

AGENDA
FREEPORT PROJECT REVIEW BOARD
FREEPORT TOWN HALL COUNCIL CHAMBERS
WEDNESDAY, AUGUST 25, 2021
6:00 PM

5:00 – 5:45 PM SITEWALK

The Board will hold a sitewalk at the **Desert of Maine** (95 Desert Road - Tax Assessor Map 22, Lot 8) pertaining to an application for a Change of Use and Site Plan Amendment to add the use of Nature-Based Commercial Enterprise to the existing uses and to add a miniature golf course on the property. Parking is available in the existing parking lot on the site and the walk will begin from the Welcome Center. The public is welcome to attend.

ITEM I: Information Exchange

- 1) Update on Staff Approvals
- 2) Update on Planning Board agenda items
- 3) Update on the Freeport Downtown Vision

ITEM II: Review of the minutes from the June 16, 2021 and July 21, 2021 Project Review Board meetings.

ITEM III: Reviews of Tabled Items

Desert of Maine – Change of Use and Site Plan Amendment

The applicant is seeking approval for a Change of Use and Site Plan Amendment to add the use of Nature-Based 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.

ITEM IV: Reviews

Downeast Woodworks Addition – Change of Use and Site Plan Amendment

The applicant is seeking approval for an After-the-Fact Change of Use and Site Plan Amendment for an addition to their property on US Route One. The proposed addition will extend the current building with an additional 1800 square feet of building space and 450 square feet of new pavement. A proposed rain garden will be added to mitigate the new impervious surface. Zoning District: Commercial 1 (C-1). Tax Assessor Map 25, Lot 7-1 (95 US Route One). Downeast Woodworks/ Max Jennings, applicant; 95 Route One, LLC, owner.

Wilbur's of Maine- Outdoor Freezer – Design Review Certificate

The applicant is seeking approval for a Design Review Certificate to add an outdoor freezer to their property with a screening wall to obscure visibility. The screening materials will match the existing building façade. Zoning District: Commercial District III (C-3), Design Review District I - Class B & Color Overlay District. Tax Assessor Map 8, Lot 4A (174 LWR Main Street). Andrew Wilbur/ Wilbur's of Maine, applicant; FCW, LLC, owner.

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.

Linda Bean’s Maine Kitchen and Topside Tavern Addition – Site and Building Alterations

The applicant is seeking approval for a Design Review Certificate to modify the design of the second story of the previously approved addition to an existing restaurant on Main Street. No changes to the site plan are proposed. Zoning District: Village Commercial 1 (VC-1), Design Review District 1 - Class C & Color Overlay District. Tax Assessor Map 11, Lot 107 (88 Main Street). David Matero Architecture, applicant and representative; 88 Main Street, Freeport, LLC, owner.

Nighthawk’s Kitchen – Design Review Certificate

The applicant is seeking approval for a Design Review Certificate and Site Plan Amendment for new signage and a 230 square feet outdoor seating area at their restaurant in Freeport Crossing. Dumpster screening is also proposed. Zoning District: Commercial 1 (C-1), Design Review District 1 - Class C & Color Overlay District. Tax Assessor Map 7, Lot 1 (200 Lower Main St). W/S Freeport Properties LLC, Katie Wetherbee, Senior Director, applicant; W/S Freeport Properties LLC, owner.

Foiled Hair Salon – Change of Use and Design Review Certificate

The applicant is seeking approval for a Change of Use and Design Review Certificate at 32 Main Street. The use will be changed from Retail to Business & Professional Office (Beauty Salon). Replacement signage is proposed. Zoning District: Village Commercial 1 (VC-1), Design Review District 1- Class B & Color Overlay District. Tax Assessor Map 11, Lot 124 (32 Main St). Foiled/ Gabriela Cortellino, applicant; Bowe Family LLC, owner.

Denney Block- Extension of Approved Building Plans 56 Main Street

The applicant is requesting an extension, Design Review Certificates and a Site Plan Amendment for a previously approved three-story building plan for a redevelopment project at 56 & 58 Main Street. The approval consisted of removal of a portion of an existing structure and the construction of an addition between two existing structures. The applicant received approval from the Freeport Town Council in May 2015 for a Contract Zone for the property. Zoning District: Village Commercial I, Design Review District I – Class B and C, & Color Overlay District. Tax Assessor Map 11, Lot 109 (56 Main Street). Denney Block Freeport LLC/ Alfred Yebba, applicant; Denney Block Freeport, LLC, owner.

Goodfire Brewing & Mr. Tuna- Change of Use and Site Plan Amendment

The applicant is presenting conceptual plans for Change of Use and Site Plan Amendment. The use will change from restaurant to restaurant and Artisan Food and Beverage. Parking and vehicular circulation will be moved to the back of the building with a proposed driveway entrance on South Freeport Road. Exterior building modifications are also proposed. Zoning District: Commercial 1 (C-1). Tax Assessor Map 25, Lot 5 (117 US Route One). 117 Route One, LLC/ David Redding applicant; Mr 117 Route One, LLC, owner.

ITEM V: Discussion on a remote participation policy for the Freeport Project Review Board

ITEM VI: Discussion on upcoming workshop with the Freeport Town Council and the Freeport Planning Board including possible dates and topics for discussion.

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

ITEM VIII: Adjourn.