

AGENDA
FREEPORT PROJECT REVIEW BOARD
WEDNESDAY, MARCH 17, 2021 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/84356694378>

You can also join the meeting by entering the following meeting/webinar ID on Zoom.com: 843 5669 4378

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: 843 5669 4378

International numbers available: <https://us02web.zoom.us/j/kdDTmdQyS8>

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, or 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 Planning Board agenda items
- 2) Update on Staff Approvals
- 3) Discussion on upcoming Annual Board and Committee Orientation

[ITEM II: Update on the Downtown Freeport Vision Plan](#) (Mary Davis, President, FEDC, Councilor Dan Piltch and Councilor Tawni Whitney)

[ITEM III: Review of the minutes from the February 17, 2021 Project Review Board meeting.](#)

ITEM IV: Reviews

[304 Pownal Road Subdivision – Conceptual Subdivision](#)

The applicant is presenting conceptual plans for a 6-lot residential Open Space Subdivision on Pownal Road. Individual lots would be accessed by private driveways from Pownal Road. A portion of the property includes a closed landfill. Approximately 33 acres of open space are proposed. Zoning District: Rural Residential I (RR-1). Tax Assessor Map 21, Lot 89. Pownal Road, LLC, applicant and owner. Craig Sweet, PE., Terradyn Consultants, LLC, representative.

[Desert of Maine Seasonal Cabins– Site Plan Amendment](#)

The applicant is seeking approval of a Site Plan Amendment to erect four seasonal cabins at the existing Desert of Maine Campground. Proposed cabins will be a modified A-frame design and will be located on existing RV sites.

Zoning District: Rural Residential I (RRI). Tax Assessor Map 22, Lot 8 (95 Desert Road). Heestand Family Holding, LLC (Mela and Doug Heestand), applicants and owners; Thomas Emery, RLA-- Harriman Architects and Engineers, representative.

[207 Main Street –Design Review Certificate](#)

The applicants are seeking approval of a Design Review Certificate for their property at 207 Main Street. The proposal is to build a 32'x 48'x 10' barn. Zoning District: Village I (V-I); Design Review District One – Class A & Color Overlay District; Freeport Village Overlay District. Tax Assessor Map 12, Lot 55 (207 Main Street). Richard & Frances Taisey, applicants and owners.

[Freeport Historical Society –Site Plan Amendment & Design Review Certificate](#)

The applicant is seeking approval of a Design Review Certificate and Site Plan Amendment at their property at 45 Main Street. The proposal includes a landscaping plan to integrate with recent building improvements and a 11'x22' addition to the barn. An exterior lighting plan is also proposed. Zoning District: Village Commercial I (VC-I); Design Review District One – Class A & Color Overlay District. Tax Assessor Map 11, Lots 26, 26A & 29 (45 Main Street). Freeport Historical Society, applicant and owner; Jim Cram, Director, representative; Henry Hess, Sebago Technics, Consultant.

[178 Main Street – Change of Use](#)

The applicant is seeking approval of a change of use from Bed and Breakfast with a single-family dwelling to three-unit multi-family residential dwelling. Zoning District: Village I (V-I); Design Review District One – Class B & Color Overlay District; Freeport Village Overlay District. Tax Assessor Map 13, Lot 5 (178 Main St.). Paul & Liz Leonard, applicants; Scram Realty LLC, owner.

[11 South Street—Design Review Certificate](#)

The applicant is seeking approval of a Design Review Certificate to build a single-family home and garage at their property at 11 South Street. Zoning District: Village Mixed Use II (VMU- 2); Design Review District Two – Class C.; Freeport Village Overlay District. Tax assessor Map 13, Lot 99 (11 South St.). Jonathan Bates, applicant and owner.

[ITEM V: Discussion on upcoming workshop with the Freeport Town Council.](#)

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

ITEM VII: Adjourn.