

**CITY OF WESTBROOK, MAINE**  
**COMMITTEE OF THE WHOLE AGENDA**  
Monday August 20, 2017 at 6:30pm  
Westbrook High School, Room 114

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1. Request for the City of Westbrook to vacate the paper street portion of Central Street



# CITY OF WESTBROOK, MAINE

2 York Street, Westbrook, ME 04092

## COMMITTEE REFERRAL FORM

**REFERRAL TITLE:** Request to vacate paper street portion of Central Street

**REQUESTED BY:** Chris Wilson

**DATE CREATED:** August 1, 2018

**COMMITTEE:** Committee of the Whole

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### **Description of referral:**

See attached.

### **Name, address and telephone number of citizen(s) to contact for additional information:**

Chris Wilson  
Les Wilson & Sons Excavating Contractors, Inc.  
P.O. Box 1028  
Westbrook, ME 04092

Les Wilson & Sons Excavating Contractors Inc.  
P.O. Box 1028, Westbrook, ME 04098

City of Westbrook City Council

C/O Jerre Bryant

2 York Street

Westbrook, ME 04092

RE: Lucille Street

August 1, 2018

Dear members of the City Council,

I am writing to you regarding a piece of property that I purchased at 10 Lucille Street. I purchased the house, renovated and split it off on a 7,500 square foot lot from the rest of the property. I sold the house. I then broke off a 10,000 square foot lot and sold it to a real estate broker as a duplex lot. The buyer checked with city hall to ensure that he would be able to obtain a building permit and he was given the green light.

With the remaining land I had DR Roma develop a plan for extending Central Street and constructing three duplex lots and we began the process for planning board approval. Upon DEP review it was brought to our attention that the lots were not conforming to the existing shoreland zoning ordinance. This meant that the house that was sold and the duplex lot were non-conforming lots. This is resulting in having to purchase back the duplex lot from the buyer. The remaining land with this duplex lot is still not enough to build even a single family home since the minimum lot requirement is 40,000 square feet within the shoreland zone.

I own additional property on the other side of the paper street portion of Central Street. Even though my land is shown on one deed, due to the public rights of the paper street not being vacated the land is not considered to be contiguous.

I am requesting that the city allow for rights of the portion of the paper street between the end of the lot owned by the City of Westbrook to the river to be vacated which would allow my property to become contiguous allowing me to construct a single-family home on Lucille Street.

I will be withdrawing my application for the extension of Central Street and the new duplexes since it isn't possible to utilize the land with the current shoreland zoning standards.

Thank you for your consideration in this matter.

Sincerely,

*Chris Wilson*

180

187

N/F  
CITY OF WESTBROOK

188

125.00'

189

190

191

RIVER

CENTRAL ST.

N27°29'59"E	25.03'	S59°39'00"
30.08'		

25.03'

Requested  
Area to Vacate

30 FOOT SEWER EASEMENT  
TO CITY OF WESTBROOK  
3627/135  
OCT 21, 1974