



## Planning & Code Enforcement

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### PLANNING & CODE ENFORCEMENT

#### WESTBROOK PLANNING BOARD TUESDAY, JUNE 1, 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**

#### NEW BUSINESS

3. **2020.02 – Extension Request - Site Plan, Subdivision, Village Review – 630 Main Street – Ryan Le – Public Hearing:** The applicant is requesting a one-year extension on the May 19, 2020 approval for the demolition of an existing 2-unit residential structure and development of a 4-story mixed use building with 3-commercial units on the first floor and 12-residential units on the upper floors. Tax Map: 033 Lot: 015 Zone: City Center District, Village Review Overlay Zone. Use: Business Office, Dwelling, Multiple-Family
4. **2021.14 – Subdivision – 820 Main Street - 820 Main LLC – Public Hearing:** 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 offices. Tax Map: 033 Lot: 124 Zone: City Center District, Village Review Overlay Zone Use: Dwelling, Multiple-Family; Existing: Service Business & Restaurant Class 1.
5. **2021.07 – Site Plan – Rocky Hill Solar Project – C2 Energy Capital – Public Hearing:** 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 – Public Hearing:** 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. **2021.06 – Site Plan, Conditional Use - 90 Riverside Street – Atlantic Regional Federal Credit Union – Public Hearing:** 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

8. **2018.60 –Phase I Site Plan Amendment Building 1-H– Rock Row – Dirigo Center Developers, LLC – Public Hearing:** The applicant is requesting an amendment to remove Building 1-H from the plan and instead install a pedestrian pathway and patio in that location. Tax Map: 042B Lot: 011 Zone: Contract Zone 12 – Rock Row Contract Zone

### WORKSHOP

9. **2021.19 – Site Plan – 737 Spring Street – Bluerock Industries, LLC:** The applicant is requesting a 20,000sf expansion to the existing building located at 737 Spring Street. Tax Map: 005 Lot: 010 Zone: Manufacturing District Use: Manufacturing