

AGENDA
FREEPORT PROJECT REVIEW BOARD
FREEPORT TOWN HALL COUNCIL CHAMBERS
WEDNESDAY, AUGUST 17, 2022
6:00 PM

***** Please note that the sitewalk for the Freeport Crossing Multi-family Residential project at 22 Main Street has been postponed at the request of the applicant (it was originally schedule to be held prior to the start of this meeting).***

ITEM I: Information Exchange

- 1) Update on Staff Approvals
- 2) Update on topics reviewed by the Planning Board
- 3) Update on the Downtown Vision Task Force Implementation Group
- 4) Rescheduling a sitewalk for the proposed Freeport Crossing Multi-family Residential project at 22 Main Street

ITEM II: Review of the minutes from the July 20, 2022 Project Review Board meeting.

ITEM III: Reviews

The Bakeshop – Exterior Alterations

The applicant is seeking approval of a Design Review Certificate for exterior building alterations and replacement signage. Building alterations include new and/or replacement awnings, replacement decking, new railings and a winter vestibule. Zoning District: Village Commercial I (VC-I), Design Review District One – Class B & Color Overlay District. Tax Assessor Map 11, Lot 84 (123 Main Street). Jennifer Banis, The Bakeshop, applicant; Yilmaz Family LLC, owner; Sara Massey, representative.

Regional School Unit #5 – Amendment to previous Conditions of Approval

The applicant is seeking approval for amendments to the past conditions of approval for the track and field and the use of a PA system at the track and field complex. The proposed changes include clarifying what is included in the limitations on the use of artificial noise makers and proposed changes to the timing and frequency of athletic events. Information on amended use guidelines will also be presented by the applicant. Zoning District: Village I (V-I). Tax Assessor Map 11, Lot 24 (21 Morse Street). Regional School Unit #5, applicant and owner; Craig Sickels, Athletic Director, representative.

Regier Property – Stream Crossing

The applicant is seeking approval of a Shoreland Zone Permit to install a rock ford stream crossing on their residential property on South Street. Since the area of the stream crossing is in Stream Protection, review of the project is required by the Project Review Board. Zoning Districts: Rural Residential I, Rural Residential II, Stream Protection and Shoreland Area. Tax Assessor Map 20, Lot 95 (56 South Street). Rod Regier, applicant and owner.

Freeport Station Apartments – Multiple-Family Dwelling – PUBLIC HEARING

The applicant is presenting preliminary plans for an 18,600 sf, three story building, with 67 dwelling units on a parcel of land currently used as a parking lot and located at the corner of Mill Street and Depot Street. Vehicular access to the site will be from an existing access way off of Depot Street. Design Review, Site Plan Review and Subdivision Review are required. Zoning District: Village Commercial I (VC-I), Design Review District One – Class C & Color Overlay District. Tax Assessor Map 11, Lots 127 & 128 (0 Depot Street & 8 Mill Street). 10 Depot Street, LLC, applicant; L.L. Bean, owner; Daniel Diffin, PE, Sevee and Maher Engineers, representative.

Harraseeket Ridge Sketch Plan- Subdivision Application

The applicant is presenting Preliminary Subdivision 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. The Board may choose to take action on the preliminary plan as a public hearing was held at the April 2022 Project Review Board meeting. 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.

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

ITEM V: Adjourn.

**** Instructions to join this meeting virtually ****

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