

**AGENDA
FREEPORT PROJECT REVIEW BOARD
NOVEMBER 18, 2020 6:00
PM**

This meeting will be held online/virtually, using Zoom teleconferencing. Due to security concerns, audience members will be allowed to speak only if recognized by the Project Review 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/82324070827>

You can also join the meeting by entering the following meeting/webinar ID on Zoom.com: 823 2407 0827

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: 823 2407 0827

International numbers available: <https://us02web.zoom.us/j/82324070827>

Although there are no public hearings on this agenda, the Board may choose to take public comment. 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, Interim 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 Planning Board agenda items

[ITEM II: Review of the minutes from the October 21, 2020 Project Review Board meeting.](#)

ITEM III: Reviews

[Desert of Maine – Parking Lot Renovations](#)

The applicant is seeking approval of a Site Plan Review Amendment to renovate the existing gravel parking lot at the Desert of Maine property. The proposed parking lot alterations will include regrading the surface and ADA parking spaces. New site lighting is proposed. Zoning District: Rural Residential I (RRI). Tax Assessor Map 22, Lot 8 (95 Desert Road). Heestand Family Holding, LLC (Mela and Dough Heestand), applicants and owners; Thomas Emery, RLA--Harriman Architects and Engineers, representative.

[Linda Bean’s Maine Kitchen and Topside Tavern Addition – Site Plan Amendment](#)

The applicant is seeking approval for a Site Plan Amendment and Design Review Certificate to build a proposed addition to an existing restaurant on Main Street. The project would require demolishing the existing vacant ATM building, constructing an addition with a second-floor balcony, and will include a first-floor walk-up ice-cream window. Zoning District: Village Commercial 1 (VC-1), Design Review District 1 -- Class C & Color Overlay District. Tax Assessor Map 11,

- over - Lot 107 (88 Main Street). David Matero Architecture, applicant and representative; 88 Main Street, Freeport, LLC, owner.

Morse Street School - Site Plan Review

The applicant is seeking approval of a Site Plan Amendment to add a portable classroom building near the Morse Street School. Minor associated site alterations are also proposed. Zoning District: Village 1 (V-1), Tax Assessor Map 11, Lot 24 (21 Morse Street). Regional School Unit # 5, applicant and owner; Dennis Ouellette, Director of Facilities and Transportation, representative.

Harraseeket Yacht Club- Site Plan Amendment

The applicant is presenting plans for a Site Plan Amendment at the Harraseeket Yacht Club. Waterfront improvements for the Yacht Club include a boat hoist, layout changes to the existing float system, and other associated alterations. Zoning District: Village 2 (V2), Resource Protection 1 (RP1) and Shoreland Area (SA). Tax Assessor Map 1, Lot 5 (5 Dixon Road). Harraseeket Yacht Club, owner and applicant; Barney Baker PE, Baker Design Consultants, representative.

ITEM IV: Persons wishing to address the Board on non-agenda items.

ITEM V: Adjourn.