



Planning & Code Enforcement

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PLANNING & CODE ENFORCEMENT

WESTBROOK PLANNING BOARD TUESDAY, FEBRUARY 2, 2021, 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

OLD BUSINESS

3. **2020.26 – Subdivision – Greenfield Place – Bramblewood, LLC:** The applicant is proposing a 3-lot and 28-unit condominium development on a private driveway located on New Gorham Road. Tax Map: 027 Lots: 184, 184B and 184C Zone: Residential Growth Area 1 Use: Dwelling, Single-Family; Dwelling, Two-Family

NEW BUSINESS

4. **2020.39 – Site Plan, Subdivision, Conditional Use – 511 Bridge Street – Chase Custom Homes & Finance – Public Hearing:** The applicant is proposing the demolition of the existing structure and construction of 9-unit subdivision consisting of 3-duplex units and 1-triplex unit. This application supersedes the previously approved 100-child daycare facility proposed at the same location. Tax Map: 048 Lot: 046 Zone: Residential Growth Area 2 Use: Dwelling, Two-Family; Dwelling, Multiple-Family
5. **2020.40 – Site Plan, Subdivision, Conditional Use – 98 East Bridge Street – Chase Custom Homes & Finance – Public Hearing:** The applicant is proposing a 3-unit subdivision with associated parking and site improvements located at 98 East Bridge Street. Tax Map: 048 Lot: 074 Zone: Residential Growth Area 2 Use: Dwelling, Multiple Family
6. **2021.01 – Zoning Map Amendment – Rocky Ledge Capital Westbrook Seavey Main, LLC – Public Hearing:** The applicant is proposing to include parcel 040/135 (Lot #4 of the approved subdivision located at 35 Seavey Street) and the portion of parcel 040/208 located between Main Street and the Pan Am rail line in the Village Review Overlay Zone. The area is proposed to be designated as Downtown District since the merged parcel has Main Street frontage. The proposed amendment does not change the underlying City Center District zoning of either parcel.

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.

WORKSHOP

7. **2021.02 – Amendment to the Land Use Ordinance - §335-5.9 Gateway Commercial District – Dirigo Center Developers, LLC:** The proposed amendment clarifies the definition of Medical Office, creates and defines a new use ‘Medical/Diagnostic Center’ and adds the uses Hospital and Medical/Diagnostic Center as permitted uses in the Gateway Commercial District
8. **2021.03 – Amendment to the Land Use Ordinance - §335-1.5 Zoning Change – City of Westbrook:** The proposed amendment revises the notification requirements for amendments to the Land Use Ordinance to more closely align with the processes of other municipalities while upholding standards set forth by State Statute. The proposed amendment does not alter or otherwise change the notifications requirements for Site Plan, Subdivision or Conditional Use review.
9. **2021.04 – Amendment to the Land Use Ordinance - §335-1.6 Contract Zoning – City of Westbrook:** The proposed amendment incorporates the terminology of “Conditional” Zoning to the Contract Zoning process.