

**AGENDA**  
**FREEPORT PROJECT REVIEW BOARD**  
**FREEPORT TOWN HALL COUNCIL CHAMBERS**  
**WEDNESDAY, SEPTEMBER 18, 2019 6:00**  
**p.m.**

**5:00 p.m. Sitewalk**

The Board will hold a sitewalk for the proposed Beacon Residences project at 6 & 8 Desert Road (Tax Assessor Map 22, Lots 24 & 24B). The walk will begin from the existing driveway on the property (limited parking is available on-site).

**ITEM I: Informational Exchange**

- a) Update on Staff Approvals

**ITEM II: Approval of the minutes from the Wednesday, August 21, 2019 Project Review Board meeting.**

ITEM III: Reviews

**Fletcher Property Group – Residential Open Space Subdivision**

The applicant is seeking final subdivision approval for a residential open-space subdivision located off Young's Lane. Plans include four residential lots with a total of six single-family dwellings and four duplexes. A road extension and 34 acres of open space are proposed. Zoning Districts: Rural Residential I (RR-I), Resource Protection II (RP-II), & Stream Protection (SP). Tax Assessor Map 26, Lot 4A. Fletcher Property Group, LLC, applicant and owner; Peter Biegel, Land Design Solutions, representatives.

**Falcon Way Subdivision – Village Open Space Subdivision – PUBLIC HEARING**

The applicant is seeking approval of an amendment to a previously approved subdivision plan to update a note regarding the maximum building footprint. The stormwater management plan has also been updated. No other changes and no new lots are proposed. Zoning District: Village I (V-I) & Freeport Village Overlay District (FVOD). Tax Assessor Map 20, Lot 13E. John Libby, John Libby Construction, Inc., applicant and owner; Adrienne Fine, PE, Terradyn Consultants, representative.

**The Beacon Residences – Commercial Open Space Subdivision**

The applicant is presenting conceptual plans for a Commercial Open Space Subdivision. 144 units (in six residential buildings), 5 garage buildings, a clubhouse with pool and associated site improvements are proposed. Open space is required. Zoning District: Commercial IV (C-IV). Tax Assessor Map 22, Lots 24 & 24B. Ben Devine, Devine Capital LLC, applicant; L.L. Bean, Inc, owner; Kylie Mason, Sebago Technics, representative.

**Denney Block Freeport, LLC – Demolition Request – PUBLIC HEARING**

The applicant is seeking approval to demolish a portion of an existing Class B building at 58 Main Street in Design Review District I. The four month notice period for demolition is applicable. Design Review District I – Class B property. Zoning District: Village Commercial I (VC-I). Tax Assessor Map 11, Lot 110. Denney Block Freeport LLC, applicant and owner; Kevin Nice, EBI Consulting, representative.

ITEM IV: Review of parcels to possibly include in the Freeport Design Review District Historic Inventory Project and discussion of next steps.

ITEM V: Discussion of public notice options.

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

ITEM VII: Adjourn.