



## Planning & Code Enforcement

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### PLANNING & CODE ENFORCEMENT

**WESTBROOK PLANNING BOARD  
TUESDAY, FEBRUARY 4, 2020, 7:00 P.M.  
WESTBROOK HIGH SCHOOL, ROOM 114**

**AGENDA  
REGULAR MEETING**

1. **Call to Order**
2. **Approval of Minutes**
3. **City Planner's Business**

**UNFINISHED BUSINESS**

4. **2018.34 – Amended Subdivision – Rock Row - 58 & 80 Main Street – Waterstone Properties Group:** Jones & Beach, Inc. on behalf of Waterstone Properties Group, is proposing an amendment to a subdivision plan approved September 18, 2018 split Parcel 2, Lots #1, 2 and 3 into six (6) parcels, creating lots 4, 5 and 6. The amendment is for Phase 1 of a 495,915 +/- square foot regional retail shopping center. No changes to the remainder of the site, including the approval of the amphitheater use, are proposed. Tax Map: 042B Lots: 009, 010, 011 & 014 Zone: Gateway Commercial.

**NEW BUSINESS**

5. **2019.35 – Site Plan, Shoreland Zone – 185 Warren Avenue – Delta Realty, LLC – Public Hearing:** The applicant is proposing to construct a 6,000 sf steel building and paved accessway for on-site storage of vehicles. Tax Map: 046 Lot: 001 Zone: Industrial Park District

**WORKSHOP**

6. **2020.02 – Site Plan, Subdivision, Village Review – 630 Main Street – Ryan Le:** The applicant is proposing the demolition of an existing 2-unit residential structure and development of a 3-story mixed use building with commercial first floor and 8-residential units on the second and third floor. Tax Map: 033 Lot: 005 Zone: City Center District, Village Review Overlay Zone.

S:\PLANNING\2020\02.04.2020\AGENDA 02.04.2020.DOCX Deliberation of agenda items, including workshops, that have not been commenced by the Planning Board as of 10:00p.m. may be rescheduled to the next regularly scheduled meeting.