

**AGENDA**  
**FREEPORT PROJECT REVIEW BOARD**  
**FREEPORT TOWN HALL COUNCIL CHAMBERS**  
(See option for online participation on the back of this page)  
**WEDNESDAY, SEPTEMBER 21, 2022**  
**6:00 PM**

**\*\* 5:15 pm – Sitewalk of the proposed Freeport Village Apartments Multiple-Family Dwelling project at 22 Main Street (Tax Assessor Map 11, Lot 132). The walk will begin from the existing entrance on Main Street.\*\***

**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

**ITEM II: Review of the minutes from the August 17, 2022 Project Review Board meeting.**

**ITEM III: Continued Reviews**

**Freeport Station Apartments – Multiple-Family Dwelling**

The applicant is seeking final approval for an 18,600 sf (footprint) 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.

**Freeport Village Apartments – Multiple-Family Dwelling**

The applicant is presenting conceptual plans for two new, three-story, multiple-family dwellings (9,300 sf footprint each) with a total of 30 residential dwelling units and associated site improvements on a vacant parcel of land located at the corner of Main Street and West Street. Vehicular access to the site would be from West Street. Design Review, Site Plan Review and Subdivision Review are required. Zoning Districts: Village Commercial I (VC-I), Design Review District One – Class C & Color Overlay District. Tax Assessor Map 11, Lot 132 (22 Main Street). LWS Development, LLC, applicant; Moser Properties, LLC, owner; Eric Dube, PE, Trillium Engineering Group, representative.

**ITEM IV: New Applications**

**Ingwersen 2007 Living Trust – Cunningham Road – Shoreland Stabilization**

The applicant is seeking after-the-fact approval for a Shoreland Zoning Permit (for Shoreland Stabilization). Approximately 45 feet of shoreline was stabilized with rip rap. Zoning Districts: Medium Density Residential I (MDR-1) and Shoreland Area (SA). Tax Assessor Map 5A, Lot 31 (40 Cunningham Road). Helen Ingwersen, applicant; Helen S. Ingwersen 2007 Living Trust, Helen Shaw Ingwersen, Trustee, owner; Timothy Forrester, Atlantic Environmental, LLC, representative.

**Ellen Zdyb– Cunningham Road - Shoreland Stabilization**

The applicant is seeking after-the-fact approval for a Shoreland Zoning Permit (for Shoreland Stabilization). Approximately 65 feet of shoreline was stabilized with rip rap. Zoning Districts: Medium Density Residential I (MDR-1) and Shoreland Area (SA). Tax Assessor Map 5A, Lot 32B (34 Cunningham Road). Ellen Zdyb, applicant; Ellen M. Zdyb, owner; Timothy Forrester, Atlantic Environmental, LLC, representative.

**Desert of Maine –Site Plan Amendment**

The applicant is seeking approval for a Site Plan Amendment at the Desert of Maine. Proposed changes include alterations to the previously approved guest cabins and the addition of a 20'x40' seasonal tent to supplement programming. Zoning

Districts: Rural Residential I (RRI) and Nature-Based and Art Overlay District (NBAOD). Tax Assessor Map 22, Lot 8 (95 Desert Road). Heestand Family Holding, LLC (Mela and Doug Heestand), applicants and owners; Doug Heestand, representative.

**- Over -**

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

**ITEM VI:** Adjourn.

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

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