



## Planning & Code Enforcement

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### PLANNING & CODE ENFORCEMENT

#### WESTBROOK PLANNING BOARD TUESDAY, APRIL 6, 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.

#### AGENDA

1. Call to Order
2. Approval of Minutes

#### NEW BUSINESS

3. ~~2021.10 – Conditional Use – 396 Cumberland Street – Vicki Gayton – Public Hearing:~~ The applicant is proposing a medical office use to provide mental health therapeutic services within an existing building located at 396 Cumberland Street. Tax Map: 043 Lot 044 Zone: Residential Growth Area 1 Use: Medical Office **Item removed at the applicant's request**
4. **2020.30 – Site Plan / Subdivision Amendment – Mechanic Street Parking Garage & Subdivision – TDB, LLC; City of Westbrook – Public Hearing:** The applicant is proposing an amendment to the approved site and subdivision plan to include 60-residential units and a +/-7,000 sf retail use within the footprint of the parking structure. Tax Map: 032 Lot: 007A Zone: City Center District; Village Review Overlay Zone Use: Horticulture, Dwelling, Multiple Family, Retail Class 1 and Parking Facility

#### WORKSHOP

5. **2021.07 – Site Plan – Rocky Hill Solar Project – C2 Energy Capital:** The applicant is proposing a ground mounted solar array to offset costs associated with municipal power use. Tax Map: 020 Lot: 014 Zone: Rural District Use: Municipal Facility
6. **2021.08 - Site Plan – Sandy Hill Solar Project – C2 Energy Capital:** The applicant is proposing a ground mounted solar array to offset costs associated with municipal power use. Tax Map: 001 Lot: 003B Zone: Industrial Park District Use: Municipal Facility
7. **2021.09 – Site Plan, Subdivision – Cottages at Berkshire – HTM Partners, LLC:** The applicant is proposing 20-single family house lots and an approximately 75-unit condominium complex with access from Brook Street and Berkshire Way. Tax Map: 019 Lots: 030A, 031, 033, 034 036 & 037; Tax Map 022 Lot: 010 Tax Map 059 Lot: 042 Zone: Residential Growth Area 2 Use: Dwelling Single-Family, Dwelling Two-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.