



## PLANNING & CODE ENFORCEMENT



### Planning & Code Enforcement

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

## WESTBROOK PLANNING BOARD TUESDAY, MARCH 3, 2020, 7:00 P.M. WESTBROOK HIGH SCHOOL, ROOM 114

### AGENDA

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

### NEW BUSINESS

3. **2018.56 – Site Plan – 1 Ledgeview Drive – Regional Transportation Program:** The applicant is requesting an extension on the March 5, 2019 approval of an 8,500 sf office building, 2-bay garage and associated site improvements on an existing 5.46 acre vacant lot. Tax Map: 002 Lot: 104 Zone: Industrial Park District
4. **2019.19 – Amended Site Plan, Subdivision and Village Review - 660 Main Street – MTR Development, LLC; Public Hearing:** – The applicant is requesting an amendment to a previously approved subdivision to add a 3<sup>rd</sup> floor to the proposed structure to accommodate 3-additional residential units creating a total of 6-residential units. Tax Map: 033 Lot: 028 Zone: City Center District, Village Review Overlay Zone

### WORKSHOP

5. **2019.32 – Site Plan – 267 Conant Street – MGM Builder, Inc:** The applicant is proposing to construct a +/- 16,000 square foot commercial complex and shared parking area. Tax Map: 031 Lot: 033 Zone: City Center District, Rural District
6. **2020.03 – Subdivision – 35 Seavey Street – RMC Properties, LLC:** The applicant is proposing a 4-lot subdivision to create 3-duplex lots with frontage along Seavey Street. Tax Map: 040 Lot: 135 Zone: City Center District
7. **2020.04 – Site Plan Amendment – 84 Warren Ave – Delta Realty, LLC:** The applicant is proposing a 23,100 sf steel building and 94-space parking area on units K and L of an approved condominium plan. Tax Map: 047 Lot: 005 Zone: Gateway Commercial, Industrial Park District

S:\PLANNING\2020\03.03.2020\AGENDA 03.03.2020.DOCX 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. **2020.05 – REFERRAL FROM CITY COUNCIL – Land Use Ordinance Amendment – 404 Sign Regulations:** The proposed amendment reorganizes Section 404 Sign Regulations to provide clarity and remove inconsistencies and establishes standards for temporary noncommercial signage on public property and within the public rights-of-way.
9. **City Planner’s Business**