



## Planning & Code Enforcement

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### PLANNING & CODE ENFORCEMENT

#### WESTBROOK PLANNING BOARD TUESDAY, MAY 4, 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 and must remain on, as well as proper physical distancing.**

#### AGENDA

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

#### REGULAR BUSINESS

3. **2020.37 – Site Plan, Subdivision, Conditional Use – 364 Spring Street – Flagship Spring Street, LLC:**  
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

#### NEW BUSINESS

4. **2021.05 – Site Plan - 2 Chabot Street – Camp Commercial Real Estate, LLC – Public Hearing:** The applicant is proposing a new +/-17,800 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
5. **2020.20 – Site Plan Amendment, Shoreland Overlay Zone – 5 Bradley Dr – Abbott Diagnostics – Public Hearing:** The applicant is proposing an amendment to their 8/4/2020 approved site plan to modify the northerly site entrance and construct a +/- 150 space parking lot within the footprint of the previously approved building expansion. Tax Map 005B Lot 034 Zone: Manufacturing District, Shoreland Overlay Zone – General Development; Resource Protection. Use: Light Manufacturing
6. **2021.13 – Site Plan – 39 Warren Ave – Warren Mechanical – Public Hearing:** The applicant is proposing a new +/- 8,600 sf office and warehouse building with associated parking and site improvements. Tax Map: 046 Lots: 009, 010 & 010A Zone: Industrial Park District Use: Warehousing, Business Office

#### WORKSHOP

7. **2021.14 – Subdivision – 820 Main Street - 820 Main LLC:** The applicant is proposing a 6-unit subdivision within the 2<sup>nd</sup> and 3<sup>rd</sup> stories of an existing building that is currently occupied by business

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.

offices. Tax Map: 033 Lot: 124 Zone: City Center District, Village Review Overlay Zone Use: Dwelling, Multiple-Family; Existing: Service Business & Restaurant Class 1.

8. **2021.15 – Paper Street Development – Deer Hill Circle – JW Group, LLC:** The applicant is proposing to construct the remainder of the approved 1959 Deer Hill Circle Subdivision to include the connection of public streets Deer Hill Circle and Chickadee Lane. The constructed paper street is proposed to provide frontage for the remaining 16 single-family house lots in the Deer Hill Circle subdivision. Tax Map: 041 Lot: 084 Zone Residential Growth Area 1
9. **2021.16 – Referral from City Council – Amendment to the Land Use Ordinance - §335-1.8 Definitions; New Section §335-2.29.1 – Solar Energy System; Article V – Zoning Districts; §335 Attachment 1, Table 1 Land Use Table:** The proposed amendment establishes a Solar Energy System Ordinance. The intent of the Ordinance is to define Residential, Commercial and Accessory Solar Energy System Uses, establish performance standards and determine appropriate districts for each use throughout the community.
10. **2021.17 – Amendment to the Land Use Ordinance - §335-1.8 Definitions; Article V – Zoning Districts; §335 Attachment 1, Table 1 Land Use Table:** The proposed amendment is an administrative amendment to provide clarity on the definitions of Utilities and Lot of Record and permits Utility use in each district throughout the City in accordance with current practice and public benefit.