

AGENDA
FREEPORT PROJECT REVIEW BOARD
WEDNESDAY, JUNE 16, 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/87813710418>

You can also join the meeting by entering the following meeting/webinar ID on Zoom.com: 878 1371 0418

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: 878 1371 0418

International numbers available: <https://us02web.zoom.us/j/87813710418>

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 Staff Approvals
- 2) Update on topics being discussed by the Planning Board
- 3) Update on Freeport Downtown Vision Plan – Phase One (Early Action Plan)

[ITEM II: Review of the minutes from the May 19, 2021 Project Review Board meeting.](#)

ITEM III: Review of tabled items

[LL Bean Corporate Headquarters – Site Plan Amendment](#)

The applicant is seeking approval of a Design Review Certificate and Site Plan Amendment for site and building alterations at their Corporate Headquarters on Casco Street. Changes include the demolition of some existing structures, parking lot changes, grading, revegetation, landscaping and stormwater improvements. Design Review District I – Class C & Color Overlay District. Zoning Districts: Commercial III (C-III), Industrial I (I-I) and Rural Residential I (RR-I). Tax Assessor Map 8, Lots 13 ETC, 19 & 20 and Tax Assessor Map 20, Lots 98-ETC & 101 (1 Casco Street). LL Bean, Inc, applicant and owner; Kylie Mason, Sebago Technics, representative.

Please note: Per the Rules of Order and Procedure of the Freeport Project Review Board, after 9:30 PM, agenda items which have not yet been discussed may be tabled to a future meeting.

ITEM IV: Reviews

Desert of Maine – Change of Use and Site Plan Amendment

The applicant is presenting conceptual plans for a Change of Use and Site Plan Amendment to add the use of NatureBased Commercial Enterprise to the existing uses on the site. The proposal includes adding a miniature golf course on the property. 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.

Harraseeket Ridge – Residential Open Space Subdivision

The applicant is presenting conceptual plans for an 80-unit residential open space subdivision on a vacant parcel (approximately 90 acres) on US Route One North. Forty duplex structures and two new road entrances off US Route One are proposed. Approximately 43 acres of open space will be required. Zoning District: Medium Density A (MD-A). Tax Assessor Map 18, Lot 16 (0 US Route One). Beta Zeta Properties, LLC, applicant and owner; Thomas Perkins, representative.

KLIF LLC – Exterior Alterations

The applicant is seeking approval of a Design Review Certificate for exterior alterations and signage at their property at 13 Bow Street. Signs and awnings will be replaced, some new signage is proposed and a small area of grass will be removed in front of the lower level storefront to provide area for outdoor seating. Design Review District I – Class C. Zoning District: Village Commercial I (VC-1). Tax Assessor Map 11, Lot 102. KLIF Enterprises LLC, applicant and owner; Andrew Wilbur, representative.

Lighthouse Laundromat - Design Review Certificate, Site Plan Amendment and Change of Use

The applicant is seeking approval of a Design Review Certificate, Site Plan Amendment and Change of Use at the existing laundromat building located at 12 Mallet Drive. The change of use is for a small vacant portion of the building from business and professional office to restaurant- carry out. Minor site alterations and new signage are proposed. Design Review District I – Class C & Freeport Village Overlay District. Zoning District: Village Commercial II (VCII). Tax Assessor Map 12, Lot 33A. Tim Mahoney, Land Development by Mahoney LLC, applicant and owner.

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

ITEM VI: Adjourn.

