



Planning & Code Enforcement

2 York Street
Westbrook, Maine 04092
Phone: 207-854-0638
Fax: 866-559-0642

PLANNING & CODE ENFORCEMENT

**WESTBROOK PLANNING BOARD
TUESDAY, SEPTEMBER 15, 2020, 7:00 P.M.
Performing Arts Center
Westbrook Middle School
471 Stroudwater Street, Westbrook**

**Enter Building from Street side (Performing Art Center Entrance)
Masks are required to enter building as well as proper physical distancing
Meeting attendance is capped at 50 attendees**

AGENDA

1. **Call to Order**
- ~~2. **Approval of Minutes**~~

NEW BUSINESS

3. **2019.13 – 511 Bridge Street – Site Plan & Conditional Use Extension Request – Chase Custom Homes & Finance, Inc.:** The applicant is requesting a one-year extension on the October 1, 2019 approval for an expansion to an existing building and the construction of an outdoor play yard and parking lot to accommodate a 100-child daycare facility. Tax Map: 048 Lot: 046 Zone: Residential Growth Area 2

WORKSHOP

4. **2020.30 – Site Plan, Subdivision – Vertical Harvest - Mechanic Street Parking Garage – TDB, LLC:** The applicant is proposing a mixed-use development to include a commercial greenhouse, 49-residential units and a 430-space parking structure located on the existing Mechanic Street Parking Lot. Tax Map: 032 Lot: 007A Zone: City Center District; Village Review Overlay Zone

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.



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PLANNING & CODE ENFORCEMENT

DATE: September 11, 2020

TO: Planning Board
FROM: Jennie P. Franceschi, City Planner & Rebecca Spitella, Asst. City Planner
Cc: Plan Review Team

RE: September 15, 2020 Planning Board Meeting

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1. **2019.13 – 511 Bridge Street – Extension Request – Chase Custom Homes & Finance, Inc.**
 2. **2020. 30 – Site Plan, Subdivision – Vertical Harvest, Multifamily Structure & Mechanic Street Parking Garage – TDB, LLC**
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1. **2019.13 – 511 Bridge Street – Site Plan & Conditional Use Extension Request – Chase Custom Homes & Finance**

Regular Business

Tax Map: 048 Lot: 046
Zone: Residential Growth Area 2

Project Description:

The applicant is requesting an extension to the October 1, 2019 site plan & conditional use approval for site improvements associated with a 100-child daycare facility.

Project History:

May 28, 2019 - Neighborhood Meeting
June 4, 2019 – Planning Board Workshop
July 13, 2019 – Site Walk
October 1, 2019 – Public Hearing
September 15, 2020 – Extension Request

Staff Comments:

The applicant is requesting a 1-year extension on their October 1, 2019 site plan approval due to delays associated with Covid-19. Staff takes no issue with the request. This extension does not alter or change any of the previously approved conditions of approval nor have any ordinance changes occurred which would have altered this approval.

Motion:

Motion to grant a 1-year extension to the 10/1/2019 approval for Chase Custom Homes and Finance for a 2,816 sf expansion to an existing building and construction of an outdoor play yard and parking lot to accommodate a 100-child daycare facility located at 511 Bridge Street, Tax Map: 048 Lot: 046 Zone: Residential Growth Area 2 is **(approved with conditions/ denied)**. All previously approved findings of fact and conclusions and conditions are still applicable.

2. 2020. 30 – Site Plan, Subdivision – Mixed Use Development - Vertical Harvest, Residential Multifamily Structure, & Mechanic Street Parking Garage – TDB, LLC

WORKSHOP

Tax Map: 032 Lot: 007A (Portion of lot to be leased)
Zone: City Center District; Village Review Overlay Zone

Project Description:

At their July 27, 2020 Meeting the City Council authorized a Memorandum of Understanding between the City of Westbrook and the applicant, TBD, LLC, for the development of the existing Mechanic Street surface lot. The applicant is proposing a mixed-use development that consists of a 60,000sf hydroponic greenhouse, 49-residential units and a 430-space public parking structure that is shared between the residential units and public/commercial use. The proposed development provides an increase of 267 public parking spaces to the downtown.

Project History:

August 26, 2020 – Neighborhood Meeting
September 15, 2020 – Workshop

Staff Comments:

The project before the Board is building on the energy we are seeing and interest in developing in our downtown. The current issues the downtown has been working hard to overcome are:

- 1. Need for expanded public parking**
- 2. Need for dense residential development within walking distance to Main St.**
- 3. Need for more employers to bring people and jobs to the downtown**
- 4. Need for vertical development vs single story**

This is a bold project that will provide those needed amenities to our downtown.

The project as proposed contains all permitted uses in the City Center District and is conforming to the zoning ordinance.

We've heard concerns raised related to the size of the development, however it is important to note that historically, Downtown was 3-4 story structures all along Main Street with a vibrant mix of commercial and residential units. Urban renewal removed a significant amount of structure in our downtown. Westbrook was arguably one of the most impacted by Urban Renewal in the area and the lack of vertical structure and limited remaining residential units on Main Street significantly hurt the businesses at the time and slowly those businesses left Main St as they lost their critical mass of customers. This project is not in contrast to that history and further will encourage re-development of our Downtown district to bring back that vibrancy to Westbrook.

The applicant is providing a significant on-site public amenity which is the 430-space parking structure, a portion of which will address the residential dwellings, and the remaining will be afforded to the City.

Staff would recommend the Board provide feedback at this time on the application specifically:

- 1) Architectural Renderings (Application will also be forwarded onto the VROZ committee for review)
- 2) Open space plan (Application will also be forwarded onto the Rec & Con committee for review)
- 3) Landscaping
- 4) Pedestrian circulations
- 5) Pedestrian amenities

Due to the substantive nature of this project, the comments have been broken down into categories.

Fire Comments

1. Stamped fire engineered drawings will be required as part of building permit process
2. Stand pipes required in all stairwells and within parking garage
3. Final location of hydrant to be reviewed and approved by FD. Recommend location in the proximity of the sprinkler room
4. DBA testing required

Utility

5. Needs to be addressed prior to final submission - Existing sewer and storm line run under the proposed building. Both utility lines will require rerouting around building.
6. Access way appears to interfere with location of existing telecommunications lines.
7. ABS letters from PWD, CMP & Sewer

Access/Alleyway

8. Provide turning template to demonstrate feasibility for emergency access
9. Current design is one-way circulation entering from WCD and exiting to Mechanic Street. Staff recommends two-way circulation, with right turn only egress to WCD (signage required). Coordination needed with City Staff to determine appropriate travel widths for alleyway
10. Construction within the right-of-way to be coordinated with PD and may require night work depending on level of impact to traffic.
11. Photometrics plan demonstrating sufficient lighting along alleyway

Parking Garage

12. Provide sufficient lighting internal to parking garage for safety
13. Public safety signage to the review/approval of Police to be provided with final application
14. Designated ADA spaces in the parking garage
15. Security cameras. The camera system needs to have the capability to burn videos to a DVD and be converted to a MP4 (this is a requirement of the court system).
16. Provide a safety barrier along roof line of the garage that is complementary to the aesthetics of the structure.

Misc

17. Noticing fees due: \$136.35
18. Provide documentation of agreement with Metro for removal/replacement/relocation of bus shelter
19. Location of curb cut on WCD is in line with existing conditions. No new curb cuts proposed
20. Plan note clarifying maintenance responsibilities of sidewalk and plaza along WCD (to be publicly maintained)
21. Private waste removal required for all commercial and residential units. Plan for waste removal to be included with final submission
22. Verification needed on number & size of units proposed. Residential units require minimum of 500 sf.
23. Landscaping plan required with final submission
24. Stormwater analysis
 - a. Verification needed – any utility work within the Shoreland Overlay Zone? Shoreland Permit may be required
 - b. MDEP Stormwater permit required?
25. Traffic impact statement with final submission
26. Open space plan to be submitted by Tuesday, September 8 to be placed on September Recreation and Conservation Commission. Open space requirement – 300sf per unit
27. Review by Village Review Overlay Commission required prior to public hearing. Provide narrative detailing façade and include finalized building colors and materials with final submission.

28. Provide documentation of neighborhood meeting (time, location, attendance and minutes) to Planning Department.

Board Action:

1. Provide feedback to applicant
2. Schedule a public hearing (upon receipt of final submission)