



## Planning & Code Enforcement

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### PLANNING & CODE ENFORCEMENT

#### WESTBROOK PLANNING BOARD TUESDAY, NOVEMBER 3, 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

#### REGULAR BUSINESS

3. **2020.30 – Site Plan, Subdivision – Vertical Harvest - Mechanic Street Parking Garage & Subdivision – TDB, LLC; City of Westbrook – Public Hearing:** The applicant is proposing a mixed-use development to include a commercial greenhouse, 50-residential units and an approximate 430-space parking structure located on the existing Mechanic Street Parking Lot. Tax Map: 032 Lot: 007A Zone: City Center District; Village Review Overlay Zone

#### NEW BUSINESS

4. **2020.35 – Amendment to the Land Use Ordinance – Public Hearing:** The proposed amendment is a reorganization and recodification of the Land Use Ordinance. Additionally, the proposed amendment updates outdated references to State Statute and the City's Flood Plain Ordinance in accordance with the standards of the State. The proposed amendment is administrative in nature and does not revise or otherwise alter the standards of the current Land Use Ordinance.

#### WORKSHOP

5. **2020.37 – Site Plan, Subdivision – 364 Spring Street – Flagship Spring Street, LLC:** The applicant is proposing a 22-unit subdivision and associated surface parking and site improvements. Tax Map: 008 Lot: 008 Zone: Residential Growth Area 1

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.