

**AGENDA**  
**FREEPORT PROJECT REVIEW BOARD**  
**FREEPORT TOWN HALL COUNCIL CHAMBERS**  
**WEDNESDAY, OCTOBER 20, 2021**  
**6:00 PM**

**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 July 21, 2021, August 25, 2021, and September 15, 2021 Project Review Board meetings.**

**ITEM III: Reviews**

**Daniel Residence – Design Review Certificate**

The applicant is seeking approval of a Design Review Certificate for exterior alterations at their property at 19 South Street. A 11 foot x 33 inch infill addition is proposed. Zoning District: Village Mixed Use 2 (VMU-2), Design Review District II – Class C & Freeport Village Overlay District. Tax Assessor Map 10, Lot 2 (19 South Street). Dennis and Ruth Daniel, applicant and owners.

**The Paint Washes Out, LLC – Exterior Alterations**

The applicant is seeking approval of a Design Review Certificate for exterior alterations to replace an existing door at their property on School Street. Zoning District: Village Commercial I (VC-I), Design Review District One – Class C & Color Overlay District. Tax Assessor Map 13, Lot 22A (15 School Street). The Paint Washes Out, LLC, applicant and owner; Laura Empey, representative.

**Winslow Park – Site Plan Amendment**

The applicant is seeking approval of a Site Plan Amendment for beach access and ADA parking. New vegetation and pedestrian walkways will also be added. Zoning Districts: Rural Residential II (RR-II) and Shoreland Zone. Tax Assessor Map 25, Lot 67. Town of Freeport (Winslow Park), applicant and owner; Neil Lyman, Park Manager, representative.

**Freeport Conservation Trust – Site Plan Review**

The applicant is seeking Site Plan Approval for a new parking area for open space at 67 Old County Road. The area will be constructed of gravel and have space for three cars. Zoning Districts: Rural Residential I (RR-I) and Resource Protection I (RP-I). Tax Assessor Map 26, Lot 9. Freeport Conservation Trust, applicant and owner; Travis Pryor, Baker Design Consultants, representative.

**Mast Landing LLC – Subdivision Amendment – PUBLIC HEARING**

The applicant is seeking approval for a Subdivision Amendment to a previously approved subdivision plan (The Beacon Residences). Some minor modifications to the recording plan are proposed, including updating some notes. The general layout of the project will remain unchanged. No additional units are proposed. Zoning District: Commercial IV (C-IV). Tax Assessor Map 22, Lot 24 (Conway Street and Rogers Road; formerly 6 & 8 Desert Road). Mast Landing, LLC, applicant and owner.

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

**ITEM V:** Adjourn.

*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.*