

Correction – Please note that extra text printed before the Zoom link has been removed. The Zoom webinar ID remains unchanged.

**AGENDA
FREEPORT PLANNING BOARD
WEDNESDAY, NOVEMBER 4, 2020
6:00 PM**

This meeting will be held online/virtually, using Zoom teleconferencing. Due to security concerns, audience members will be able to see and hear other participants in the meeting but will be allowed to speak only if recognized by the Planning Board Chairperson. Video broadcasts will only be permitted for the Board, staff members and applicants. Video broadcasts by audience members will be disabled.

To participate with video and audio, please use the following link from your computer, tablet, smartphone, or other video capable device: <https://us02web.zoom.us/j/87218755989>

You can also join the meeting by entering the following meeting/webinar ID on Zoom.com: 872 1875 5989

If prompted, please enter your information, as it will help us to identify members of the audience who wish to speak during the meeting.

In order to participate with via telephone (audio only), please call any of the following numbers:

US: +1 312 626 6799 or +1 646 558 8656 or +1 346 248 7799 or +1 669 900
9128 or +1 253 215 8782 or +1 301 715 8592

And enter the following webinar/meeting ID when prompted: 872 1875 5989

International numbers available: International numbers available: International numbers available:
<https://us02web.zoom.us/j/kh2ljOFno>

In addition to, or as an alternative to commenting at the virtual meeting, you may comment in writing regarding an agenda item. Please submit any written comments at least 24 hours prior to the meeting to ensure that they are received in time for the meeting. Comments can be provided in writing, via email to Caroline Pelletier, Town Planner, cpelletier@freeportmaine.com Comments can also be mailed to Town of Freeport c/o Town Planner 30 Main Street Freeport, Maine 04032.

[ITEM I: Information Exchange](#)

- 1) Update on recent actions by the Project Review Board
- 2) Brief discussion on upcoming meeting topics

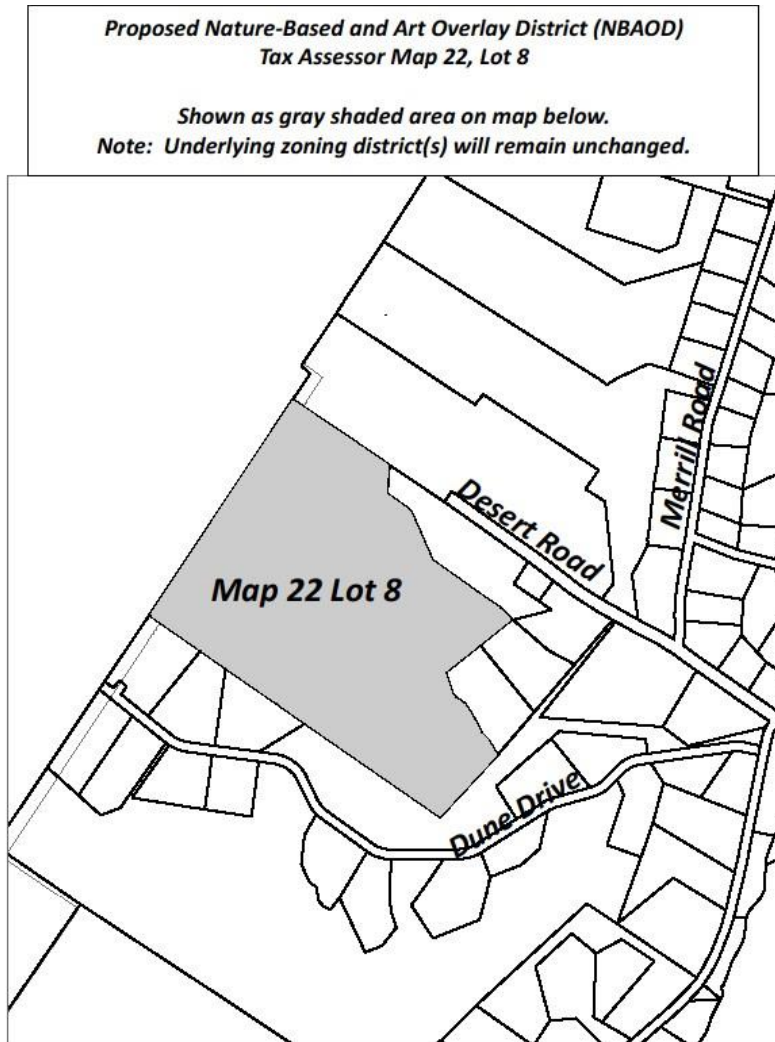
[ITEM II: Approval of the minutes from the Wednesday, October 7, 2020 Planning Board meeting.](#)

[ITEM III: Zoning Ordinance and Map Amendment – Nature-Based and Art Overlay District \(NBAOD\)](#)

The Board will hold a **PUBLIC HEARING** on proposed amendments to the Freeport Zoning Ordinance and the Official Zoning Map of the Town of Freeport pertaining to the creation on a new Nature-Based and Art Overlay District (NBAOD). (*Note: This was formerly proposed as the Desert of Maine Overlay District*). Amendments to

the following sections of the Zoning Ordinance will be discussed: Section 104 – Definitions, Section 301 – Zoning Districts, new Section 428 – Nature-Based and Art Overlay District, Section 514 Off-street Parking and Loading, and Section 515 Noise Regulation. The area of the new overlay district, identified as Tax Assessor Map 22, Lot 8 (95 Desert Road), will be added to the Official Zoning Map (see gray area on the map on page two of this agenda). *Applicants: Desert of Maine Campground, Inc. and Heestand Family Holding, LLC; James Katsiaficas, Perkins Thompson, representative.*

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ITEM IV: Continued Discussion – Desert Road and Old County Road Zoning Change

This will be a continued discussion on a request to change the Industrial II (I-II) District to allow for a mix of commercial and residential uses and to possibly also change a portion of the Rural Residential I (RR-I) District near Old County Road to allow for higher density single family and multiple family dwellings. Subject properties include Tax Assessor Map 22, Lot 25 & Tax Assessor Map 26, Lot 38. *Applicant: KV Enterprises LLC – Kendrick Ballantyne; LL Bean, Inc, owner; Kylie Mason, Sebago Technics, representative.*

ITEM V: Persons wishing to address the Board on non-agenda

ITEM VI: Adjourn