



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.**

UNFINISHED BUSINESS

5. ~~**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 **Item removed at the request of the applicant.**

NEW BUSINESS

6. **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
7. **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.
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

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.

Industrial Park located along Eisenhower Drive. Tax Map: 005B 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

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 & Conditional Use – 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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