



City of Westbrook

DEPARTMENT OF PLANNING & CODE ENFORCEMENT

2 York Street

Westbrook, Maine 04092

(207) 854-0638

Fax: 1-866-559-0642

**WESTBROOK PLANNING BOARD
TUESDAY, NOVEMBER 6, 2018, 7:00 P.M.
WESTBROOK HIGH SCHOOL, ROOM 114**

AGENDA

PUBLIC HEARING

- 1. 2018.40 – Conditional Use – 155 Warren Ave – Delta Realty LLC** – The applicant, Daniel O’Connell, 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
- 2. 2018.45 – Conditional Use – 155 Warren Ave – Delta Realty LLC** – The applicant, Brian Stone, 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

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

NEW BUSINESS

- 6. 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
- 7. 2018.45 – 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
- 8. 2017.60 – Request for Extension – 590 County Road – Rickett Bros. LLC:** The applicant/owner is requesting a one year extension on an approval for a new 7,450 sq. ft. building. The Planning Board approved this item on December 5th, 2018. Tax Map: 2 Lot: 24C 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

9. **2018.46 – Site Plan, Subdivision & Conditional Use - 212 Brown St – Clark Painting, Inc –**
The applicant is proposing an additional 4-units within an existing mixed use, commercial and residential multifamily structure. Tax Map: 033 Lot: 250 Zone: 212 Brown Street Contract Zone

10. **2018.47 – Site Plan, Subdivision & Conditional Use - 388 Austin St –** The applicant is proposing to develop 28 duplexes, totaling 56 units, on an existing vacant lot and associated off-site improvements to a portion of Austin Street. Tax Map: 055 Lot: 002B Zone: Residential Growth Area 2

11. **2018.48 – Site Plan, Subdivision & Conditional Use - Cumberland Woods –** The applicant is proposing to develop a 60-unit multifamily subdivision located at 425 Cumberland Street. Tax Map: 010 Lot: 028B Zone: Residential Growth Area 1

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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