



## Planning & Code Enforcement

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### PLANNING & CODE ENFORCEMENT

**WESTBROOK PLANNING BOARD  
TUESDAY, OCTOBER 6, 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  
Per the CDC guidelines, meeting attendance is capped at 50 attendees**

#### AGENDA

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

#### NEW BUSINESS

3. **2018.35 – Site Plan Amendment – Extension Request - 65 Bradley – Alderbrook, LLC:** The applicant is requesting an additional one-year extension on the approval for a 10,580 square foot expansion to an existing structure and associated site improvements to a previously approved site plan. A previous one-year extension on the September 4, 2018 approval was granted by the Planning Board on October 1, 2019. Tax Map: 005B Lot: 028 Zone Manufacturing District
4. **2020.07 – Subdivision/Site Plan – 527 Bridge Street – 1025 Ocean Ave, LLC – Public Hearing:** The applicant is proposing a 15-unit subdivision comprising of an existing single-family home and 7-duplexes along a private driveway, Fawn Woods Way, located at 527 Bridge Street. Tax Map: 048 Lot: 045 Zone: Residential Growth Area 2
5. **2020.24 – Subdivision, Site Plan - Brook Street Apartments – 171 Brook St - The Lefevres, LLC – Public Hearing:** The applicant is proposing a lot split and 9-duplexes, totaling 18-units, on an existing vacant lot. Tax Map: 019 Lot: 029 Zone: Residential Growth Area 2

#### WORKSHOP

6. **2020.34 – Site Plan – 619 Bridgton Road – Audet Enterprises:** The applicant is proposing 4,224 sf building for an office/landscaping maintenance facility with an expanded parking and storage area. Tax Map 018 Lot 029B Zone: Prides Corner Smart Growth Area

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.