



## Planning & Code Enforcement

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### PLANNING & CODE ENFORCEMENT

**WESTBROOK PLANNING BOARD  
TUESDAY, SEPTEMBER 1, 2020, 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  
Meeting attendance is capped at 50 attendees**

#### AGENDA

**1. Call to Order**

**2. Approval of Minutes**

#### NEW BUSINESS

- 3. 2020.28 – Conditional Use – 10 Roy Avenue - Widad Zige – Public Hearing:** The applicant is requesting a 6-child home daycare use at their residence located at 10 Roy Avenue. Tax Map: 039 Lot: 140B Zone: Residential Growth Area 1
- 4. 2020.29 – Subdivision – Wormell Farms – Wormell Group – Public Hearing:** The applicant is requesting a 3-lot subdivision with frontage along Bridgton Road and Brook Street. Tax Map: 016 Lot: 002 and Tax Map: 019 Lot: 029 Zone: Residential Growth Area 2
- 5. 2020.14 – Amendment to the Comprehensive Plan – Public Hearing:** The proposed amendment is a modification to the 2012 Comprehensive Plan's Proposed Growth Areas and Rural Areas Map to reclassify the properties located 037-001, 010-002 and 032-130 from Rural District to Growth Area District in accordance with the growth guidelines of the Comprehensive Plan.
- 6. 2020.16 – Amendment to the Zoning Map & Proposed New Section 412 Lincoln Street Overlay District - 216 Lincoln Street – WORG, LLC - Public Hearing:** The applicant is requesting a zoning map change for a portion of two (2) lots located along Lincoln Street and the Presumpscot River, formerly Rivermeadow Golf Club, from Rural District to the Residential Growth Area 1. Included in this request, the applicant is also proposing a new overlay zone over these parcels, Lincoln Street Overlay District, to provide additional performance and design standards associated with any future development of the parcels located at 216 Lincoln Street. Tax Map: 037 Lot: 001 and Tax Map: 010 Lot: 002 Zone: Rural District, Residential Growth Area 1
- 7. 2020.15 – Amendment to the Zoning Map – 58 Lincoln Street – Public Hearing:** The City of Westbrook is proposing a map amendment to rezone the parcel located at 58 Lincoln Street to City Center District or Residential Growth Area 1 to maintain consistency with the zoning directly abutting the parcel and in conformance with the existing land use. Tax Map 032 Lot 130 Zone: Rural District

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.