

AGENDA
FREEPORT PROJECT REVIEW BOARD
SEPTEMBER 16, 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 all other participants in the meeting but 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/85480669253>

You can also join the meeting by entering the following meeting/webinar ID on Zoom.com: 854 8066 9253

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: 854 8066 9253 International numbers available: <https://us02web.zoom.us/j/85480669253>

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
- 2) Update on Staff Approvals

ITEM II: Review of Tabled Items

The Beacon Residences – Commercial Open Space Subdivision

The applicant is seeking final approval for a Commercial Open Space Residential Subdivision at 6 & 8 Desert Road. 144 units (in six residential buildings), 5 garage buildings, a clubhouse with pool and associated site improvements are proposed. A new road is 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; Frank Dougherty, KGI Properties, representative.

ITEM III: Reviews

Eastern Mountain Sports – Kayak Racks

The applicant is seeking approval of a Design Review Certificate and Site Plan Amendment to install kayak racks and displays at their location at 4 Mill Street. Existing landscaping will be removed. No other changes are proposed. Zoning District: Village Commercial I (VC-I). Design Review District One – Class C & Color Overlay District. Tax Assessor Map 11, Lot 120. Eastern Mountain Sports, applicant; GWB Freeport, LLC, owner; Mary Johns, representative.

[Degrandpre Residence – Exterior Alterations](#)

The applicant is seeking approval of a Design Review Certificate for exterior alterations at their existing single family dwelling at 32 Maple Avenue. Zoning District: Village I (V-I). Design Review District I – Class C. Tax Assessor Map 12, Lot 39. Charles DeGrandpre, applicant and owner.

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[Freeport Historical Society – Site Alterations](#)

The applicant is seeking approval of a Design Review Certificate and Site Plan Amendment at their property at 46 Main Street. The proposal includes relocating an existing barn, shed and outhouse on the property and installing a new brick ADA compliant ramp. Associated exterior building alterations and drainage improvements are also proposed. The applicant is also seeking feedback on conceptual plans for Phase Two of the project which would include the construction of a new, non-combustible vault. Zoning District: Village Commercial I (VC-I). Design Review District One – Class A & Color Overlay District. Tax Assessor Map 11, Lots 26, 26A & 29. Freeport Historical Society, applicant and owner; Jim Cram, Director, representative.

[Hanscome Woods Subdivision – Open Space Residential Subdivision – PUBLIC HEARING](#)

The applicant is presenting preliminary plans for a six-lot residential open space subdivision on Pownal Road. Access to the lots will be from driveways on Pownal Road. Approximately 10.86 acres of open space is proposed. Zoning District: Rural Residential I (RR-I). Tax Assessor Map 22, Lot 63. Warren Gerow, applicant and owner.

[The Paint Washes Out, LLC – Exterior Alterations](#)

The applicant is seeking approval of a Design Review Certificate for after-the-fact exterior alterations to replace existing wood siding with vinyl siding and aluminum trim. Zoning District: Village Commercial I (VC-I). Design Review District One – Class C & Color Overlay District. Tax Assessor Map 13, Lot 22A. The Paint Washes Out, LLC, applicant and owner; Laura Empey, representative.

[ITEM IV: Persons wishing to address the Board on non-agenda items.](#)

ITEM V: Adjourn.

Corrected 09/08/2020