Change of Occupancy from the current status of Bed and Breakfast with a single-family residence, to a 3 unit residential apartment building.

The property meets the intended use under the following Town of Freeport Zoning requirements:

Section 407 a. Purpose: To encourage properties within the district to transition to a high density of residential development.

Section 407 b. 4. Multi-Family Dwellings are permitted, subject to site review

Section 407 c- Lot sizes that are not within subdivision

1. Minimum lot size required is 20,000 square feet: *Subject Lot size is .72 acre, (31,362.2 square feet of land area)*
2. Minimum road frontage: 50 feet. *Subject lot is approximately 100feet.*
3. Maximum building height: 35 feet. *Structure is 28 feet,*
4. Minimum setback: front- 25/ side- 15/ rear 25 feet. *Actual setback: front 34/side 15/rear 35.*
5. Minimum land area per dwelling unit: 5,000 square feet. *Subject property is 10,454 sq.ft/unit.*

Section 514 B.8.d. Off Street parking; In the V-1, VC-2, VC-3, VC-4, and MDR-2 Districts the following shall apply: Single family – 2 spaces, two-family and multi-family: 1 bedroom unit – 1.25 spaces per unit or major fraction thereof, 2 bedroom unit -1.75 spaces per unit or major fraction thereof, 3 bedroom unit- 2 spaces for the first three bedrooms with .5 spaces per bedroom beyond 3 bedrooms; units restricted to senior housing – 1 space per unit, multi-family units shall provide 1 space per 5 units for guest parking.

1. Unit 1 – 4 bedroom requires 2.5
 2. Unit 2 – 2 bedroom requires 1.75
 3. Unit 3 – 2 bedroom requires 1.75
- Total required= 6 . Total existing spaces currently on site= 8

Freeport Village Design Standards Section 3, pg.14

B u f f e r s - Buffers are required on any lot used for any use other than a one-family or two-family dwelling which abuts a lot occupied by a one-family or two-family dwelling; except that the Project Review Board may reduce the width of the buffer if existing buildings or driveways are within 15 feet of the property line. Additional buffers may be required, at the discretion of the Project Review Board, and the additional buffers shall comply with these standards. Buffers shall be a minimum of 15' in width and shall contain the following plant material, as a minimum, for every 100 lineal feet; however, the Staff Review Board and/or the Project Review Board may alter the plant material or substitute with a non-

plant material provided the abutting property owner and the applicant agree that the alternative plant material will provide an adequate buffer: 3 Street trees 2/ 1/2" – 3" caliper minimum 6 Evergreen trees 5' – 7' ht. minimum 4 Ornamental trees 8' – 10' ht minimum. 20 shrubs 3' – 4' ht minimum.

178 Main St. abuts 2 properties, only one of which is a single-family home that would require a buffer on the back property line. Existing landscaping complies with the design standard requirements for a buffer. Photos are available and will be submitted electronically initially, printed photos to follow.

Building notes- The building is currently segmented into three sections: Front, middle and rear.

- Front section represents the original home, along with a portion of the middle.
- Middle section consists of part of the original home, and part of the addition constructed in 1988.
- Rear portion of the building was built new in 1988.

Building condition- The interior of the original building was reconstructed as part of the renovation in 1988, all new electrical entrances, panels, wiring and related devices were installed. Two new natural gas heating systems have been installed, all plumbing has been replaced with a combination of copper, PEX, and PVC.

The mechanical systems contained in the structure are installed in such a way that it would make it nearly impossible to separate the utilities for the individual units so we will be renting the units furnished with all utilities included in the rent. The owner will reside at the residence in the event a problem arises that requires access to the mechanical room.

Proposed reconstruction; scope of work- Exterior shutter & gable siding color to be Naragansett green, (historical)

1. Exterior- ~~No changes will be made to the exterior of the building or the landscaping.~~
2. Parking- No changes, there are 8-10 existing spaces.
3. Interior-
 - a. Three existing doorways will be permanently closed off to divide the units.
 - b. One stairway will be eliminated and used for closet/storage space in the middle section.
 - c. One bathroom will be removed and repurposed as a laundry area.
 - d. One shower stall will be re-installed where an existing W/D unit is. (formerly a shower stall)
 - d. One kitchen will be added in place of an existing bathroom to serve the front section.
 - e. Electrical system will be upgraded to meet code requirements.

Requirements- Conforms with allowable uses within the V1 district, meets all density, lot size and frontage requirements.

Freeport has adopted the 2015 IEBC standards, the B&B is in group R-1, Apartments are R-2, both are in the same classification group. We would be looking at a change of use with separation. There are three doors that would be permanently removed to divide the units. The party walls would not require a one or two hour fire rating as the building has a full sprinkler system connected to dispatch. (1012.5.1.1) Accessibility should not be an issue as there are 36" entry doors into the ground floor of two of the three units. 1012.8.1. None of the units would be able to be rented to handicapped persons.



February 24th, 2021

Paul Leonard
PO Box 366
Yarmouth, ME 04096

Re: Ability to Serve – 178 Main St, Freeport – Redevelopment and Change of Use

Dear Mr. Leonard,

The Maine Water Company (MWC) has received your request for an Ability to Serve Determination for the property located at 178 Main St, Freeport, Maine for the above referenced project. The request indicates a plan to redevelop the property from a 7 bedroom Bed and Breakfast to a 3 unit complex. The change in hydraulic flow is expected to be negligible. Based on the criteria that has been presented, MWC does have sufficient capacity in the area from the existing 10-inch cast iron main on Main Street to serve this project. Additional infrastructure improvements may be required at the expense of the developer to meet the overall needs of this project.

Conditions of Service

- Additional changes to this location would require further review from MWC.
- Maine Water will only continue to bill for the single water meter that services the one domestic service to this property that will feed all three units. The owner may sub-meter the additional units, however, Maine Water will not provide, bill or maintain these additional sub-meters.
- If new services are required or any changes to existing service sizing is proposed, additional coordination with MWC is required before construction.

Should service not be activated within one year of the date of this letter, MWC reserves the right to reevaluate its ability to serve this project.

All work must be completed in accordance with MWC Terms and Conditions as well as material specifications. Water service will be provided in accordance with Maine Public Utility Commission rules. If you have any additional questions, please do not hesitate to contact our office at 1-800-287-1643 or by email at Marcus.Knipp@mainewater.com.

Sincerely,
The Maine Water Company

Marcus Knipp, E.I.T.
Engineer

WARRANTY DEED
Statutory Short Form

DLN: 1002140149028

KNOW ALL BY THESE PRESENTS, That, **SCRAM Realty, LLC**, a Maine Limited Liability Company, whose mailing address is **178 Main Street, Freeport, ME 04032**, for consideration paid, grant to **Elizabeth A. Leonard and Paul D. Leonard** whose mailing address is **3 Wood Thrush Lane, Freeport, ME 04032**, as JOINT TENANTS, with Warranty Covenants, the real property in the Town of **Freeport**, County of **Cumberland** and State of **Maine**, more particularly described as follows:

Three certain lots or parcels of land, with the buildings thereon, situated in the Town of Freeport, County of Cumberland and State of Maine, bounded and described as follows:

Parcel 1: Beginning on the easterly side of Main Street at a "Cedar Hub" and at the westerly corner of Lot 3;

Thence by said Lot South forty-six degrees, forty-five minutes East (S 46° 45' E) one hundred sixty feet (160) and eight inches (8") to a "Cedar Hub" and Lot 9;

Thence by said lot South thirty-eight degrees, thirty minutes West (S 38° 30' W) one hundred fifty-seven feet (157') to a "Cedar Hub" and the easterly side of a proposed street designated as "Street A";

Thence by said street North forty-one degrees West (N 41° W) seventy-three feet (73) and eight inches (8") to a "Cedar Hub" and Lot 1;

Thence by said Lot North thirty-five degrees, fifteen minutes East (N 35° 15' E) seventy-five feet (75) and six inches (6') to a "Cedar Hub".

Thence North forty-four degrees, thirty minutes West (N 44° 30' W) eighty-one feet (81) to a "Cedar Hub" at the easterly side of Main Street;

Thence by said street North thirty-two degrees, thirty minutes East (N 32° 30' E) seventy-two feet (72) and two inches (2") to the bounds first begun at;

Containing 64.1 square rods, more or less. Meaning and intending to convey lots numbered 2 and 10 as located and plotted by Edwin C. Townsend, CIE. All fences are to be maintained by the Grantee.

PARCEL 2: Designated or known as the northwesterly part of Lot 9 on Samuel A. Holbrook's Plan of Lapham Lots, so called, and bounded and described as follows:

Beginning at a granite monument on the northeasterly side of Chapel Street at the southeasterly corner of Lot 10 now or formerly owned by Winthrop C. Fogg;

Thence by said Lot North thirty-six degrees, fifteen minutes East (N 36° 15' E) one hundred fifty-seven feet (157) to a granite monument and Lot 6, formerly owned by Jarvis A. Brewster;

Thence by said Lot South forty-six degrees, for-bf-five minutes East (S 46° 45' E) sixty feet (60') and four inches (4') to a hub or point and land formerly of William C. Anderson;

Thence by said Anderson's land South forty-two degrees West (S 42° W) one hundred sixty-two feet (162') to a hub or point on the northeasterly side of Chapel Street;

Thence by said street North forty-one degrees West (N 41° W) fifty-three feet (53') and eight inches (8'') to the point of beginning.

Containing 8,590 square feet, more or less.

PARCEL 3: Beginning on the easterly side of Main Street at the southerly corner of lots conveyed by Frederick L. Lapham to Winthrop C. Fogg;

Thence by said Fogg's land South thirty-four degrees, thirty minutes East (S 34° 30' E) eighty-one feet (81) to a hub or point;

Thence by said Fogg's land South thirty-eight degrees, fifteen minutes West (S 38° 15' W) seventy-five feet (75') and six inches (6'') to a hub or point at the northeasterly sideline of Chapel Street;

Thence by said Chapel Street seventy-three feet (73') and eight inches (8'') to a hub or point at the southeasterly sideline of Main Street;

Thence by said Main Street northeasterly seventy-two feet (72') and two inches (2'') to the bounds first mentioned.

Excepting and reserving from the above parcels of land two small triangular portions which have been heretofore conveyed by Winthrop C Fogg to Brewster and to Stanwood, said parcels being on the northeasterly boundary line of Parcel 1 hereinabove described.

Also granting and conveying to the Grantee, its heirs and assigns forever, all right, title and interest in and to an easement or right of way for sewerage disposal as described in warranty deed from Eda Mabelle Stanwood to Letitia N. Fogg dated June 21, 1948 and recorded in the Cumberland County Registry of Deeds in Book 1921, Page 236.

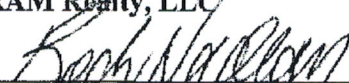
Meaning and intending to convey and conveying the real property described in a deed to SCRAM Realty, LLC dated November 30, 2004 and recorded in the Cumberland County Registry of Deeds at Book 22069, Page 178.


Witness our hands and seals this 17th day of June, 2021.

Witness:



SCRAM Realty, LLC

By: 
Rock Nadeau, Managing Member

By: 
Monica Kissane, Managing Member

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

June 17, 2021

Personally appeared on the above date, the above-named **Rock Nadeau, and Monica Kissane**, in said capacity, and acknowledged the foregoing instrument to be their free act and deed and the free act and Deed of **SCRAM Realty, LLC**.

Before me,



Notary Public/Attorney at Law

Print name:

Exp: _____

Kerry E. Kimball
State of Maine
Attorney at Law
Bar #8577



