



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, JANUARY 15, 2019, 7:00 P.M.
WESTBROOK HIGH SCHOOL, ROOM 114**

AGENDA

PUBLIC HEARING

- 1. 2018.46 – Site Plan, Subdivision & Conditional Use - 212 Brown St – Clark Painting, Inc –**
The applicant is proposing an additional 4-units within an existing mixed use, commercial and residential multifamily structure. Tax Map: 033 Lot: 250 Zone: 212 Brown Street Contract Zone
- 2. 2018. 49 – Ordinance Amendment – Business Professional Office District:** The proposed amendment removes all language associated with the Business Professional Office District from the Land Use Ordinance to be in compliance with the previously approved Zoning Map Amendment.
- 3. 2018.50 – Ordinance Amendment – Village Review Overlay Zone:** The proposed amendment identifies and clarifies the role of the Village Review Overlay Committee within the Ordinance.
- 4. 2018.51 – Ordinance Amendment – Sign Ordinance:** The proposed amendment updates sign standards within the City Center District to increase signage opportunities within the downtown business community.
- 5. 2018.52 – Ordinance Amendment – Artisan Food and Beverage:** The proposed amendment defines and establishes standards for an Artisan Food and Beverage use within the City of Westbrook as well as identifies appropriate locations to permit.
- 6. 2018.53 – Ordinance Amendment – Veterinary Office and Kennel:** The proposed amendment provides clarification on the uses of Veterinary Office and Kennels, and establishes standards for a Kennel operation.
- 7. 2018.54 – Ordinance Amendment – Gateway Commercial District:** The proposed amendment adds permitted and conditional uses within the Gateway Commercial District to promote a diverse commercial center.
- 8. 2018.55 – Ordinance Amendment – Administrative Changes:** The proposed amendment provides several administrative changes to the Land Use Ordinance within Chapters II General Provisions, III Zoning Districts, IV Special Standards and Overlay Districts, & V Subdivision and Site Plan Review, to improve clarity, consistency and conformity throughout the ordinance.

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.

REGULAR MEETING

9. **Call to Order.**
10. **Approval of Minutes.**

NEW BUSINESS

11. **2018.46 – Site Plan, Subdivision & Conditional Use - 212 Brown St – Clark Painting, Inc** – The applicant is proposing an additional 4-units within an existing mixed use, commercial and residential multifamily structure. Tax Map: 033 Lot: 250 Zone: 212 Brown Street Contract Zone
12. **2018. 49 – Ordinance Amendment – Business Professional Office District:** The proposed amendment removes all language associated with the Business Professional Office District from the Land Use Ordinance to be in compliance with the previously approved Zoning Map Amendment.
13. **2018.50 – Ordinance Amendment – Village Review Overlay Zone:** The proposed amendment identifies and clarifies the role of the Village Review Overlay Committee within the Ordinance.
14. **2018.51 – Ordinance Amendment – Sign Ordinance:** The proposed amendment updates sign standards within the City Center District to increase signage opportunities within the downtown business community.
15. **2018.52 – Ordinance Amendment – Artisan Food and Beverage:** The proposed amendment defines and establishes standards for an Artisan Food and Beverage use within the City of Westbrook as well as identifies appropriate locations to permit.
16. **2018.53 – Ordinance Amendment – Veterinary Office and Kennel:** The proposed amendment provides clarification on the uses of Veterinary Office and Kennels, and establishes standards for a Kennel operation.
17. **2018.54 – Ordinance Amendment – Gateway Commercial District:** The proposed amendment adds permitted and conditional uses within the Gateway Commercial District to promote a diverse commercial center.
18. **2018.55 – Ordinance Amendment – Administrative Changes:** The proposed amendment provides several administrative changes to the Land Use Ordinance within Chapters II General Provisions, III Zoning Districts, IV Special Standards and Overlay Districts, & V Subdivision and Site Plan Review, to improve clarity, consistency and conformity throughout the ordinance.

WORKSHOP

19. **2018.56 – Site Plan – 1 Ledgeview Drive – Regional Transportation Program:** The applicant is proposing a new 8,500 sf office building, 2-bay garage, 11,760 sf enclosed parking structure and associated site improvements on an existing 5.46 acre vacant lot. Tax Map: 002 Lot: 104 Zone: Industrial Park District

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.

20. **2018.57 – Site Plan – 369 County Road - Central Maine Power:** The applicant is proposing an approximate 4,247 sf expansion of an existing electric substation yard. Tax Map: 002 Lot: 030 Zone: Manufacturing and Industrial Park District
21. **2018.58 – Site Plan – 594 County Road - Pine Tree Waste, Inc.:** The applicant is proposing a 3,000 sf construction and demolition debris transfer pad within the Casella Environmental Park. Tax Map: 002 Lot: 024D Zone: Industrial Park District
22. **2018.59 – Subdivision Plan – 138 Hardy Road – Michael Pednault:** The applicant is proposing an 8-lot subdivision located at 138 Hardy Road. Tax Map: 020 Lot: 004 Zone: Rural District
23. **2018.60 – Ordinance Amendment – Rock Row Contract Zone – 58 & 80 Main Street – Waterstone Properties Group:** Discussion on a new contract zone to accommodate a 495,915+/- regional mixed-use shopping plaza. The contract zone will address permitted uses, density requirements and maximum building footprint and height standards. Tax Map: 42B Lots: 9, 10, 11 & 14 Zone: Gateway Commercial

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.