

**AGENDA**  
**FREEPORT PROJECT REVIEW BOARD**  
**FREEPORT TOWN HALL COUNCIL CHAMBERS**  
**WEDNESDAY, JUNE 19, 2019**

**5:00 p.m. Sitewalk**

The Board will hold a sitewalk for the proposed LL Bean Outsider Building Renovation project at 1 Casco Street. The walk will begin from the parking area in front of the Freeport Public Safety Building at 4/16 Main Street (limited parking is available on-site). The group will then walk down Main Street towards the project site.

**6:00 p.m. – Regular Meeting Start Time**

ITEM I: Informational Exchange

- a) Update on Staff Approvals
- b) Review of summer meeting schedule

ITEM II: Approval of the minutes from the Wednesday, May 15, 2019 and Wednesday, May 22, 2019 Project Review Board meetings.

ITEM III: Reviews

**Falcon Way Subdivision – Village Open Space Subdivision – PUBLIC HEARING**

The applicant is seeking final Subdivision plan approval for a residential Village Open Space Subdivision on Falcon Way. Four lots, a road extension of Falcon Way and 46,317 s.f. of open space are proposed. Zoning District: Village I (V-I) & Freeport Village Overlay District (FVOD). Tax Assessor Map 20, Lot 13E. John Libby, John Libby Construction, Inc., applicant and owner; Adrienne Fine, PE, Terradyn Consultants, representative.

**Maguire Construction – Approval Extension**

The applicant is seeking an extension of a previous Site Plan Approval for a new 6,300 s.f. building and associated site improvements at their property on US Route One (South). The building will be used for office for a construction company and workshop space. Zoning District: Commercial I (C-I). Tax Assessor Map 23, Lot 66-1. Maguire Construction, applicant and owner; Tom Farmer, Landscape Architect, representative.

**Doten's Construction – New Buildings**

The applicant is presenting conceptual plans for a new development which would include a lot split, a 2,400 s.f. building for retail/office, a 2,560 s.f. car wash and associated site improvements at 392 US Route One. Zoning District: Commercial I (C-I). Tax Assessor Map 26, Lot 41. Doten's Construction, applicant; 392 Doten, LLC., owner; Rebecca Lizotte, Doten's Construction, representative.

**LL Bean - Outsider Building Renovations**

The applicant is seeking approval for a Design Review Certificate and Site Plan Amendment for site alterations and exterior building alterations at their property on Casco Street. Design Review District I – Class C. Zoning District: Commercial III (C-III). Tax Assessor Map 20, Lots 98-ETC & 101. LL Bean, Inc, applicant and owner; Kylie Mason, Sebago Technics, representative.

**Bristol Subdivision Amendment - PUBLIC HEARING**

The applicant is seeking approval of a Subdivision Amendment to add additional land to an existing lot in the previously approved Bristol Subdivision on the end of Bristol Road. No open space is required and no additional buildable lots are being created. Zoning District: Medium Density Residential II (MDR-II). Tax Assessor Map 23, Lots 87-4 & 32. Aaron and Christina Francis, applicant and owners; John Schwanda PLS, Owen Haskell, Inc., representative.

**Change of Use – 48 West Street**

The applicant is seeking approval of a Design Review Certificate, Change of Use and Site Plan Amendment at an existing property on West Street. A portion of the building will be changed from retail to daycare. A new fence and landscaping is proposed. A parking recalculation is also requested. Design Review District I – Class B. Zoning District: Village Commercial I (VC-I). Tax Assessor Map 11, Lot 5. Joseph and Jennifer Yilmaz, applicant and representative; 48 West Street, LLC, owner.

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

ITEM V: Adjourn.