



City of Westbrook

DEPARTMENT OF PLANNING & CODE ENFORCEMENT

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**WESTBROOK PLANNING BOARD
TUESDAY, OCTOBER 2, 2018, 7:00 P.M.
WESTBROOK HIGH SCHOOL, ROOM 114**

AGENDA

PUBLIC HEARING

- 1. 2018.36 – Site Plan / Village Review – 16 Locust St – DWN Asset Management:** Discussion on a new duplex and parking area on an existing vacant lot. Tax Map:040 Lot:187B Zone: City Center District, Village Review Overlay Zone
- 2. 2018.37 – Ordinance / Zoning Map Amendment – Business Professional Office District:** Discussion on potential rezoning of the Business Professional Office District to increase conformity of the existing uses within the zone.

REGULAR MEETING

- 3. Call to Order.**
- 4. Approval of Minutes.**
- 5. 2018.36 – Site Plan / Village Review – 16 Locust St – DWN Asset Management:** Discussion on a new duplex and parking area on an existing vacant lot. Tax Map:040 Lot:187B Zone: City Center District, Village Review Overlay Zone
- 6. 2018.37 – Ordinance / Zoning Map Amendment – Business Professional Office District:** Discussion on potential rezoning of the Business Professional Office District to increase conformity of the existing uses within the zone.
- 7. 2017.56 – Subdivision/Site Plan Review – 500 Spring Street – Twin Falls – Westbrook Housing Group, LLC:** The applicant is proposing to develop 36 single-family residential house lots and four commercial lots along Spring Street. Tax Map: 008 Lot:008 Zone: Residential Growth Area 1
- 8. 2018.38 – Subdivision Amendment – Five Star Industrial Park – Pike Industries Inc. –** The applicant is proposing merge parcels and adjust lot lines within the previously approved Five Star Industrial Park located along Eisenhower Drive. Tax Map: 005 Lots: 003 and Tax Map: 005 Lot: 011 Zone: Manufacturing District
- 9. 2018.39 – Conditional Use – 1 Karen Drive – One Karen Drive, LLC –** The applicant is proposing a Church as a change of use within an existing structure. Tax Map: 002 Lot: 050 Zone: Industrial Park District

Deliberation of agenda items, including workshops, that have not been commenced by the Planning Board as of 10:00 p.m. may be rescheduled to the next regularly scheduled meeting.

WORKSHOP

10. **2018.40 – Conditional Use – 155 Warren Ave – Delta Realty LLC** – The applicant is proposing a medical marijuana cultivation facility as a change of use within an existing structure. Tax Map: 046 Lot: 003A Zone: Industrial Park District
11. **2018.41 – Site Plan– 380 Main Street – H.A. Mapes, Inc.** – The applicant is proposing to redevelop an existing gas station and office space to be a self-service gas station with convenience store. Tax Map: 040 Lot: 089 Zone: Residential Growth Area 1, Village Review Overlay Zone
12. **2018.34 – Amended Site Plan, Subdivision & Special Exception – Rock Row (previously called “Dirigo Plaza”) – 58 & 80 Main Street – Waterstone Properties Group:** Jones & Beach, Inc. on behalf of Waterstone Properties Group, is proposing an amendment to a previously approved site plan for a 495,915 +/- square foot regional retail shopping center. The applicant is proposing an 8,000 seat amphitheater and parking area on the south parcel of the campus. Tax Map: 42B Lots: 9, 10, 11 & 14 Zone: Gateway Commercial.

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