

**AGENDA**  
**FREEPORT PROJECT REVIEW BOARD**  
**FREEPORT TOWN HALL COUNCIL CHAMBERS**  
**WEDNESDAY, NOVEMBER 20, 2019 6:00**  
**p.m.**

**ITEM I: Informational Exchange**

- a) Update on Staff Approvals

**ITEM II: Approval of the minutes from the Wednesday, October 16, 2019 and Wednesday, October 23, 2019 Project Review Board meetings.**

**ITEM III: Reviews**

**Maine Beer Company – Site Plan Amendment**

The applicant is seeking approval of an after-the-fact Site Plan Amendment for minor site alterations and changes to the previously approved landscaping plan. No other changes are proposed. Zoning District: Commercial I (C-I). Tax Assessor Map 23, Lot 61A. Maine Beer Company, applicant; MBC RE Holdings, LLC., owner; Adrienne Fine, Terradyn Consultants, LLC, representative.

**Granite Park Subdivision – Conceptual Review**

The applicant is presenting conceptual plans for a five lot, Open Space Subdivision. Two of the lots/units are existing and are located on Wood Thrush Lane. A new road off US Route One is proposed for the three additional units. Open space is required. Zoning District: Medium Density B (MD-B). Tax Assessor Map 20. Lots 4 & 4-1. Granite Park, LLC., applicant and owner; Thomas Greer, Walsh Engineering Associates, Inc., representative.

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

The applicant is seeking approval of preliminary 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. Site Plan Review and Subdivision review are 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.

**Town of Freeport – Site Plan Amendment**

The applicant is seeking approval of a Site Plan Amendment for a new internally illuminated sign at the Public Safety Building at 4/16 Main Street. Design Review approval is not required. Design Review District I – Class B & C. Zoning District: Village Commercial 1 (VC-1). Tax Assessor Map 9, Lot 16. Town of Freeport, applicant and owner; Adam Bliss, Town Engineer, representative.

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

**ITEM V: Adjourn.**