



## Planning & Code Enforcement

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### PLANNING & CODE ENFORCEMENT

#### WESTBROOK PLANNING BOARD TUESDAY, MARCH 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**
3. **2020 Chair Report**
4. **Election of Officers**

#### REGULAR BUSINESS

5. **2020.35 – Site Plan, Subdivision Extension Request – 35 Seavey Street – RMC Properties, LLC:** The applicant is requesting a one-year extension on the May 5, 2020 approval for a 4-lot subdivision including 3-duplex lots with frontage along Seavey Street. Tax Map: 040 Lot: 135 Zone: City Center District Use: Dwelling, Two-Family

#### NEW BUSINESS

6. **2021.02 – Amendment to the Land Use Ordinance - §335-1.8 – Definitions §335-5.9 Gateway Commercial District §335 Attachment 1, Table 1: Land Use Table – Dirigo Center Developers, LLC – Public Hearing:** 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
7. **2020.39 – Site Plan, Subdivision, Conditional Use – 511 Bridge Street – Chase Custom Homes & Finance – Public Hearing:** The applicant is proposing a 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

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.

8. **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 consisting of a single triplex unit located at 98 East Bridge Street. Tax Map: 048 Lot: 074 Zone: Residential Growth Area 2 Use: Dwelling, Multiple Family
9. **2020.37 – Site Plan, Subdivision, Conditional Use – 364 Spring Street – Flagship Spring Street, LLC – Public Hearing:** The applicant is proposing a 22-unit subdivision, associated parking and site improvements. Tax Map: 008 Lot: 008 Zone: Residential Growth Area 1 Use: Dwelling, Two-Family, Dwelling, Multiple Family
10. **2020.34 – Site Plan – 619 Bridgton Road – Audet Enterprises – Public Hearing:** The applicant is proposing 4,224 sf commercial building for use by a landscape and property maintenance facility to include a storage area for equipment and materials. Tax Map 018 Lot 029B Zone: Prides Corner Smart Growth Area Use: Service Business
11. **2021.03 – REFERRAL FROM CITY COUNCIL - Land Use Ordinance Amendment - §335-1.5 Zoning Change – City of Westbrook – Public Hearing:** 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.
12. **2021.04 – REFERRAL FROM CITY COUNCIL - Land Use Ordinance Amendment - §335-1.8 – Definitions §335-1.6 Contract Zoning – City of Westbrook – Public Hearing:** The proposed amendment incorporates the terminology of “Conditional” Zoning to the Contract Zoning process.

### WORKSHOP

13. **2021.05 – Site Plan - 2 Chabot Street – Camp Commercial Real Estate, LLC:** The applicant is proposing a new 17,466 commercial truck service facility affiliated with the existing automobile dealership, Rowe Ford, located at the intersection of Larrabee Road and Main Street. Tax Map 047 Lot: 201 Use: Automobile Repair Service
14. **2021.06 – Site Plan, Conditional Use - 90 Riverside Street – Atlantic Regional Federal Credit Union:** The applicant is proposing a new 3,000 square foot commercial structure with associated parking and drive-thru teller lanes on an existing vacant site. Tax Map 042A Lot: 010B Use: Bank Class 1