



City of Westbrook

DEPARTMENT OF PLANNING & CODE ENFORCEMENT

2 York Street

Westbrook, Maine 04092

(207) 854-0638

Fax: 1-866-559-0642

**WESTBROOK PLANNING BOARD
TUESDAY, SEPTEMBER 4, 2018, 7:00 P.M.
WESTBROOK HIGH SCHOOL, ROOM 114**

AGENDA

PUBLIC HEARING

- 1. 2018.23 – Site / Subdivision Plan / Conditional Use - 27 Jefferson Street – Archie Giobbi:** The applicant is proposing to demolish a single-family home and construct a 3-unit multi-family with associated parking. Tax Map 27 Lot 94. Zone: Residential Growth Area 1
- 2. 2018. 30 – Contract Zone #11 - 212 Brown Street – Clark Painting, Inc:** The applicant is proposing a new contract zone for this parcel to allow for the utilization of the existing 3rd floor of the structure for 4 new residential units. The contract zone will address density requirements. The parcel is located at 212 Brown Street. Tax Map: 033 Lot: 250 Zone: Residential Growth Area 1
- 3. 2018.31 – Site Plan Review - 600 Saco St – Storage Realty, LLC:** The applicant is proposing a new 20,000 sf warehouse and associated parking area/site amenities to be constructed on a currently vacant lot in the Westbrook Heights Business Park subdivision. Tax Map: 004 Lot: 308 Zone: Manufacturing District
- 4. 2018.35 – Site Plan Amendment – 65 Bradley St – Alderbrook, LLC:** The applicant is proposing a 10,580 square foot expansion to an existing structure and associated site improvements to a previously approved site plan. Tax Map: 005B Lot: 028 Zone: Manufacturing District

REGULAR MEETING

- 5. Call to Order.**
- 6. Approval of Minutes.**
- 7. 2018.23 – Site / Subdivision Plan / Conditional Use - 27 Jefferson Street – Archie Giobbi:** The applicant is proposing to demolish a single-family home and construct a 3-unit multi-family with associated parking. Tax Map 27 Lot 94. Zone: Residential Growth Area 1
- 8. 2018. 30 – Contract Zone #11 - 212 Brown Street – Clark Painting, Inc:** The applicant is proposing a new contract zone for this parcel to allow for the utilization of the existing 3rd floor of the structure for 4 new residential units. The contract zone will address density requirements. The parcel is located at 212 Brown Street. Tax Map: 033 Lot: 250 Zone: Residential Growth Area 1
- 9. 2018.31 – Site Plan Review - 600 Saco St – Storage Realty, LLC:** The applicant is proposing a new 20,000 sf warehouse and associated parking area/site amenities to be constructed on a currently vacant

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

lot in the Westbrook Heights Business Park subdivision. Tax Map: 004 Lot: 308 Zone: Manufacturing District

10. **2018.35 – Site Plan Amendment – 65 Bradley St – Alderbrook, LLC:** The applicant is proposing a 10,580 square foot expansion to an existing structure and associated site improvements to a previously approved site plan. Tax Map: 005B Lot: 028 Zone: Manufacturing District

WORKSHOP

11. **2018.36 – Site Plan / Village Review – 16 Locust St – DWN Asset Management:** Discussion on a new duplex and parking area on an existing vacant lot. Tax Map:040 Lot:187B Zone: City Center District, Village Review Overlay Zone
12. **2018.37 – Ordinance / Zoning Map Amendment – Business Professional Office District:** Discussion on potential rezoning of the Business Professional Office District in increase conformity of the existing uses within the zone.

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