



Planning & Code Enforcement

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PLANNING & CODE ENFORCEMENT

WESTBROOK PLANNING BOARD TUESDAY, JUNE 15, 2021, 7:00 P.M.

**Performing Arts Center
Westbrook Middle School
471 Stroudwater Street, Westbrook
Enter Building from Street side (Performing Art Center Entrance)**

AGENDA

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

NEW BUSINESS

3. **2021.22 – Conditional Use – 630 County Road – A1K9, LLC – Public Hearing:** The applicant is requesting approval to offer boarding services for up to 6 dogs at their existing dog training and daycare facility located at 630 County Road. Tax Map: 002 Lot: 024B Zone: Industrial Park District Use: Boarding Kennel
4. **2021.11 – Site Plan, Subdivision – 21 Saco Street - Storage Realty Corporation – Public Hearing:** The applicant is proposing a mixed-use development with first floor commercial and 29-residential 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. **2021.16 – 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 – Public Hearing:** 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.

WORKSHOP

6. **2021.20 – Site Plan, Subdivision – 500 Spring Street – Westbrook Housing Group, LLC:** The applicant is requesting a 59 single-family residential lot subdivision with 4-commercial lots along Spring Street located at the former Twin Falls Golf Course. Tax Map: 008 Lot: 008B Zone: Residential Growth Area 1, Shoreland Overlay Zone, Limited Residential and Resource Protection Use: Dwelling, Single-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.