

09 June 2020

To Whom It May Concern,

As residents of this town of Freeport Maine, we are proud to call it our home. We have lived here now for 16 years and have a strong sense of community. Our children are attending the elementary schools and Middle School, and we have found a camaraderie amongst neighbors and store owners. We highly recommend Freeport as a great place to live.

Our children are 11 years old and 8 years old, and are entering a period of their lives where they will need more room. Furthermore, we anticipate aging in this community and in this house, which would need an addition to make first floor living a possibility. With these major concerns in mind, we would very much like to build a modest addition to the rear of our house to include a bedroom, bathroom, and new kitchen.

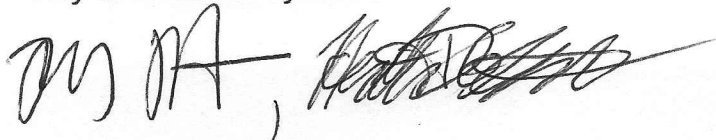
As we understand it, the current code is written in such a way that does not allow us, in Village Commercial 1 to build an addition. We therefore propose the following change to the Zoning Ordinance in order for that to be allowed. Further, we feel that it is truly in keeping with the spirit with the Town's Comprehensive Plan to permit homeowners of existing single-family residences to be able to make such additions.

The proposed language change would allow those who live in this vibrant village to add to Freeport's variety of neighborhoods, housing types, and contribute to the diversity of prices as desired by the Freeport Vision. Permitting homeowners to modify their existing homes in VC-1, would allow them to meet their changing needs. As space needs change over time in people's lives, this will allow VC-1 homeowners to remain in place without the pressure to relocate to the outskirts of town, maintaining a village feel and minimizing sprawl. Granting those who live in VC-1 the ability to modify their existing homes will further minimize environmental impacts and traffic congestion by keeping residents in the village and not out in the outlying areas, as put forth in the Vision Statement.

In closing, we love this community, and further, we love living in the Village. We would like the opportunity to stay here and still accomplish our goal of a modest addition. Just as important as this would be for us, we feel strongly that other families and aging individuals would benefit from the addition of this language to make real the possibility of staying where they are.

Thank you for your consideration,

Gary and Heather Sylvester

Handwritten signatures of Gary and Heather Sylvester. The signature on the left is 'Gary' and the signature on the right is 'Heather'. They are written in black ink.

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: LANGUAGE CHANGE TO ALLOW ADDITIONS TO HOMES IN VC-I

Proposed Use of Property: RESIDENTIAL DWELLING

1) Applicant Information:

Name: GARY & HEATHER SYLVESTER Tel: (207) 671-0250
(If a Company, provide name of person also)

Address: 19 MORSE ST FREEPORT

Email: garysylvester@gmail.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 RESIDENTIAL DWELLING

Location: Street Address 19 MORSE ST FREEPORT

Assessor's Office Map: 11

Lot: 49

Size of Parcel (acres): 0.48

Zoning District (s): VC I

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: Language Change in Sect. 413
to allow additions to houses in VC-I

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: \$ _____ 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.

6/9/2020

DATE


SIGNATURE OF APPLICANT/OWNER/REPRESENTATIVE

Free - 21626/201

WARRANTY DEED
Joint Tenancy
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That

MAINE REAL ESTATE TAX PAID

William L. Holt, III and Sara E. Holt

Of Freeport, County of Cumberland, State of Maine,

for consideration paid; grant to Gary R.G. Sylvester and Heather D.G. Sylvester

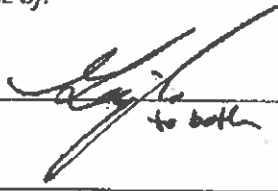
of South Portland, County of Cumberland, State of Maine,

with a mailing address of 115 Summit Terrace, Apt. #94, South Portland, Maine 04106

with warranty covenants, as joint tenants the land in Freeport, County of Cumberland, and State of Maine, described on the attached EXHIBIT A.

WITNESS our/my hand(s) and seal(s) this 30th day of July, 2004.

Signed, Sealed and Delivered in presence of:


_____ to both


_____ William L. Holt, III


_____ Sara E. Holt

STATE OF *Maine*

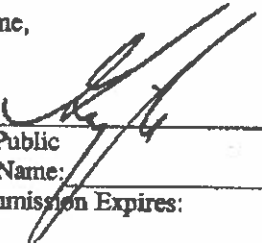
July 30, 2004

COUNTY OF *Cumberland*

Then personally appeared the above named William L. Holt, III and Sara E. Holt and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Ginger R. Reoch
Notary Public, Maine
My Commission Exp: 8/8/09


_____ Notary Public
Printed Name: _____
My Commission Expires: _____

11/49

Order No: 922594 (Sylvester)

EXHIBIT 'A'

A CERTAIN LOT OR PARCEL OF LAND, TOGETHER WITH THE BUILDINGS THEREON, SITUATED ON THE SOUTHERLY SIDE OF MORSE STREET IN THE TOWN OF FREEPORT, COUNTY OF CUMBERLAND, AND STATE OF MAINE BOUNDED AND DESCRIBES AS FOLLOWS:

BEGINNING AT THE NORTHERLY CORNER OF LOT NO. 33, AS DELINEATED ON PLAN OF GEORGE W. BROWN'S OXNARD LOTS, FREEPORT, MAINE, RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS, PLAN BOOK 13, PAGE 115;

THENCE IN A GENERAL SOUTHWESTERLY DIRECTION ALONG THE NORTHWESTERN BOUNDARY LINE OF SAID LOT NO. 33, ONE HUNDRED THIRTY-TWO (132) FEET TO LOT NO. 38;

THENCE IN A GENERAL SOUTHEASTERLY DIRECTION ONE HUNDRED FIFTY (150) FEET ALONG THE SOUTHWESTERN BOUNDARY LINES OF LOTS NOS. 33, 32 AND 31, TO LAND OF WALSH, BEING LOT NO. 30;

THENCE IN A GENERAL NORTHEASTERLY DIRECTION ALONG SAID WALSH'S LAND OR LOT NO. 30, ONE HUNDRED THIRTY-TWO (132) FEET TO MORSE STREET, SO CALLED;

THENCE IN A GENERAL NORTHWESTERLY DIRECTION ALONG SAID MORSE STREET, ONE HUNDRED FIFTY (150) FEET TO THE NORTHERLY CORNER OF LOT NO. 33 AND THE POINT OF BEGINNING.

MEANING AND INTENDING TO CONVEY LOTS NOS. 31, 32 AND 33 AS DELINEATED ON THE PLAN ABOVE REFERRED TO.

Being the same premises conveyed to the Grantors herein by virtue of a warranty deed from Stephanie L. Hubbard recorded on July 26, 2002 in the Cumberland County Registry of Deeds in Book 17887, Page 57. ✓

Received
Recorded Register of Deeds
Aug 03, 2004 03:22:36P
Cumberland County
John B O'Brien

Section 413,

D. Other Standards:

5. Additions to existing single-family residences shall be permitted, observing Space Standards as set forth in Section 413, C.