



## Planning & Code Enforcement

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### PLANNING & CODE ENFORCEMENT

#### WESTBROOK PLANNING BOARD TUESDAY, APRIL 20, 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. **2020.21 – Site Plan Amendment – 84 Warren Ave – Atlantic Transport Systems:** The applicant is proposing a +/- 37,500 sf expansion to an existing building to include a maintenance garage, additional loading bays and an expanded parking area located on units H & G of the approved Fairlane 500 Industrial Drive Commercial Condominium. Tax Map: 047 Lot: 005 Units: H&G Zone: Gateway Commercial, Industrial Park District Use: Service Business

#### WORKSHOP

4. **2021.11 – Site Plan, Subdivision – 21 Saco Street - Storage Realty Corporation:** The applicant is proposing a mixed-use development with first floor commercial and 29 units on the second, third and fourth floors. Tax Map: 028 Lot: 075 and 077 Zone: City Center District, Residential Growth Area 1 Use: Dwelling, Multiple-Family
5. **2021.12 - Site Plan, Subdivision, Conditional Use – 216 Lincoln Street – WORG, LLC:** The applicant is requesting to present a master plan of the Lincoln Street residential development consisting of a mix of single-family, two-family and multifamily dwellings on an existing 91-acre site. The project proposes approximately 63 acres to be preserved in its natural state as open space or as on-site recreational amenities, 4 miles of sidewalk and trails internal to the site and a sidewalk on Lincoln Street. Tax Map: 037 Lot: 001 Tax Map: 010 Lot: 002 Zone: Residential Growth Area 1, Lincoln Street Overlay District Use: Dwelling, Single-Family; Dwelling, Two-Family; Dwelling, Multiple-Family