

**WESTBROOK PLANNING BOARD
TUESDAY, JUNE 2, 2020, 7:00 P.M.
TELECONFERENCE**

Zoom Link: <https://zoom.us/j/567210213>

Dial-in Number (audio only): 1-646-558-8656 **Webinar ID:** 567-210-213

MINUTES

MINUTES MAY NOT BE TRANSCRIBED VERBATIM. SECTIONS MAY BE PARAPHRASED FOR CLARITY. A COMPLETE RECORDING MAY BE OBTAINED BY CONTACTING PLANNING AND CODE ENFORCEMENT at 207-854-0638 ext. 1220 and lgain@westbrook.me.us.

Rene Daniel called the June 2nd, 2020 Planning Board meeting to order.

1. Call to Order

Roll Call attendance:

Present: Jason Frazier (Ward 2), Joseph Marden (Ward 3), Robyn Tannenbaum (Ward 4), Ed Reidman (Ward 5), John Turcotte (At Large), Nancy Litrocapes Alternate), Larry McWilliams (Alternate), Vice Chair Rebecca Dillon (Ward 1) , Chairman Rene Daniel (At Large)

Absent:

For the record, the following Staff are in attendance:

Jennie Franceschi, Planning and Code Director, Rebecca Spitella, Assistant Planner, David Finocchietti, Code Enforcement Officer, Linda Gain, PACE Coordinator

2. Approval of Minutes

No minutes

NEW BUSINESS

Rebecca Spitella introduced Item:

- 3. 2018.34 – Amended Site Plan – Rock Row – 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 to reconfigure building layout and internal pedestrian and traffic circulation. The amendment is for the Phase 1 portion of the complex. Tax Map: 042B Lots: 009, 010, 011 & 014 Zone: Contract Zone 12 – Rock Row Contract Zone.**

John Turcotte requested to be recused as he has a conflict with this item.

Nancy Litrocapes requested to be recused as she has a conflict with this item.

Rebecca Dillon moved to recuse John Turcotte and Nancy Litrocapes from this application.

2nd by Joe Marden

Roll call vote:

Yes: Jason Frazier (Ward 2), Joseph Marden (Ward 3), Robyn Tannenbaum (Ward 4), Ed Reidman (Ward 5), Larry McWilliams (Alternate), Vice Chair Rebecca Dillon (Ward 1), Chairman Rene Daniel (At Large)

John Turcotte (At Large), Nancy Litrocaples Alternate) are recused

PUBLIC HEARING

Tax Map: 042B Lots: 009, 010, 011 & 014
Zone: Contract Zone 12 – Rock Row Contract Zone

Project Description:

Jones & Beach, Inc. on behalf of Waterstone Properties Group, is proposing an amendment to a previously approved site plan to reconfigure building layout and internal pedestrian and traffic circulation. The amendment is for the Phase 1 portion of the complex.

Project History:

July 17, 2018	Workshop: Introduction to a revised master plan for the site
August 21, 2018	Workshop – Site Plan Amendment; Phase 1
September 18, 2018	Public Hearing – Site Plan Amendment; Phase 1
May 5, 2020	Workshop – Site Plan Amendment; Phase 1
June 2, 2020	Public Hearing – Site Plan Amendment; Phase 1

Wayne Morrill Jones and Beach showed Site Plan amendment for Contract Zone 12 – Rock Row, Dirigo Center Developers LLC Contract Zone.

- The Chic Fil A location: showed rotation of dumpster to have the door face the parking lot.
- Worked with Staff to amend the pedestrian walkway
- Removed 2 parking spaces
- Also removed 3 parking spaces near entrance
- Made movement and improved good access
- Per Fire Department have 2 fire hydrants in front of PWD owned by developer
- Landscaping not changed since the last presentation
- Screening provided along Main Street
- Majority of the landscaping is installed
- Site walk with Staff

Rene Daniel Staff comments?

Jennie Franceschi all comments below have been addressed.

1. Application-Noticing Fees Due - \$422.00
2. Two additional hydrants internal to site required to serve buildings 1-A, 1-B & 1-C. Final location of hydrants to be determined in coordination with Fire Department.
3. Front facing sprinkler system required, building 1-A
4. Final edited plans with conditions of approval due Monday, June 1st

We are pleased with the developer's efforts to balance within the confines of the site.

There is a motion on page two thru five.

Public Hearing Open

Rene Daniel comments on this item?

No Comments

Public Hearing Closed

Rene Daniel comments from the Board?

No comments

Rene Daniel do I have a motion?

Larry McWilliams move that the Planning Board approve Dirigo Center Developers LLC’s application for an amendment to the Site Plan approvals granted by the Planning Board on October 18, 2016 and amended January 3, 2017, March 21, 2017, June 6, 2017, September 5, 2017 and September 18, 2018 for property located at 58 and 80 Main Street, Tax Map: 042B Lots: 009, 010, 011, & 014 Zone: Contract Zone 12 – Rock Row Contract Zone, is approved with conditions and the following findings of fact, conclusions and conditions as stated on pages 2 through 5 of this Staff Memo dated May 29, 2020 are adopted in support of that approval.

Site Plan – Finding of Fact

Standard	Finding
Utilization of the site	Meets the intent of the Ordinance
Handicap Access	Sidewalk tip downs and accessible parking with van aisles are provided. Site is compliant with ADA standards.
Appearance Assessment	The amendment provides connectivity with the surrounding public and private sidewalk infrastructure to connect within the development. Enhanced landscaping is provided along Main Street, specifically at the intersection of Main Street and Rock Row (private) and includes a variety of species. Adequate site lighting is provided to ensure safety and be consistent with surrounding plaza development. Signage shall meet the standards of the Ordinance. The amendment satisfies standards 1-5. Standard 6 is not applicable as the site is not located within the Village Review Overlay Zone.
Landscape Plan	A landscape plan has been provided by Site Solutions
Odors	No adverse impact known or anticipated
Noise	Noise levels associated with a drive-through restaurant use are consistent with the commercial businesses surrounding the property and permitted within the Contract Zone 12 and abutting Gateway Commercial District.
Technical and Financial Capacity	The project has previously provided the City with a bond for all site improvements associated with Phase I approvals
Solid Waste	An enclosed dumpster is located within the pad site 1-B. The dumpster is oriented in a manner where the gate is directed southerly, in the opposite direction from Main Street.
Historic, Archaeological and	None known

Botanical Resources or Unique Features	
Hazardous Matter	None known
Vibrations	The site should create no vibration issues for abutting properties.
Parking & Loading Design and Site Circulation	Adequate on-site parking has been provided to satisfy the requirements of the Ordinance and the demand for the restaurant. 564-total parking spaces (30 handicap) provided for Phase 1.
Adequacy of Road System	Adequate
Vehicular Access	Access to the building 1-B site is provided via one-way circulation through the parking area. Traffic flow from the southerly parking pod associated with the Market Basket has been blocked to limit conflict at the egress point.
Pedestrian and Other Modes of Transportation	Crosswalks and sidewalks are provided along the westerly, southerly and a portion of the easterly edge of site 1-B to connect to Main Street, Rock Row (private) and the site pad for building 1-A.
Utility Capacity	Utility connections are consistent with the utility plan as approved on September 18, 2018.
Stormwater Management, Groundwater Pollution	Stormwater management is consistent with the plan approved September 18, 2018. The amendment is a reconfiguration in building layout and parking design and does not increase impervious area for Phase 1.
Erosion and sedimentation Control	Erosion and sedimentation control is consistent with the plan approved September 18, 2018.

Conclusions

1. The proposed site plan **will not** result in undue water or air pollution.
2. The proposed site plan **has** sufficient water available for the reasonably foreseeable needs of the site plan.
3. The proposed site plan **will not** cause an unreasonable burden on an existing water supply.
4. The proposed site plan **will not** cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.
5. The proposed site plan **will not** cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed.
6. The proposed site plan **will** provide for adequate sewage waste disposal.
7. The proposed site plan **will not** cause an unreasonable burden on the municipality's ability to dispose of solid waste.
8. The proposed site plan **will not** have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the Department of Inland Fisheries and Wildlife or the municipality, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.
9. The proposed site plan **conforms** with a duly adopted site plan regulation or ordinance, comprehensive plan, development plan, or land use plan.
10. The developer **has** adequate financial and technical capacity to meet standards of this section.
11. The proposed site plan **is** situated entirely or partially within the watershed of any pond or lake or within 250 feet of any wetland, great pond or river as defined in Title 38, Chapter 3, subchapter I, article 2-B M.R.S.A.
12. The proposed site plan **will not** alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water.
13. The proposed site **is not** situated entirely or partially within a floodplain.

14. All freshwater wetlands **have** been shown on the site plan.
15. Any river, stream, or brook within or abutting the site plan **has** been identified on any maps submitted as part of the application.
16. The proposed site plan **will** provide for adequate storm water management.
17. The proposed plan **will not** negatively impact the ability of the City to provide public safety services.

Conditions:

1. Approval is dependent upon, and limited to, the proposals and plans contained in the application dated September 13, 2016 and amended July 12, 2018, and April 13, 2020 (Revised May 19, 2020) with plans dated 05-15-20 and all supporting/subsequent documents and oral representations submitted and affirmed by the applicant, and conditions, if any, imposed by the Planning Board, and any variation from such plans, proposals and supporting documents and representations are subject to review and approval by the City Planner or the Planning Board.
2. Consistent with Section 504.3, the Code Enforcement Officer shall not issue any permits until a site plan has been approved by the Planning Board and a Mylar signed by the Planning Board. *Mylars must be submitted to the City within 90 days of Planning Board approval or the approval shall be null and void.*
3. All prior Conditions of approval for this site related to September 18, 2018 Planning Board Decision as well as applicable Minor amendments.
4. Prior to any permits being issued for Phase I only (as delineated on approved Site Plan):
 - a. All outstanding Staff comments must be addressed.
 - b. The applicant shall provide the digital data as required by Section 504.5.B.12 and 13. – verification with GIS coordinator
 - c. Copy of all recorded easements between the leased portions of the site and the main parcel for access, drainage and snow storage.
 - d. A pre-construction meeting/telcon must be held with City Staff and the site work contractor. Contact the Planning Office to coordinate.
 - e. An inspection fee shall be made payable to the City of Westbrook for inspection of site improvements made by the Code Enforcement Officer and/or other appropriate City staff. This fee is required per Section 500.8 of the Land Use Ordinances in order to cover the costs of inspection of site improvements. Previously paid - \$168,744.00 for Phase I work. This inspection fee will be recalculated, and payment adjusted, as appropriate.
 - f. The applicant shall file a performance guarantee with the City of Westbrook. The amount of the guarantee shall be agreed upon in advance with the City of Westbrook and shall be of an amount to ensure completion of all on- and off-site improvements necessary to support the proposed project. (Current guarantee amount: \$8,437,220.00) The performance guarantee will be recalculated, and the amount of the current performance guarantee will be adjusted, as appropriate.
 - g. Stormwater components:
 - i. All Grassed Underdrained Soil filters will have cleanouts.
 - ii. All sediment forebays will have concrete pad in base of forebay
 - iii. Best management practices shall be adhered to during all ground disturbance operations. All Street Catch basins in the vicinity of earthwork operations shall have silt sacks installed & maintained for the duration of the work.
 - h. Site Components:
 - i. Verification that all Truncated domes in City ROW will be cast iron type.
 - ii. All dumpsters, compactors and storage of recycling or waste materials must be fully screened. Screening method shall be approved of by Planning Department.

5. Prior to any sign permits, a site signage package meeting the district requirements must be reviewed and approved of by the City.
6. Prior to any building permit issuance beyond the “Phase 1 Limit of Work Line” as shown on the approved site plans:
 - a. Applicant will reapply to the Planning Board for approval of all site improvements and building elevations. (Parking layouts revised, pedestrian systems addressed, internal signage directing traffic to Exit 47, etc.)
 - b. Provide an easement along the Arterial side of the site for potential future sidewalks/pedestrian amenities.
7. Prior to commencing any work in the City Right-of-Way, the applicant must obtain a road-opening permit from the Public Works Department.
8. Prior to the first Occupancy Permit issuance,
 - a. An internal signage plan shall be approved by the City and installed per plan.
 - b. Businesses addressed to the satisfaction of the E911 coordinator
 - c. Provide documentation of maintenance contractor for the project to keep site maintained.
 - d. Lake must be contained from public access.
 - e. Barrier along Limit of Phase I work line to separate the active site from the construction site.
9. Prior to release of the performance guarantee, the site will be in compliance with the approved plan and as-built plan provided.
10. The applicant shall comply with Chapter 37, the local Post Construction Stormwater Management Ordinance. On January 15th every year, a copy of the maintenance log for the previous year for the stormwater treatment features associated with this project needs to be provided to the Planning Office.
11. The applicant shall comply with the requirements of local and state authorities for life and safety requirements.
12. Traffic Conditions:
 - a. On all turning movements where skip lines are shown on the road to delineate lanes, those skip lines should be recessed into the pavement.
 - b. In future phases, provide an easement along the Arterial side of the site for potential future sidewalks/pedestrian amenities.
 - c. Piano Key sidewalk striping will be acceptable to Westbrook.
 - d. In public ROW islands or along roads, any vegetation needs to be salt tolerant plantings. NO grassed areas will be allowed.
 - e. A monitoring program for traffic system will be required if not part of the MDOT TMP.
 - f. Left turn pockets on Larrabee Road will need to be evaluated once final plans are provided.

Roll Call Vote:

Yes: Jason Frazier (Ward 2), Joseph Marden (Ward 3), Robyn Tannenbaum (Ward 4), Ed Reidman (Ward 5), Larry McWilliams (Alternate), Vice Chair Rebecca Dillon (Ward 1), Chairman Rene Daniel (At Large)

John Turcotte (At Large), Nancy Litrocapas Alternate) Recused

Motion carried

Rebecca Dillon move to open workshop

2nd by Ed Reidman

Roll Call Vote:

Yes: Jason Frazier (Ward 2), Joseph Marden (Ward 3), Robyn Tannenbaum (Ward 4), Ed Reidman (Ward 5), John Turcotte (At Large), Nancy Litrocapes Alternate), Larry McWilliams (Alternate), Vice Chair Rebecca Dillon (Ward 1), Chairman Rene Daniel (At Large)

Motion carried

WORKSHOP

Rebecca Spitella introduced Item:

- 4. 2020.16 – Amendment to the Zoning Map – 216 Lincoln Street – WORG, LLC – The applicant is requesting a zone change for a portion of two (2) lots located between Lincoln Street and the Presumpscot River, formerly River Meadow Golf Club, to the growth area district Residential Growth Area 1. Tax Map: 037 Lot: 001 and Tax Map: 010 Lot: 002 Zone: Rural District, Residential Growth Area 1**

WORKSHOP

Tax Map: 037 Lot: 001

Tax Map: 010 Lot: 002

Zone: Rural District; Residential Growth Area 1

Project Description

The applicant is requesting a zone change for two (2) lots located between Lincoln Street and the Presumpscot River, formerly known as the Rivermeadow Golf Club, to the district Residential Growth Area 1.

Appendix A listing of Public Comment received for Planning Board Workshop of 6-2-20 for reference

Pamela Adams 423 Stroudwater St Opposition; Loss of green space

Jennifer Aguirre 19 Wilson Dr Opposition; Loss of green space

Abdi Ahmed 11 Bremen St Environmental impact; Pedestrian safety on Lincoln Street; traffic

Kathryn Amato 99 Woodland Rd Loss of green space; environmental impact; Would support affordable housing

Zoe Anderson Loss of green space and wildlife habitat

Joan Austin 159 Lincoln St #9 Environmental impacts; preservation of undeveloped land; RGA1 provides too much density for location

Bob Barrett 30 Lincoln St #113 Request Trail preservation, advocate for affordable, dense housing

Martha Brackett Riverfront Lofts questions on zoning allowances between RD & RGA1

Mary Brookings Loss of access to river; loss of greenspace

David Brown 159 Lincoln St # 8 Concern on density, impacts to environment, traffic, property values
Jean Bryenton loss of undeveloped land; wildlife habitat; traffic; noise; pollutants entering river
Anne Bureau 28 Oak St Opposition, Loss of green space
Erin Cerullo loss of open space; traffic; concern of increase in population; pedestrian safety on Lincoln St; environmental impact; loss of quality of life
Rothana Chap 34 Mayberry Rd Opposition
Pamela Clark 30 Lincoln St #220 Opposition - Loss of Green Spaces, natural resources
Jessica Corriveau Austin Street Opposition - Loss of Green Spaces, natural resources
Erin Curran 30 Lincoln St #113 In Favor of dense development, concerns on traffic speed
David Day 34 Breton St Opposition
Kelly Day 34 Breton St Opposition
Mary Dorsey 159 Lincoln St #14 Opposition
Newman Dorsey 159 Lincoln St #14 Opposition
Patti Ellsworth Rivermeadow Condos Opposition
Paul Fecteau 9 Emery St Opposition
Anne & Brian Fletcher Emery St Opposition
Gretchen Frank 30 Lincoln St #106 Opposition, Loss of green space, comp plan concerns
Susan Fraser Mayberry St Opposition
Authur Gilbert 51 & 52 Emery St Opposition
Jaclyn Gilbert 51 & 52 Emery St Opposition
Holly Gray 10 Christie Way Opposition
Hacklander 85 Lincoln St Opposition
Ashleigh Hill Riverfront Lofts Opposition
Joanna Leary 140 Halidon Rd Opposition, Loss of Green Space
Mike & Lynn Lynch 159 Lincoln St #4 Concerns on Lincoln St infrastructure, preserve green space
Pete Lyons 29 Dale Ave in support
Hazel Maloney 159 Lincoln St #2 Opposition
Andrea Mancuso 38 Osaka St Questions on change of City Parcel
Peter Mancuso 38 Osaka St Concerns on Lincoln St infrastructure, preserve green space, schools
Michelle Maybury 2 Bell St Opposition
Stephen McCarthy 51A Emery St Opposition
Bryan Monahan Emery St Opposition
Barbara Mornson Rivermeadow Condos Opposition
Andrew Oliver 50 Osaka St Opposition
Cheryl Oliver 50 Osaka St Opposition
Elba Parr 548 Cumberland St Environmental concerns
Jim Parr 548 Cumberland St Opposition
Carey Perks 159 Lincoln St #7 Opposition
Lonia Smith 25 Lincoln St Opposed, concerns on infrastructure of Lincoln St, green space
Victoria Szatkowski 85 Lincoln St Opposition
Dan Tanguay Opposition
Cary Tyson 237 Bridge St Opposition
Adam Waxman 37 Chestnut St Opposition
Kate Waxman 37 Chestnut St Opposition
Kevin Williams 23 Osaka St Opposition; Loss of green space, Infrastructure issues on Lincoln St
Anna Wrobel 24 Mayberry Rd Opposition;

Petition of signatures See petition Opposition
Friends of the Presumpscot Association letter Opposition

1

Jennie Franceschi

From: pamela adams <adams.pamela207@gmail.com>

Sent: Friday, May 29, 2020 11:09 AM

To: Jennie Franceschi

Subject: Golf course on Lincoln

Follow Up Flag: Follow up

Flag Status: Flagged

Hi Jen,

I hear people are talking about changing the zoning of the golf course and wanted to make sure the you know I'm 100%

against this! That is a beautiful natural piece of land and we (Westbrook) really need to think about what we want to be

going forward. The river is a wonderful natural resource that we have and we should be using what land we have that

abuts it for public recreation not more homes. I really hope city council listens to the public on this one.

I know so much

happens behind closed doors to the public. I hope that doesn't happen in this case and the zoning on the golf course

stays the same.

Thanks Jen

Pam Adams

423 Stroudwater st

Westbrook

1

Rebecca Spitella

From: Jennifer Aguirre <j_matyka@yahoo.com>

Sent: Thursday, May 28, 2020 7:39 AM

To: Jennie Franceschi

Subject: River Meadow property

Ms Franceschi,

I am writing this email to show my opposition of the Zone change for the former River Meadow golf course property.

Westbrook has lost so much green space over the last few years. Large housing developments are popping up in every corner...and although I understand that economic growth is important, I believe that we need to maintain valuable green space for our youth. I would love to see the River Meadow property used in a way that would be enjoyed by families from Westbrook and beyond. Walking and biking trails, play space, spacious dog park (away from the in town crowds) ...to name a few.

Thank you for accepting this opposition letter to the River Meadow zone change proposal.

Sincerely,

Jennifer Aguirre

19 Wilson Drive

Westbrook

Jennifer Aguirre, RN

1

Rebecca Spitella

From: Rebecca Spitella

Sent: Friday, May 22, 2020 3:28 PM

To: Jennie Franceschi

Subject: FW: The Zoning Map

From: Abdi M Ahmed <shamodollarstore@outlook.com>

Sent: Friday, May 22, 2020 2:56 PM

To: Rebecca Spitella <RSpitella@westbrook.me.us>

Subject: The Zoning Map

To: city planners

Hello Rebecca Spitella,

1: Our concern of this development is the environmental impact that will create this whole zone, there are lot birds in this zone. Different animals in this zone.

2: I have kids who love to jog around the zone. A lot people jog here from all over Westbrook. Lincoln street it doesn't have sidewalks.

People come here to Jog enjoying the environment.

3: the traffic here is almost to nothing. If you bring this development. You might create chaotic environment for all the residents here.

4: what safe zone will our kids and daily Joggers will they be having. Westbrook doesn't have parks where families could enjoy the environment.

The environmental impact and the health needs to be studied. The River next to it. It might have environmental impact too.

Thank you.

Abdi Ahmed

11 Bremen street

Westbrook ME 04092

Ph: 2074006025

Get [Outlook for iOS](#)

1

Rebecca Spitella

From: Kathryn Amato <kathrynmamato@gmail.com>

Sent: Friday, May 22, 2020 8:21 PM

To: Jennie Franceschi

Subject: Fwd: Re-zoning of the River Meadow Golf Club

Follow Up Flag: Flag for follow up

Flag Status: Flagged

Good Evening,

I hope you're doing well and staying safe and sane during the pandemic. I'm reaching out regarding the proposal for the re zoning of the River Meadow Golf Club to voice my strong opposition to the project. Firstly, I believe that Westbrook should seek to maintain the last remaining riverfront green space for public access and recreational use. Walking the trails along the river is one of my favorite parts of living in Westbrook and I firmly believe that if we overdevelop the riverfront Westbrook will lose the charm that drew me into living here in the first place.

I also worry that there has been no study of the environmental effects of this development to the river or wetland ecosystems. I believe that the city of Westbrook should commit to maintaining the public access

to the river that currently exists. We deserve to know what kinds of structures will be built. I would love to see more affordable housing in Westbrook, but I have a feeling that this will be another iteration of the cheaply built "luxury" gentrification construction we see coming up the coast from Boston. I believe we should seek to preserve the character of Westbrook and the beauty of the river that makes living in Maine so desirable.

I appreciate your consideration of this issue during what I know is a stressful and difficult time. Wishing all the best to you and yours.

Warm Regards,

Kathryn Amato

99 Woodland Rd Westbrook, ME 04092

1

Rebecca Spitella

From: Zoe Anderson <traveleast2west@hotmail.com>

Sent: Wednesday, May 27, 2020 8:35 PM

To: Jennie Franceschi

Cc: Rebecca Spitella

Subject: River Meadow Zoning Amendment

Dear Ms. Franceschi,

I have recently been notified that there is a motion to amend the zoning map as it pertains to the old River Meadow golf club.

As a property owner within 500 feet of the parcels to be amended I am very concerned regarding the potential loss of animal habitat and invaluable green space in an already highly developed area. The city currently has several housing developments in the planning or building phase and an infrastructure that is struggling to keep pace.

This is an opportunity for the city to preserve green space for our future generations. Please oppose the rezoning proposal and protect our natural resources.

Sincerely,

Zoë Anderson

Sent from my iPhone

1

Rebecca Spitella

From: Joan Austin <jaustin91@yahoo.com>

Sent: Sunday, May 24, 2020 7:07 PM

To: Jennie Franceschi; Michael Shaughnessy

Subject: Zone Change for Rivermeadow Golf Course

Follow Up Flag: Flag for follow up

Flag Status: Flagged

Dear Planning Board,

I am a Westbrook resident living at the Rivermeadow Condominiums on Lincoln Street and would like to register my objection to changing the zoning for the former Rivermeadow Golf Course from Rural to Residential Une 1.

I believe it is imperative that we maintain this property as rural land as stated in the Comprehensive Plan. There is very little undeveloped land along the Presumpscot River and we need to maintain the remaining open natural areas for the health of the River and the wildlife living there. Additionally, we need to preserve natural environments for the benefit of the residents of Westbrook and the larger Greater Portland community. It would be wonderful if trails along the River were established as part of

Portland Trails (or some similar organization). We need to treasure our remaining open spaces. Once these natural areas are developed they are lost forever.

Changing the zoning for such a large piece of property opens up the possibility of development without consideration of the nature of the neighborhood. Any changes should be much more targeted and specific, incorporating the needs and desire of the whole community. I purchased my property with the understanding that the golf course was rural zoning.

Any change would negatively effect my property values and enjoyment of the peaceful environment. Lincoln and Mayberry Streets are very quiet streets used largely by walkers, joggers and cyclists. They are in poor condition and not suitable for increased traffic.

I am not opposed to a small residential community built on part of the property but believe it is not wise to open it all up to large scale development. We could end up with a large, ugly project that would diminish the whole area. A zoning change for the whole property I believe is a very serious mistake. I strongly encourage you to decline the current request as inconsistent with the goals and needs of the City, the River and neighborhood.

Thank you.

Joan Austin

159 Lincoln St #9

jaustin91@yahoo.com

[Sent from Yahoo Mail for iPad](#)

From: Rebecca Spitella

To: Jennie Franceschi

Subject: Fwd: 58/216 Lincoln St Workshop 6/2/2020

Date: Thursday, May 28, 2020 4:46:54 PM

Sent from my iPhone

Begin forwarded message:

From: Bob Barrett <bobbarrettrtb@gmail.com>

Date: May 28, 2020 at 4:40:56 PM EDT

To: Rebecca Spitella <RSpitella@westbrook.me.us>

Subject: 58/216 Lincoln St Workshop 6/2/2020

May 28, 2020

Subject:

Comments to members of workshop to consider zoning changes to 58 and 216 Lincoln Street, Westbrook, ME

To Workshop Members,

Thank you for allowing my comments. I live at the Riverfront Lofts at 30 Lincoln St, and my wife and I are regular walkers on Lincoln Street and the trail along both sides of the Presumpscot River. I would like to see the trail preserved and put under the supervision of the Portland Trails Association. The river is a tremendous resource for water use, as a natural walking space, and home to a diversity of wildlife.

I assume this zoning change request is a step to make the property more suitable for housing development. I have been a lifelong advocate of affordable housing and Westbrook is in dire need of affordable rentals or affordable starter homes. I am also in favor of dense development with communal open space rather than each lot having an x amount of

acreage.

Finally, if residential units are built, I would recommend reducing the speed limit on Lincoln Street from 30 mph to 20 mph.

Sincerely,

Robert Barrett

30 Lincoln Street #113

Westbrook, ME 04092

bobbarrettrtb@gmail.com

730-9423

--

Bob Barrett

1

Rebecca Spitella

From: Linda Gain

Sent: Tuesday, May 26, 2020 10:32 AM

To: Rebecca Spitella

Cc: Jennie Franceschi; Mainegram@hotmail.com

Subject: FW: Definitions of Zoning

Rebecca, please respond to Martha Brackett's inquiry.

Martha, I have forwarded your request to Rebecca Spitella City of Westbrook Assistant Planner as she has attended the pre-planning meetings discussing this application.

Thank you,

Linda Gain

Office Coordinator

City of Westbrook

2 York Street

Westbrook, ME 04092

207-854-0638 ext. 1220 office

1-866-559-0642 fax

E-mail lgain@westbrook.me.us

www.westbrookmaine.com

NOTICE: In accordance with 1 M.R.S. § 402(3) of Maine's Freedom of Access Act, any record (including this email) in the possession or custody of a public official which has been received or prepared for use in connection with the transaction of public or governmental business or contains

information relating to the transaction of public or governmental business constitutes a public record.

There are very few exceptions. For more information, please visit www.maine.gov/foaa.

From: Martha Brackett <mainegram@hotmail.com>

Sent: Tuesday, May 26, 2020 10:03 AM

To: Linda Gain <LGain@westbrook.me.us>

Cc: Pamela Clark <maevenblack@gmail.com>; brendakeene99@yahoo.com

Subject: Definitions of Zoning

Hello Linda,

I am contacting the City in regards to what is allowed on the new proposed zones on 216 and 58 Lincoln Street next to the Presumpscot River. The proposal is to change one small part from RD to CCD (City Center District). This may be the parcel that has the ice rink on it

The remainder is to be changed from RD to RGA1. Residential growth Area 1. What is the definition of what is allowed there?

live in the Riverfront Lofts with 44 units in the old mill and the owners are concerned with how dense the building will be.

Unless there is a lot of bedrock not showing there, it seems it would be difficult to build too much on there.

Any explanation you can give us to help clarify what might be coming before the Planning Board meeting on June 2nd would be much appreciated.

Thanks,

Martha Brackett

Sent from [Mail](#) for Windows 10

1

Rebecca Spitella

From: Mary Brooking <mary.brooking@gmail.com>

Sent: Sunday, May 24, 2020 3:36 PM

To: Jennie Franceschi

Cc: Michael Foley; Michael Shaughnessy

Subject: Proposed zone change

Follow Up Flag: Follow up

Flag Status: Flagged

Dear City Planners,

As a resident and business owner in Westbrook I'm writing to register my opposition to the proposed rezoning of the former Rivermeadow Golf Course. Although reducing lot sizes by over 90% would increase profits for developers, which in turn might yield modest revenue increases for the city (after any tax abatements and balanced against infrastructure improvements which would be necessitated), this would cost our city precious river frontage which could and should be developed gently and sustainably, and include recreational opportunities for all residents.

It would negatively impact our city in the future if residents could not access this tremendous asset. It would hurt our reputation as a city that is growing organically, incorporating our authentic mill town history rather than paving over and destroying it.

Considerations like these are the reasons my family choose to move to Westbrook in 2002. Many formerly green spaces have already been developed. What would we have other than traffic jams if we developed our small river city including the banks of the river itself past the point of recognition, and lost our identity?

Development should do more than help the city balance the books for a few years. It should enrich us in ways beyond dollar value, so as to be sustainable in good and bad financial times in the future.

This decision can only be made once, and all recourse will be lost if we choose to maximize profits in the short run, while ignoring the investment value of such a unique parcel of land in the long run. It's like selling a steadily performing stock, possibly investing in a higher short term payoff, but losing the long term earning power of the original asset in the bargain. It is, in fact, no bargain.

Steady on the tiller, please our property values will all increase with wise investment in aesthetics and quality of life here in Westbrook.

Sincerely,

Mary Brooking
Continuum For Creativity, LLC

Visit www.MaryBrooking.com for paintings inspired by the beauty of the Maine landscape. ~m.

1

Jennie Franceschi

From: David Brown <mebrow@me.com>

Sent: Friday, May 29, 2020 10:45 AM

To: Jennie Franceschi

Subject: Rivermeadow Golf Course Development

Ms. Franceschi

City Planner

Westbrook, Maine

We bought our Riverview condo in February this year and are new to the area. One thing we valued as we considered buying was that, in this location, we were on the edge of development. Most of what we see from our porch are trees and fields (former fairways). The road traffic is never busy except for people walking their dogs. Birds and other wildlife show themselves often. We regularly walk down to the path by the river.

So, it was definitely not good news when we learned of the early plans for the development of the land across the road.

The prospect of this change is made more troubling by the proposal to rezone the property which would allow for a drastic reduction in the minimum lot size. If allowed, this change would magnify the negative impact to the

environment, traffic and property value. Beyond this, I have learned that any such changes would conflict with The Comprehensive Plan for this area.

I am asking that all consideration be given to these effects when you consider any change in zoning or any other consequential changes.

Thank you.

David Brown

David Brown

159 Lincoln Street

Unit #8

Westbrook, Maine 04092

207 650 6507

1

Rebecca Spitella

From: jean bryenton <jeanbryenton@hotmail.com>

Sent: Monday, May 25, 2020 8:53 AM

To: Jennie Franceschi; Rebecca Spitella

Subject: Zoning of the Rivermeadow Golf Course

Follow Up Flag: Flag for follow up

Flag Status: Flagged

Dear Ms. Franceschi and Ms. Spitella,

I am writing to request that the zoning of the Rivermeadow Golf Course remain as Rural District (RD) and not be changed to Rural Growth Area 1 (RGA1).

I walk on Lincoln Street every day. I enjoy the rural feel, the visual beauty, the sounds of the birds, the scent of nature. I like knowing that wild animals and plants can grow and thrive here. It is a treasure to have a natural place like this in town. This is Westbrook's great asset, and keeping it rural will add to the beauty and desirability of Westbrook now, and infinitely far into the future.

If the zoning is changed, we will lose control of our treasure forever. We will not be able to predict its future use. Residents of the area will see their property values and quality of life negatively affected. Traffic, noise, and pollution will increase.

Because I am concerned about the environment, I want to keep the clean, natural quality of this riverside land.

This area is very wet, and so it needs to be protected from pollutants, which would flow into the river and affect all downstream.

Please keep this area zoned as RD and protect Westbrook's precious natural gem.

Sincerely,

Jean Bryenton

1

Jennie Franceschi

From: Michael Foley

Sent: Thursday, May 28, 2020 4:49 PM

To: Anne Bureau

Cc: Jennie Franceschi; Michael Shaughnessy

Subject: Re: River Meadows Golf Course concerns!!

Follow Up Flag: Follow up

Flag Status: Flagged

Thanks for sending your thoughts Anne. We will continue to monitor this as it goes through the Planning Board process and then comes to the City Council. Knowing this is just a zone change and not an actual project proposal, it's hard to fully understand what the impact could be. There may be a way to address some of the concerns you have if we knew exactly what was planned. We hope the applicant may be able to provide a plan for everyone to see and understand soon.

Also please be aware you had Jennie's email incorrect and I have included her on the reply.

Sincerely,

MF

Mayor Michael T. Foley

City of Westbrook

2 York Street

Westbrook, Maine 04092

(207) 591-8110

mfoley@westbrook.me.us

This communication and any attached documents is only intended for the use of the addressee(s) and contains information that is privileged and confidential. Unauthorized reading, dissemination, distribution or copying of this communication is prohibited. If you have received this communication in error, please notify immediately and promptly destroy the original communication.

NOTICE: In accordance with 1 M.R.S. § 402(3) of Maine's Freedom of Access Act, any record (including this email) in the possession or custody of a public official which has been received or prepared for use in connection with the transaction of public or governmental business or contains information relating to the transaction of public or governmental business may constitute

a public record. There are very few exceptions. For more information, please visit www.maine.gov/foaa. On May 28, 2020, at 4:31 PM, Anne Bureau <anne.bureau@icloud.com> wrote:

I write to express my concerns about the proposal for the River Meadows golf course Zone Change from Rural District with a 60,000 sq/ft min lot size to a Residential Growth Area (RGA1) with a 5000 sq/ft min

lot size. It would be a dangerous precedent for the city going against the comprehensive plan. It would be potentially devastating for those residents and neighborhoods near by.

To change an existing zone to the detriment of many and for the benefit of a few is a profound breach of public trust.

I am very worried about this proposal as I feel this lot size is too small. We need to preserve our open spaces to maintain our attractiveness as a place to live in Maine. I am concerned that Westbrook has not planned housing stock lot sizes in a mindful manner to allow for quality of life and protection of the environment.

I am very concerned about the effects of development near one of our most Important assets as a community, that being the River which we have worked so hard to market as an important part of our city. The health of the River is critical to our future as a community!

I hope you will consider these concerns and not allow this zone change and or increase the minimum lot size.

Thank you for considering my concerns and thank you for all you do for the city of Westbrook.

Anne Bureau
28 oak street
Westbrook
207 650 7555
Sent from my iPhone

Rebecca Spitella

From: Erin Cerullo <eebaker10@hotmail.com>

Sent: Saturday, May 23, 2020 3:45 PM

To: Jennie Franceschi; Rebecca Spitella

Cc: 'chris_cerullo@hotmail.com'

Subject: Zoning Map Amendment - 216 LIncoln St

Follow Up Flag: Flag for follow up

Flag Status: Flagged

Dear Jennie and Rebecca,

I'm writing as a concerned citizen in regard to the rezoning application submitted May 7, 2020 by Gorrill Palmer for Tax Map 10/Lot 2 and Map 37/Lot 1. We, the residents in the surrounding neighborhoods, are in strong opposition of the request to rezone the 90 acre riverfront property located between Lincoln St and the Presumpscot River.

While the application outlines the development of the Rivermeadows Golf Course as "an ideal location for a mixed residential development", we could not disagree more. The application denotes rezoning this land will support the "live" component of the community paradigm, but I'm not sure how anyone could justify developing THE LAST remaining green space in our community as something that will positively effect Westbrook's existing and potential community members and our *quality* of life.

We believe the development of this land for housing purposes actually strongly opposes the "live play" portion of Westbrook's paradigm. Historically, and especially during a time of social distancing and isolation, our community has come to know this treasured section of land as a place members can

exercise, walk their dogs, let their children run freely and get fresh air safely. While, in theory, the downtown riverwalk is great for outdoor recreation, the reality is quite different. It remains primarily occupied by a homeless population and absolutely DOES NOT provide a safe location for Westbrook families to recreate outdoors. The Sebago to the Sea Trail system is narrow and often overcrowded. It will become even more so if it is the sole recreational outlet left for our community.

We cannot allow this vital section of land to be lost to more housing buildings and, in turn, an increase in

population. Westbrook has already seen extreme residential growth rates over the past several years. While I'm certain the financial growth has been enticing to the city's builders and planners, it has left our streets overcrowded and our resources stretched thinly. Westbrook is very quickly outgrowing itself. As a long time Westbrook resident, I am worried for the future of my family and for our community in general. I, along with many others, feel strongly this community's planners are losing sight of quality of life and, instead, only considering quantity and finances. At the very least and prior to any zoning changes, we the residents, respectfully demand proof our community's already crowded school system and childcare facilities can support another high density housing development.

Furthermore, a zone change and development of this magnitude will also dramatically change the existing neighborhood. An increase of traffic alone will greatly affect the safety of those currently residing in the surrounding neighborhoods. There are no sidewalks along Mayberry and Lincoln roads and very few sidewalks in surrounding areas, forcing residents to walk their pets and children along the road. We seek solace on the trails in this field, away from cars and trucks. Taking that away and simultaneously increasing traffic will make an already semi risky activity, virtually impossible. Not to mention, changing this area from a low density to high density housing community will also have a potentially devastating effect on property values and the neighborhood's quiet and family friendly dynamic. From even a logistical standpoint, as residents on Mayberry Rd, I assure you this neighborhood cannot support several multiple family housing establishments and the population growth that will accompany them.

We are also deeply concerned about the environmental aspects of developing this riverfront property. I'm certain there were no mistakes made when this property was originally zoned as "RD" and trust it was zoned intentionally and appropriately to protect this section of Westbrook land and its wildlife. Therefore, prior to this section being rezoned, we also request detailed proof the rezoning is necessary and a detailed plan about how this fragile ecosystem will be protected.

Protecting this property not only upholds the values of this community and the "live play" portion of our community paradigm, but also the values we hold as "Mainers". We cannot allow every piece of available property and space to be consumed by buildings and housing developments. While we understand and support community development and inevitable growth, we are asking you to please also consider the quality of life we feel so strongly we need to protect in this ever changing world. For the safety, stability, and mental and physical health of our community members, we are pleading the application to rezone the 90 acre property be denied at this time. At the very least and for the sake of compromise, we ask that if plans to develop this property move forward, please at least help us maintain a significant portion of this land by only allowing a portion of the property to be rezoned. Thank you for your time and consideration.

Sincerely,

Chris and Erin Cerullo, parents and long term Westbrook resident

PS. As a courtesy, please confirm you received this email. Thank you

Rebecca Spitella

From: Rothana Chap <rothanachap@msn.com>

Sent: Thursday, May 28, 2020 8:20 AM

To: Jennie Franceschi; Rebecca Spitella

Cc: Michael Shaughnessy; Matthew.irving001@gmail.com

Subject: Letter from Rothana Chap RE: 216 Lincoln Street - Amendment to the Zoning Map – WORG LLC

Attachments: Letter from Mr Chap to the Planning board on Proposed Rezoning.docx

To the City of Westbrook Planning Department and Planning Board

RE: 216 Lincoln Street Amendment to the Zoning Map – WORG LLC

Dear members of the Planning Department and Planning Board,

I'm a property owner at 34 Mayberry Rd and would like to voice my opinion on the proposed Rezoning of the property previously known as River Meadow Golf Club. I strongly oppose the proposed rezoning from RD to RGA1.

I bought my house in 2005 in the neighborhood predominantly consisting of single family homes. I was looking for a quiet mature neighborhood to raise a family. We did our homework (looked up the zoning map of the nearby properties) and Mayberry Rd met our needs perfectly, it was abutting open space of the golf course and was in the close proximity to the Presumpscot river. These key features afforded that peace and quiet we were looking for – a place with nice neighbors who know each other but live far enough to have that feeling of privacy, a place with light traffic where we would go for a relaxing daily walk. All this WILL change if the proposed rezoning is approved.

My family strongly urges you to deny the proposal for rezoning. Infill development of the available parcels over the past decade has already increased traffic in our neighborhood but this was a gradual increase and we knew that would be the case since our house is located in RGA1. The rezoning, if approved, will be turning our next door open space into high density residential area. There are only two streets going to and from the golf course so all the traffic WILL be going through Mayberry Rd and Lincoln street turning them into mini highways. Traffic will become congested – crossing of the bridge from Bridge str to Main str is already a challenge during rush hours. This is not what we anticipated when we chose to buy our home at Mayberry Rd.

Our other concern is the city's and the neighborhood's most prized feature, the Presumpscot river. I don't see how the river's water quality and wildlife would not be negatively affected by bringing in high density residential development.

When the current owner of the former golf course purchased his/her property it was zoned as RD so there are no surprises and no detriment to their investment if it stays zoned as RD (they can still develop it based on the RD zone regulations). However, rezoning of that property will be detrimental to the quality of life of the neighbors who bought their property with the characteristics that existed at the time of their purchase. It is not right to allow one property owner maximize profits at expense of the neighbors. Application for rezoning submitted by WORG, LLC emphasizes "live" component in the continued expansion of the downtown, yet their proposal is threatening the "live" of the existing neighborhood.

Thank you for your consideration.

Rothana Chap and family

34 Mayberry Rd, Westbrook, ME

Jennie Franceschi

From: Pamela Clark <maevenblack@gmail.com>

Sent: Friday, May 29, 2020 10:57 AM

To: Jennie Franceschi; Rebecca Spitella
Cc: Michael Shaughnessy; Matthew.Irving001@gmail.com
Subject: Opposition to Zone Change for 216 Lincoln Street
Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

My name is Pamela Clark and I own and live in the Riverfront Lofts Condos on Lincoln Street. The purpose of my letter is to express my **opposition** to the proposed zoning change for 216 Lincoln Street formerly the River Meadow Golf Club.

I would like to reference The City of Westbrook Comprehensive Plan which states that zoning of **rural** areas should **remain rural** areas and that growth areas should be devoid of critical natural resources and visual cultural resources. Rural areas are intended to remain that way with low density residential housing being the primary land use.

A zone change for this area of 216 Lincoln Street is a breach of faith. When a person buys a property, they are buying it knowing the zoning of the property. The surrounding neighbors purchased their properties knowing it was a rural zone. Zones are a bond with those that live around and near this parcel. Now more than ever in these unprecedented times with Covid 19, outdoor spaces are of utmost importance in our community. This area has gorgeous natural beauty and is home to a wide variety of wildlife including an astounding variety of birds. The dam project to restore our section of the Presumpscot back to health should also mean that we are paying attention and taking care of the land and wildlife around and near the river. Myself, I spend many hours walking along the river with my dogs, circling through the back end of the old golf course, and sometimes just standing still and observing the natural beauty.

Thank you for your time.

Please feel free to contact me.

Best regards,
Pamela Clark
30 Lincoln St #220
Westbrook, ME 04092
207 415 4257

Jennie Franceschi

From: Jessica Corriveau <corriveau.jessica@gmail.com>

Sent: Friday, May 29, 2020 11:45 AM

To: Jennie Franceschi; Rebecca Spitella; Jennie.Franceschi@westbrook.me.us

Cc: Michael Shaughnessy

Subject: Rezoning Lincoln Street

Dear Jennie Franceschi and Planning Board Members,

I am writing to urge you to NOT allow the zoning changes on Lincoln Street. This area near the river needs to be

preserved. The river is Westbrook's biggest asset. It would be a shame to develop this area and lose this natural space at the river. This is the perfect spot to preserve for recreation and could be a great attraction to Westbrook and a huge benefit to the community. From what I understand, the ice rink is going to be fixed up and improved. My family has used this ice rink for generations, and I am so happy to hear this. It would be wonderful if the city invested in this and included a nice warming hut in the winter and could rent out ice skates and cross-country skis in the winter, roller blades and kayaks and

canoes in the summer. This area is so beautiful, with wild life and beautiful scenery along the river. Please keep this gem preserved. Don't allow zoning changes that would allow big development there which would only benefit the contractors who make money from it. Not only would it be detrimental to the surrounding neighbors, it would be detrimental to the whole Westbrook community. It would result in habitat loss and run off and pollution and be a big loss of green space. Isn't this area a flood zone? It is very wet and has been flooded in the past. What would happen if they took out the dams above? Please listen to all of the concern's of Westbrook's citizens. I am extremely concerned that these changes would be made during the closure, especially any changes to our comprehensive plan. Please respond to this email so I might know if you have received it.

Thank you,
Jessica Corriveau

May 28, 2020

Jennie Franceschi
Westbrook Director of Planning and Code Enforcement
Planning Board Members.

Comments on the proposal to rezone the former Rivermeadow Golf Course site

My name is Sandra Cort, I am a resident of Westbrook living on Harrisburg Ave.

I would like to register my opposition to the proposal to rezone the former Rivermeadow Golf Course site from Rural District to Residential Growth Area. This property is an environmentally sensitive area with three streams, wetlands, vernal pools and part of the property is in a flood plan along the Presumpscot River. The large scale possible developmental with this rezoning would have the potential to degrade those streams, wetlands and ultimately the Presumpscot River. The Presumpscot River from Saccarappa Falls to the confluence of the Presumpscot and Pleasant River in Windham, is under Maine's water quality classification, a class B section of river. Several non-profits, state and federal fisheries agencies, DEP have invested time and money in the restoration of anadromous fisheries to the river by the removal of the Smelt Hill dam in Falmouth, fish passage at the Sappi mill at Cumberland Mills to the now under way fish passage efforts at Saccarappa. The river reach which the Rivermeadow Golf Course property borders will be spawning grounds for alewives, blueback herring and shad. The possible impacts of a large project here could degrade important spawning habitat.

Lastly, I would add that this rezoning proposal is contrary to Westbrook's Comprehensive plan. This area has recreational opportunities in close proximity to the downtown, that once lost can never be recaptured. The potential housing density could also eliminate some important woodland areas which are wildlife habitat.

I urge the Planning Board to reject this proposed zone change. I appreciate the opportunity to provide comments. I am requesting these comments be read into the minutes.

Sandra Cort

Jennie Franceschi

From: Rebecca Spitella

Sent: Thursday, May 28, 2020 7:54 PM

To: Jennie Franceschi

Subject: FW: 58/216 Lincoln St Workshop 6/2/2020

Follow Up Flag: Follow up

Flag Status: Flagged

From: Erin Curren <erin@erincurren.com>

Sent: Thursday, May 28, 2020 6:37 PM

To: Rebecca Spitella <RSpitella@westbrook.me.us>

Subject: 58/216 Lincoln St Workshop 6/2/2020

May 28, 2020

Subject: Comments for workshop on zoning changes to 58 and 216

Lincoln Street, Westbrook, ME

To Workshop Members,

I live at 30 Lincoln St, Riverfront Lofts, and my husband and I are regular walkers on Lincoln Street and the trail along both sides of the Presumpscot River. I would like to see the trail preserved and put under the supervision of the Portland Trails Association. The river and its banks are a tremendous resource for water use, as a natural walking space, and home to a diversity of wildlife. I cherish the natural spaces.

I am aware that this zoning change request may be a step to make the property more suitable for housing development. Westbrook is in dire need of affordable rentals or affordable starter homes. I am very much in favor of dense development with communal open space rather than each lot having an X amount of acreage.

If residential units are built, I would strongly ask that the speed limit on Lincoln Street be decreased from 30 mph to 20 mph. Thank you for your time and your consideration of this important matter.

Sincerely,

Erin Curren

30 Lincoln Street #113

Westbrook, ME 04092

Email: erin@erincurren.com

Cell: 207 680 8083

Erin Curren, PhD

Nia Black Belt Teacher, Talk Show Host, Improvisor, and Life Enthusiast

1

Jennie Franceschi

From: david day <boating31@yahoo.com>

Sent: Friday, May 29, 2020 9:06 AM

To: Jennie Franceschi

Subject: Rezoning Lot 1 and 2

Follow Up Flag: Follow up

Flag Status: Flagged

Good Day, Jennie Franceschi, P.E.

I am writing to OPPOSE the rezoning of the River Meadows Golf Course, Lot 1 and Lot 2. Please enter my opposition into record.

I want to preserve the integrity and scenic view of the river and land. A vast amount of energy, time, and monies were involved in preserving this pristine section of the Presumpscot River. To have the impact of rezoning this land could be detrimental at this time. I am concerned this rezoning would not take into account shore land zoning and greenery.

People are enjoying the undeveloped river. The Comprehensive Plan states that growth areas should be "devoid of critical natural resources and visual cultural resources". The Presumpscot River abuts the parcel and is this city's most critical natural and visual resource. The Comprehensive Plan states that

rural districts are areas that contain environmental factors that limit development potential which this clearly does.

The Comprehensive Plan states the zoning of rural areas should remain as rural areas for a good reason. The Comprehensive Plan states that Rural areas are intended to remain that way with low density residential housing being the primary land use. This is clearly described in the comprehensive plan and the proposed changes go counter to this.

Zoning Changes are obligated to follow the Comprehensive Plan.

I would be interested in getting a golf course back in business, all the other towns courses are busy.

David Day | Applications Engineer

P.E., WQA CWR

34 Breton Street

Westbrook Maine

Westbrook Maine

Rebecca Spitella

From: Kelly Day <kellybooklover@gmail.com>

Sent: Thursday, May 28, 2020 6:31 AM

To: Jennie Franceschi; Rebecca Spitella

Subject: Lincoln Street Residential Development

Dear Ms. Franceschi & Ms. Spitella,

I would like to express my immediate concern to NOT change the zoning for the proposed Lincoln Street Residential Development application for Tax Map 10/Lot 2 & Portion of May 37 Lot. This area has always been a RURAL zone, and many homeowners and taxpayers in Westbrook have chosen this particular type of zoning to live in; and to be a part of the Westbrook community with that type of zone in mind for their home, and for their land usage. We purchased our house here, with this type of zone and community aspect in mind. To change the zone would be unconscionable. And would be unfair to anyone who currently lives here as homeowners, and taxpayers. Taken from the City of Westbrook's Land Use Ordinance, "The purpose of the Rural District is to provide an area of rural quality consistent with the Comprehensive Plan. Standards permit clustering and focus on preserving open space and important vistas. The uses for the rural district are also more consistent with farm and low density development." This words in this description of "rural quality, "preserving open space & important vistas, and (a zone) consistent with farm(ing) and low density development." are all important reasons why this zone should not be changed.

We have many birds of prey, owls, nesting geese, fox, moose, deer, woodchucks, chipmunks, and all kinds of frogs, fish, trees & plant life that are essential to the health of our Westbrook community, the river, the beauty of Westbrook, and for our own healthy breathing and living. Westbrook, it's rural feel was one of the reasons that we purchased a home here in this rural designation. I could have chosen to buy a house, and live in Portland, but Westbrook was special in the respect, that it provides a county feel with trees, room between the homes, and the rural zoning designation factor was important. Westbrook, being a designated Tree City USA was also a factor to live and work here, and like our land use initiative says it's important to have a "balance" of green space, residential, and business spaces. Or it says, "Establish a well balanced land use pattern that sustains the economic, institutional, and cultural role of the urban core while meeting the current and future needs of Westbrook citizens in a manner that is cost effective, equitable, environmentally sound, and sensitive to the City's visual and cultural character." The 'future needs' of our green space, are something to think about here while they

are dwindling and developed...., and we do need to keep in mind, being environmentally sound, and sensitive to the City's visualcharacter.

I do NOT feel that it is either fair or good for the Westbrook community, or it's citizens, to change the zone.

Thank you very much for your time and consideration towards my request, and comments. Please enter my letter, and comments into the record for public comment.

Sincerely,

Kelly Day

34 Breton Street

Westbrook, ME 04092

(207) 239 7734

To help protect your privacy, Microsoft Office prevented download of this picture from the Internet.

Virus-free. www.avast.com

Rebecca Spitella

From: Mary Dorsey <mary3bud@gmail.com>

Sent: Wednesday, May 27, 2020 1:10 PM

To: Jennie Franceschi

Subject: 216 Lincoln Street-Amendment to the Zoning Map-WORG, LLC

Follow Up Flag: Flag for follow up

Flag Status: Flagged

Thank you for your Notice of the June 2 Workshop regarding the proposed zoning amendments for 216 Lincoln Street and 58 Lincoln Street. My name is Mary A. Dorsey and I live at 159 Lincoln St. Unit 14 in Westbrook. In 2014, my husband and I purchased our property which lies adjacent to the former Rivermeadow Golf Course. Being next to such a beautiful open space was one of the primary reasons why we purchased our property. Every morning when I open my drapes, I see all signs of life, including birds, deer, and wild turkeys, along with my neighbors out walking with their children and pets. These are the irreplaceable wonders of living in a rural area. For that reason, I am very much opposed to the proposed zoning change to 216 Lincoln St (Tax Map 037 Lot 001 and Tax Map 010 Lot 002).

Never did I think that this beautiful environment could change in one fell swoop! A change from Rural District to a Residential Growth Area 1 is far too drastic and not in line with the City's comprehensive plan. I'm frankly shocked by the proposal and hope sincerely that it is rejected without delay. To make such a drastic change in the zoning is frankly unthinkable to me and my neighbors. Please keep the property in the Rural District zone and protect this pristine area. I am not against any development in that area, but firmly believe that it should be within the parameters of a Rural District zone. Anything else would threaten to destroy our quiet neighborhood, and the beautiful local environment forever.

Sincerely,

Mary A. Dorsey. Sent from my iPad

Rebecca Spitella

From: Mary Dorsey <mary3bud@gmail.com>

Sent: Wednesday, May 27, 2020 1:16 PM

To: Jennie Franceschi

Subject: 216 Lincoln Street-Amendment to the Zoning Map-WORG,LLC

Follow Up Flag: Flag for follow up

Flag Status: Flagged

My name is Newman "Bud" Dorsey. My wife and I own property at the Rivermeadow Condominium development. I bought this property for many reasons: the golf club, the beautiful environment, and its location in a Rural Zone as part of the city of Westbrook's Comprehensive Plan. I relied on that when making my decision. I did not anticipate a drastic change in zoning from Rural to Residential Growth Area 1. This is a Rural area and should remain so.

Sincerely,

Newman "Bud" Dorsey

Sent from my iPad

Rebecca Spitella

From: Patti Ellsworth <pmellsworth1@gmail.com>

Sent: Monday, May 25, 2020 9:46 AM

To: jfrancheschi@westbrook.me.us

Cc: Rebecca Spitella; Michael Shaughnessy; smallbirdflying@gmail.com

Subject: Proposed rezoning of River Meadows Golf Course

To City Planners Westbrook,

I am writing as a concerned owner at Rivermeadow Condominiums on Lincoln Street. When we purchased the property in October 2017 we were planning on this becoming our retirement home. We made that decision to purchase based on what we knew about zoning in the area. Now as we are selling our current residence in Lyman to make that transition, I am heartbroken to learn of this proposal. We are leaving our home in Lyman of 30 years, to be closer to our son and amenities but also wanting to maintain some tranquility by remaining in a more rural area. We have hopes and plans of enjoying the revitalized Main Street and Presumpscot River areas while walking with our dog and grandchildren without excessive traffic. We've even been drawn to the idea of spending time in the Rock Row area dining and shopping.

I happen to work in the housing industry recognizing the need but the current zoning would allow for ample housing without jeopardizing the community. I urged you all to look closely at your Comprehensive Plan keeping true to the mission. Currently Westbrook has limited area zoned as rural and giving in to this request would truly change the dynamic of the current Comprehensive Plan. As we are all aware, any agreement to rezone this property does not guarantee that the proposal being brought forward will actually happen, leaving Westbrook at the mercy of an actual plan that meets the zoning. I would love to see rural residential development with some preservation of this space that would allow all of the residents of Westbrook to enjoy nature.

Westbrook has done a good job over the recent past in developing the community to attract new business as well as by increasing residential opportunities. I ask that you again consider the impact on your historic community, the ecological surroundings, infrastructure, the school systems and the well being of the residents of the community. (At our Rivermeadow Association meeting last fall, there was discussion about the lack of attention to Lincoln Street, with its many potholes.) I believe that the focus should remain on well managed growth. With the recent developments on Spring Street and at Rock Row you have yet to realize the impact. Too much growth too fast can cripple a thriving community.

Just to be clear, I oppose the proposed rezoning of River Meadows Golf Course!

Sent from my iPad

Patti Ellsworth

Rebecca Spitella

From: Jennie Franceschi

Sent: Tuesday, May 26, 2020 3:08 PM

To: Jennie Franceschi

Subject: Paul R. Fecteau - 9 Emery St - phone call. - Lincoln St Rezoning

Invested money into their property and the concerns related to the environment –wished to state their opposition to the Zoning change

Jennie P. Franceschi, P.E.

Director of Planning and Code Enforcement

City of Westbrook

207 854 0638 office X 1223

2 York Street

Westbrook, ME 04092

1

Rebecca Spitella

From: Anne Fletcher <afletcher1206@gmail.com>

Sent: Tuesday, May 26, 2020 11:00 PM

To: Jennie Franceschi; rspitella@westbrbook.me.us; Brian Howley

Subject: Riverside Golf Course Zoning Map Amendment

Follow Up Flag: Follow up

Flag Status: Flagged

Dear Jennie and Rebecca,

The proposed zoning change of the former River Meadow Golf Club lots located between Lincoln Street and the

Presumpscot River from Rural District (RD) to Residential Growth Area 1 (RGA1) is of great concern to the residents of the existing neighborhood.

The zoning change opens the doors for dense development on a sizable piece of property in our neighborhood, which by nature of the existing zoning designation was not intended for this community. We understand that the investors may indicate intentions to build with respect to the Live / Work / Play / Eat / Shop paradigm, however if this rezoning request is permitted, we understand the developers will also (understandably) be driven by profit, with no stake in upholding the interest of the existing property owners.

In accordance with the Land Use Strategies in Westbrook’s Comprehensive Plan, the zoning designations are intended to:

“Establish a well balanced land use pattern that sustains the economic, institutional, and cultural role of the urban core while meeting the current and future needs of Westbrook citizens in a manner that is cost effective, equitable, environmentally sound, and sensitive to the City’s visual and cultural character.”

As homeowners and proud citizens of Westbrook, we hold stake in the use of this land in our neighborhood, and are convinced the land must remain designated RD for the following reasons:

1.) Community: We understand that Westbrook’s population is growing rapidly and unfortunately the increase

of housing in Westbrook has been growing exponentially faster than the “work” and “play” aspects.

Large

housing developments stifle the charm and character of existing neighborhoods. A looming development in our

neighborhood may promise walking paths and recreational opportunities, but the reality and that we have seen over and over is that the culture of the neighborhood is taken over, with little to no cohesion or continuity. Simply put, we do not need to rezone this property in order to accommodate additional dense housing. What we need, in fact, is greater emphasis on what makes Westbrook as a desirable place to live, work, and play.

2.) Environmental Stewardship: This area was designated a Rural District for a reason – and as one of the last remaining sections of the Presumpscot which is undeveloped it is imperative that it remain zoned as RD. The

Presumpscot is iconic – it is both Westbrook’s history and its future – just look to our branding. The decisions we make today will inform our identity and values as a city going forward. We are excited about the river restoration efforts in process and understand this zoning change would put the health of our most valuable natural resource at risk, unnecessarily.

3.) Traffic: Traffic speed and density is already of concern to anyone driving or walking on Lincoln Street. Increasing the density of housing from 60,000 sq.ft minimums to 5,000 / 7,500 would place an unsafe and inappropriate burden on the traffic patterns here, unnecessarily.

2
4.) Impact on School System: Our public-school system is already strained serving current enrollment. What is Congin’s capacity to take on more students, particularly in the wake of the current economic crisis? It is imperative that we consider class size and the impact on our teachers’ ability to provide quality education to current and new students.

We invested in Westbrook, and in this neighborhood in particular, because of the good land use planning presently in place. We are proud to be part of a community close to Westbrook’s thriving downtown. We are the drive thru coffee drinkers, the microbrew enthusiasts, the paddlers, the employees, the parents, the shoppers, the ones who now buy our groceries from local restaurants to ensure they are still here at the end of this pandemic. We are the ones riding our bikes downtown, looking out for our neighbors, laying down our roots here, and advocating for our beloved little city. We believe that in this neighborhood, the Live / Work / Play / Eat / Shop paradigm is already thriving.

Thank you for your consideration and service to the City of Westbrook.

Respectfully,

Anne Fletcher Howley
Brian Fletcher Howley
Homeowners, Emery St.

Anne Fletcher Howley, LCSW
pronouns: she/her/hers

1

Jennie Franceschi

From: Gretchen Frank <gretchenfr@gmail.com>

Sent: Friday, May 29, 2020 10:35 AM

To: Jennie Franceschi; Rebecca Spitella; mshaughnessy@westbrook.me.edu

Cc: matthew.irving@gmail.com

Subject: Concerns about proposed zoning changes of two lots between Lincoln street and the Presumpscot

River

Follow Up Flag: Follow up

Flag Status: Flagged

Good morning. I am writing to you all as an original owner and 13 year resident of a condo at riverfront lofts. Over the years I've seen such a positive evolution in the city of Westbrook and am proud to be a resident here. I've seen so much change for the better. The replacement of the bridge from bridge street to Main Street, the influx of new businesses and restaurants and now the removal of the dam to allow the river to return to its natural state and allow the fish an easier path to migration. The rural space next door to riverfront lofts is home to an abundance of wildlife. So many birds, raccoons, turtles, deer etc. I've seen evidence of them all as I've taken advantage of the river on my paddle board and also walked along the banks behind the now closed golf course. I feel like this is such a valuable green space that to change the zoning to allow for an influx of building would be extremely detrimental to the restoration of the river and the wildlife that make it their homes. Not to mention the increased traffic on Lincoln St. I've done a bit of research and I feel like the landowner's proposal is in violation of the city's comprehensive plan

concerning the zoning of the property. The owner knew upon purchasing the property that it was zoned RD. To

approach the city and ask for a rezone seems to me a breach of faith by the property owner and is not in the best interest of the surrounding neighborhood. Thank you for your consideration.

Sincerely,

Gretchen Frank

30 Lincoln St #106

Sent from my iPhone

1

Rebecca Spitella

From: Susan Fraser <sefraser@roadrunner.com>

Sent: Wednesday, May 27, 2020 10:33 AM

To: Rebecca Spitella

Cc: Michael Shaughnessy

Subject: Zoning changes - River Meadow - Former Golf Course

-City Planner Jennie Franceschi – jfranceschi@westbrook.me.us

-Assistant City Planner Rebecca Spitella – rspitella@westbrook.me.us

Reference: River Meadow Zoning Changes Proposal -

Dear City Planners and Members of the City Council,

I am writing with deep concern that the 90 acres of land along the Presumpscot River formerly the River Meadow Golf Course- is being considered for a Zoning change - from Rural to residential. I feel this would be a Huge mistake if it was changed from Rural - to residential.

I live in the area of Mayberry and Lincoln St. and find this Open Space very important to the wildlife habitat it supports and the Green Space that helps to make Westbrook such a wonderful place to live. This land has a path along the river where people may walk and

enjoy the beauty of the "Now" Clean River. It could easily be added to the already existing "Westbrook Riverwalk" with a bike trail and improved walking path. The land has multiple areas of vernal pools, wetlands, and fields with trees and grasses that support a vast variety of Birds, foxes, deer and other wildlife. In the spring and fall I see multiple flocks of birds using the area as a resting spot as they move north and south on their migration routes and many variety's settle here for the summer to raise their young. This neighborhood is also used extensively by many walkers - young and old - and bicyclists giving them a safe area to get outdoors and enjoy the open space.

With so many crucial open spaces being developed all across this country - and in Maine- why would we want to take such a beautiful and vital spot as we have here in Westbrook and allow it to be developed??? Especially with the work Westbrook has already done to save the Presumpscot River and enhance the river corridor with the beautiful "River Walk" that meanders along the river in downtown Westbrook. Shouldn't we set an example for future Generations and work to save such fragile land areas for recreation and wildlife? Isn't this part of the area that abuts the Sebago to the Sea Route? Wouldn't it be better to make the space open to XC skiers and snowshoeing in winter and picnics, walkers and biking in the summer?

The future can only be bright if we are persistent with saving "Green Spaces" to be enjoyed by city dwellers and visitors. This area - now that it is not a golf course- provides a great opportunity for Westbrook to make themselves a destination place. If needed to acquire the land - Perhaps Westbrook would be foolish to not look into a Conservation Grant to keep this space natural and Green and save it for the People of Westbrook and Future Generations. Or open it to a Conservation Group such as Audubon or Nature Conservation to make a Land Trust to keep it forever wild.

If it's zoning is changed to "residential" and developed - It's Gone forever..... a Devastating loss to all in Westbrook and Southern Maine.

Sincerely,

Susan Fraser

Westbrook Resident

Dear City Planner and Planning Board Members:

This letter is submitted by the Board of Directors of the Friends of the Presumpscot River (FOPR). FOPR has been the lead advocacy organization for the Presumpscot River since 1993. Our mission encompasses, Water Quality, Natural Character, Biological Diversity, Recreation and Community Connection.

We have strong reservations relative to the proposed zoning change and the potential impacts that could occur to the streams and wetlands within the site and by extension the river and its wild life. With five and a half miles of nearly undeveloped river upstream from this site we are concerned about maintaining the natural character of the river. All at a time when it is returning to a river profile it has not known for nearly 300 years.

As you know, the Presumpscot River and its falls are the defining feature of Westbrook. The capacity to extend the Boardwalk, restore Saccarappa Falls, return migratory fish, and acquire Saccarappa Island are due to the efforts of FOPR in the federal and state licensing process and the subsequent removal and creation of fish passage at Saccarappa. In short, we are deeply invested in the river and the positive impacts it holds for its communities, most pointedly, Westbrook. As such there is much to be considered in making this rezone of the Rural District to Residential Growth Area at Rivermeadows Golf Course..

Questions & Bullet Points Regarding Rezoning & Proposed Mixed-Residential Development on the

Former Rivermeadow Golf Course Site

- Is this level of residential development truly consistent with the comprehensive plan in terms of the provision of City services (i.e.: Sewer/stormwater conveyance & treatment systems, traffic systems & street maintenance, emergency services, school facilities, trash/recycling, recreation facilities, etc.)? Generally speaking, it is well established that revenues from residential development projects do not offset the costs associated with the demand for services they create, without a significant increase in commercial and more importantly, industrial growth, to offset those costs.
- The City, one of its major businesses and the community, as a whole, are starting to reinvest in and restore the Presumpscot River, which has historically been a source of vitality for Westbrook. Its health and future is intimately tied to that of the community. Careful, longrange planning would take into account both the needs of current and future residents as well as the ecological well-being of the river, its tributaries and the natural systems that support them. Efforts to remove barriers to migratory fish species and reconnect the river to Casco Bay are showing remarkable results and have real potential to help rejuvenate and reunite the community. The cultural, social, environmental and economic possibilities are enormous. Any development along the river must be designed and regulated so that this progress is not derailed by water quality degradation, destruction of critical habitat or loss of significant public benefits.
- Higher density development is most beneficial to a community when it is located within the urban core, particularly in redevelopment of blighted areas and infill situations. High density development of a greenfield, which would apply to this situation, promotes urban sprawl and establishes a standard for future development along the river. This standard would jeopardize the long-term health of the river. A more appropriate approach would be a conservation subdivision in which higher density mixed-residential development is permitted on a relatively small portion of property and the majority of the parcel including wetlands, streams, wooded buffers and other natural features are protected from future development.
- Low Impact Development and the use of green infrastructure and other stormwater management techniques should be required to the maximum extent practicable, in order to minimize and manage the impacts of the development, to protect water quality and to prevent degradation of stream and river habitat as a result of increase stormwater runoff. In addition, a carefully crafted, site-specific stormwater management plan and maintenance agreement should be required of the applicant to ensure that the stormwater management system is inspected, maintained and repaired/replaced so it continues to provide the intended water quality benefits over time. In addition, strict application of construction site erosion and sediment controls should be enforced throughout the construction phase of the project until the site is fully stabilized.
- Shoreland and Stream Protection Overlay zones should be protected and no development or utilities or treatment systems should be allowed within them. Natural wooded and vegetated buffers are one of the most effective and least costly means of protecting water resources including rivers and streams. Wetlands and stream impacts should be minimized and setbacks should be fully enforced and not reduced.
- The City should ensure that the wastewater conveyance system to which this development would connect has sufficient capacity and is in good repair. Also, the additional wastewater

volume should not be added to a portion of the sewer system that is prone to surcharging resulting in sanitary sewer or combined sewer overflows. The treatment plant should have sufficient capacity to treat the additional flows to regulatory standards.

We request that these points be highly considered and that the application to make these zoning changes to RDA1 be denied. We further recommend that a thoughtful inclusive process be conducted in consideration of all the environmental and stakeholder impacts relative to any development proposal.

We look forward to continued efforts with the City of Westbrook to support the restoration of the river and building connections to it within the community.

We request that this letter be read into the minutes.

Sincerely,

The Board of Directors,

Friends of the Presumpscot River

1

Rebecca Spitella

From: Arthur Gilbert <agilbertmehoops@aol.com>

Sent: Monday, May 25, 2020 4:57 PM

To: Jennie Franceschi

Cc: Rebecca Spitella

Subject: Re: Lincoln St possible zone change

Follow Up Flag: Follow up

Flag Status: Flagged

Sent from my iPhone

> On May 25, 2020, at 4:30 PM, Arthur Gilbert <agilbertmehoops@aol.com> wrote:

>

> Dear Ms Franceschi

> I am writing you to voice my concern regarding the potential zone change being proposed for the former

Rivermeadow golf course on Lincoln Street. I've been a Westbrook property owner since 2002 and currently live on Emery Street. My wife and I thoroughly enjoy our time spent in Westbrook. The recreational use of the adjacent golf course and nearby Presumpscot River enhanced city living in Westbrook.

> In reviewing the city's comprehensive plan for the RD zone I noted that the 'rural areas should remain as rural areas' and it also states that the growth areas should be void of critical natural resources and visual cultural resources.

Obviously the Presumpscot River which abuts this parcel is the city's most critical natural and visual resource.

> The proposed density change would allow the potential of up to 720 units on 90 acres with an allowance of 7.5 acres for roadways. This type of development would be unacceptable anywhere in Westbrook let alone in one of the most most attractive and convenient recreational places in the city. Your planning department has worked hard to enhance the appearance of downtown Westbrook and it's surrounding area. Everyone's fear is the prospect of a development which has the appearance of the one on Spring Street being built along the river.

> Another major issue regarding this property is its location within the flood zone. While abutting the golf course, my lots are further away from the river and yet I still have to maintain flood insurance on my properties. While reviewing a flood zone map of the area I noticed that almost 1/2 of the 90 acres resides in a flood zone.

> As you can see this proposed zone change with no indication of how a development might proceed is fraught with problems and deep concerns. My hope is that enough people will come forward and voice their concerns similar to my own so that the decision in this initial planning process will not affect this area and Westbrook forever.

> Thank you for your time

> Sincerely

> Arthur Gilbert

> 51 & 52 Emery St

> Sent from my iPhone

Rebecca Spitella

From: JACLYN GILBERT <jggilbert2211@aol.com>

Sent: Monday, May 25, 2020 2:49 PM

To: Jennie Franceschi

Cc: Rebecca Spitella

Subject: Lincoln Street Zoning Map Amendment

My name is Jaclyn Gilbert and my husband and I have been property owners since 2005 at 51 and 52 Emery Street. Our property abuts what WAS the sixth hole of Rivermeadows golf course. We mourn the loss of the golf course. However, we still walk it daily as do many of our neighborhoods and enjoy the tall pines and solitude of the river views. It concerns us deeply what could happen with this increased residential impact. The travesty of the Spring Street Complex has created traffic congestion as well as brought ugliness to what was a pretty street. Low density residential can add beauty however the apartment complex is hideous.

The beauty of the restoration of Main Street buildings and the new bridge improvements and reconstruction of the dam would be all for not if the beauty of the Presumpscot River is marred by this zoning amendment. My husband and I chose our properties because of the Golf Course and the Privacy. Please control this proposal and limit it to low density residential and preserve the beauty of Downtown Westbrook.

Thank you for the consideration.

Respectfully, Jaclyn

Gilbert.

Sent from my iPhone

Rebecca Spitella

From: Holly Gray <hgray207@icloud.com>

Sent: Wednesday, May 27, 2020 6:05 AM

To: Jennie Franceschi

Subject: Zone Change for River Meadow Golf Course

Follow Up Flag: Follow up

Flag Status: Flagged

I am a property that abuts this land and I am writing this email to let you know we are opposed to this change in zoning.

Lincoln Street is already busy enough with traffic and is in terrible disrepair. This development would add to this already busy situation.

We live off of what was the sixth hole of the golf course. There are wetlands and wildlife that would be destroyed.

There is also the effect of what is an already stressed school system with the amount of development that is already taking place.

Please know we oppose this request for the zone change.

Thank you for your consideration in this matter.

Steven and Holly Gray

10 Christie Way

Westbrook

Sent from my iPhone

Sent from my iPhone

Rebecca Spitella

From: Laurie Hacklander <lauriehacklander@gmail.com>

Sent: Wednesday, May 27, 2020 8:15 PM

To: Jennie Franceschi; Rebecca Spitella

Cc: smallbirdsflaying@gmail.com

Subject: Re: amendments to zoning at 216 Lincoln Street and 58 Lincoln Street

Attn: Ms. Jennie Franceschi, Director of Planning and Code Enforcement

Ms. Rebecca Spitella, Assistant City Planner

2 York Street

Westbrook, ME 04092

To the Westbrook Planning Board,

I am writing to express my concerns about the consideration of re-zoning the former golf course on Lincoln Street. I live at 85 Lincoln Street. Those parcels in question are zoned RD and our expectation was and is that they would stay that way. When my spouse and I bought the house three years ago, we were attracted to the rural quality of the area.

The street and area is easily accessible for people to walk, jog, and bike. So much wildlife from fox and deer to herons, eagles and orioles use this territory also. The proposal is vague as to how they will protect this environment, this treasure. The proposal is vague as to how or if they would allow "passive recreation" or access to the river.

Westbrook is unique among the towns surrounding Portland to have this 90 acre green space to be preserved for generations. As an example, Minneapolis proudly touts the many parks and green spaces throughout that city. Those former city planners many generations prior had the forethought to provide natural spaces for it's citizens for years to come. After WW2, demand grew for recreational and open spaces.

As you know, this pandemic has forced people to lose their jobs and to "stay safer at home". Open spaces for hiking, dog walking, and recreation are necessary and valued especially now.

Please continue to support and preserve Westbrook's natural beauty. And please consider instead, continuing to

support housing projects with the Westbrook Housing Authority for low income families and elderly.

Thank you for your time.

Sincerely,

Laurie Hacklander

85 Lincoln Street

Westbrook, ME

lauriehacklander@gmail.com

Jennie Franceschi

From: Rebecca Spitella

Sent: Friday, May 29, 2020 11:45 AM

To: Jennie Franceschi

Subject: Fwd: Rezoning of River Meadow Golf Club land

Sent from my iPhone

Begin forwarded message:

From: Ashleigh Hill <hill.ashleigh@gmail.com>

Date: May 29, 2020 at 11:35:41 AM EDT

To: "jfranceschi@westbrook.met.us" <jfranceschi@westbrook.met.us>

Cc: Rebecca Spitella <RSpitella@westbrook.me.us>

Subject: Rezoning of River Meadow Golf Club land

Good Morning Ms. Franceschi,

As an owner at Riverfront Lofts, I do not wish to see the land at 216 or 58 Lincoln Street rezoned. I enjoy

the green space and wish for the city to protect it. Please leave development on Main street and by Rock Row.

Thank you,

Ashleigh Hill

Jennie Franceschi

From: Joanna Leary <joanna.leary28@gmail.com>

Sent: Friday, May 29, 2020 12:37 PM

To: Jennie Franceschi; Rebecca Spitella

Subject: Lincoln Street workshop

Follow Up Flag: Follow up

Flag Status: Flagged

Dear Planning Board,

I've been a resident and taxpayer in Westbrook for nearly twenty years and write to express my vehement opposition to the proposed zoning changes for Lincoln Street. While I do not live in the immediate neighborhood, I strongly feel that we should be preserving open land here in Westbrook not paving everything over. During the last few years we have lost a great deal of open land in town to our detriment. Housing development after housing development has gone up replacing once beautiful fields. At the same time my property taxes went up by 9% last year, so I don't know what the average Westbrook citizen is getting out of all this development.

Once open land is gone, restoration is problematic and expensive. The land around Lincoln Street could be used much more effectively to the benefit of many more people if it were left as open land. If this area is NOT rezoned and is left undeveloped, there could be community gardens, walking trails, and/or open parkland. I think one thing we've all seen in this recent pandemic crisis is the value of having land open where you can go and walk and be in nature. Losing this land to another housing development would be a sad loss for all Westbrook citizens (not to mention the animals who will lose their homes). It would be unfortunately ironic to pave over the area right next to the river, thus creating increased runoff and pollution going into the Presumpscot right after the restoration work to remove the dams is finished. I don't think this is the legacy the town should be creating for future citizens.

Thank you for your time. I understand that my letter may not get read because I didn't know there was a noon deadline, but I hope you consider my words. And finally, I hope that you are well and safe in this strange time.

Thanks, Joanna Leary
140 Halidon Road

Mike and Lynn Lynch
159 Lincoln St. Unit 4
Westbrook ME

Questions and Concerns Regarding Rezoning River Meadow Golf Course

We have lived in Westbrook for five years. During this time, we have been impressed with the planning, consideration and thought which has gone into the changes we have seen. The town seems to have recognized the recreational and environmental impact the Presumpscot river has on our community. We have seen the town replace the road bridge with a beautiful walking bridge plus improve and expand the "river walk". The planning and work to remove the dam and build a fish ladder incorporating boat and pedestrian access will continue the "emerald corridor" Westbrook has started creating.

The planning board and the city council have a "once in a lifetime" opportunity to continue building out this emerald corridor by developing an integrated environmental, recreational, and low impact residential plan which recognizes the value of the river, the importance of the wildlife habitats, the limits of the flood plain and wetlands, and the wishes of the land owner and developers.

Simply approving a rezoning from RD which has the least environmental impact, to RGA1 which has the

most environmental impact seems to be a great leap. Since RD currently allows for residential and cluster housing, why not keep that zoning and work within those regulations? The application for rezoning includes the entire 90-acre property down to the river. Making that complete change would enable current (or future) developers to work within the least restrictive RGA1 rules and leave the town with little future leverage with developers.

We believe the impacts on the current neighborhood would be significant. Lincoln and Mayberry street are not major traffic routes. There are almost as many people walking along these roads each day as there is car traffic. People do this even though there are no sidewalks along the roads. These are rural roads within the city center area. If this rezoning is approved, there will be more traffic. Who is responsible for financing and improving the roads, sewer and water, and pedestrian walkways?

There is also a request by the City of Westbrook to change a small plot near the skating rink from RD to City Center District. This would turn rural development into dense commercial structures. Why do this? What is the impact on the narrow Lincoln street access? Is there a specific plan for this change?

If the developers or city have plans, then those plans should be incorporated into this rezoning request. Asking for a "blanket" rezoning of this significance with out including recreational, environmental, and commercial impacts along with a detailed plan is not wise. Please take your time making this decision and consider alternatives to the proposed change.

1

Rebecca Spitella

From: Pete Lyons <peterklyons@yahoo.com>

Sent: Wednesday, May 27, 2020 4:00 PM

To: Jennie Franceschi

Cc: Catherine Johnson; Catherine V. Hjort

Subject: Lincoln Street Development

Dear Planning Board:

The proposed development off Lincoln Street on the former golf course property looks great to us! We're 10 year Westbrook residents looking to downsize and for new construction in the heart of Westbrook's revitalized downtown area and the project--while high level at this point--seems to fit all our needs.

Please allow the zoning change.

Do you have any idea about completion date, if the project is approved?

Sincerely,

Pete Lyons and Cathy Hjort

29 Dale Avenue

Westbrook

Rebecca Spitella

From: Hazel Maloney <hazelmaloney37@gmail.com>

Sent: Monday, May 25, 2020 11:27 AM

To: Jennie Franceschi

Subject: Rezoning of Rivermeadow Golf Course

Follow Up Flag: Flag for follow up

Flag Status: Flagged

I am writing to voice my concern about the possible rezoning of the area across from the condo where I live on Lincoln St. I feel it is much too soon to proceed with rezoning without proper study and input from various people and concerned groups and I feel that more time and study must be done before any zoning change. Please delay any action on this zoning request.

Respectfully submitted,

Hazel Maloney

159 Lincoln St #2

Westbrook, ME 04092

Rebecca Spitella

From: Andrea Mancuso <andrea.e.mancuso@gmail.com>

Sent: Tuesday, May 26, 2020 8:31 PM

To: Jennie Franceschi; Rebecca Spitella

Subject: Re: 58 Lincoln Street - Amendment

Hi Jennie,

Thank you so much! I really appreciate how responsive you and Rebecca have been to these questions.

Best,

Andrea

On Tue, May 26, 2020 at 4:02 PM Jennie Franceschi <jfranceschi@westbrook.me.us> wrote:

Hello Andrea,

I'll try to hit a couple of your questions, understanding that some are unknown until a project is proposed on the

Rivermeadow land.

On widening, that would all depend on the scale of a project but we would always look at the area to determine if there are improvements that could be incorporated into a project.

The trail, which is currently on private land, would be a topic of discussion and an area that we are all very interested to see as part of any future development of the land.

Due to natural constraints on the land, almost ½ of the acreage is under either floodplain or shoreland zoning which renders development to the higher lands of the parcel thus preserving the area along the river for natural elements and hopefully passive trail networks.

I've attached the CDBG application for the Boat Launch Project that I was a part of. The 4 season rink was put together by the Community Services Dept but here are a few websites that you can get more information on this project.

<https://www.pressherald.com/2019/12/18/new-four-season-rink-coming-next-summer/>

I hope this helps!

Jennie P. Franceschi, P.E.

Director of Planning and Code Enforcement

City of Westbrook

207 854 0638 office X 1223

2 York Street

Westbrook, ME 04092

From: Andrea Mancuso <andrea.e.mancuso@gmail.com>

Sent: Tuesday, May 19, 2020 8:57 PM

To: Rebecca Spitella <RSpitella@westbrook.me.us>; Jennie Franceschi <jfranceschi@westbrook.me.us>

Subject: Re: 58 Lincoln Street Amendment

Good Evening Rebecca,

Thank you so much for this quick and thoughtful response. I so appreciate you taking the time to provide all of this information it was exactly the information we were looking for. Upon further reflection and discussion with a few neighbors, I had a few other questions, and I hope it's not too much of a bother on your time. If/when either the 58 Lincoln rezoning happens or the project moves forward on the 216 Lincoln property, do you know if the current plans include for Lincoln street to be widened to accommodate the high volume of pedestrian traffic or for a sidewalk to be put in that would run from the new development to bridge street? Would the the trail that that currently runs behind the both lots along the river be maintained for public use (the one that starts at the boat launch and empties out on Mayberry Street after meandering a bit through the old golf course)? That one has become a favorite for families in our neighborhood, as I'm sure you can imagine! :) I am also curious if the CDBG application and conditions that you mentioned are publicly available anywhere to access.

Thanks, again!

Best,

Andrea

On Tue, May 19, 2020 at 9:48 AM Rebecca Spitella <RSpitella@westbrook.me.us> wrote:

Good Morning Andrea,

The property located at 58 Lincoln Street is owned by the City. It is currently in the Rural Zoning District. The City

received an application from WORG, LLC to consider rezoning the two properties that comprise of the previous River Meadow Golf Club (216 Lincoln Street) which, if approved, would result in the 58

Lincoln Street property as a singular 4 acre rural parcel surrounded by City Center and Residential Growth Area 1 Districts. This does not meet the intent of the Rural District, which is to conserve the Mill Brook corridor as well as areas that are isolated from schools, emergency services and are not adequately connected to existing road networks. Therefore, in looking at the application for 216 Lincoln Street, the City is proposing to also rezone the 58 Lincoln Street parcel so as to remain consistent with its current use and surrounding properties. Currently, the City is investing in two projects on the 58 Lincoln Street site that entail upgrades to both the existing ice rink and the boat launch. The first project upgrades the ice rink to a 4 season rink which can be utilized for soccer as well as hockey in the winter months (you may have noticed some work has already started on this). The second project provides improved access to the boat launch as well as general cleanup of invasive species along the river. Lastly, a parking area will be provided to be shared by the 4 season rink and boat launch. These projects are partially funded with Community Development Block Grant Funds, which are conditioned upon the site continuing to provide for recreational opportunities for the neighborhood. There are no plans for the residential/commercial development or sale of the 58 Lincoln Street parcel. From a process standpoint, this item is before the Planning Board as a workshop on 6/2. Following feedback from the Planning Board, a public hearing will be scheduled where the Planning Board ultimately will make a recommendation to City Council. City Council approval is required for any changes to the Zoning Map. You will receive another notice in the mail, either by letter or postcard, prior to the public hearing with the Planning Board. I hope this information is helpful. Please feel free to reach out with any other questions, or if you'd like more information on any of the above projects.

Rebecca

Rebecca Spitella

Assistant City Planner

City of Westbrook

2 York Street, Westbrook, ME 04092

www.westbrookmaine.com

(207) 854 0638 ext. 1231

From: Andrea Mancuso <andrea.e.mancuso@gmail.com>

Sent: Monday, May 18, 2020 6:48 PM

To: Rebecca Spitella <RSpitella@westbrook.me.us>

Subject: Fwd: 58 Lincoln Street Amendment

Apologies, Ms. Spitella. I apparently had a typo in your email address before. Please see my correspondence below regarding the proposed amendment to 58 Lincoln Street. Thanks!

Best,

Andrea

On Mon, May 18, 2020 at 6:45 PM Andrea Mancuso <andrea.e.mancuso@gmail.com> wrote:

Good Evening Ms. Franceschi and Ms. Spitella,

Today I received a "notice of workshop" concerning proposed zoning amendments to substantial portions of Lincoln Street. The notice provides a link to planning board materials for more information. In accessing this link, it appears the materials provide some additional details regarding the proposal by WORG, LLC to rezone 216 Lincoln Street from Rural District to Residential Growth. However, there is

no additional information provided (or at least none was apparent to me) as to why the city is requesting to rezone the parcel at 58 Lincoln Street from Rural District to City Center District it just provides the same map as was mailed to us. Hoping you can provide some clarity around the following (or point me in the direction of who may have this information):

Who owns the parcel of land at 58 Lincoln Street? Is this owned by WORG, LLC as well or does the city own this parcel?

Does the city have a proposed plan/intention for this parcel? Who would be the most appropriate person to be in touch with to learn more about what would be anticipated for development on that particular parcel?

My husband and I would love to better understand what the intention is for the parcel of land at the bottom of our street so as to best inform any comments we may wish to submit to the planning board. Thanks in advance for any information you might be able to provide! I can also be reached by phone at (207) 650 4356 if that is easier, and I would be happy to connect with you at a time that is convenient for you.

Best,
Andrea

Rebecca Spitella

From: Michelle <mmaybury@maine.rr.com>

Sent: Tuesday, May 26, 2020 6:13 PM

To: Jennie Franceschi

Subject: Fwd: Rezoning Lincoln Street

Follow Up Flag: Flag for follow up

Flag Status: Flagged

Sent from my iPhone

Begin forwarded message:

From: "Maybury, Michelle C Portland, ME" <Michelle.C.Maybury@usps.gov>

Date: May 26, 2020 at 1:28:04 PM EDT

To: "mmaybury@maine.rr.com" <mmaybury@maine.rr.com>

Subject: Rezoning Lincoln Street

Hello,

My name is Michelle Maybury, my address is 2 Bell and my property line runs along hole number 6 on the golf course. I have so many questions and concerns.

- 1.) Do we really want another Spring Street?
- 2.) Why not leave it rural and build under those guidelines? Larger lots?
- 3.) Many and I mean many people walk this neighborhood, the road (Lincoln street) is currently a total mess, no sidewalks and cars speed through neighborhood often. What is going to happen with that? (more traffic) My house is at the bottom of Mayberry Rd and water runoff goes through the front of my property and then drains down the side into the golf course drainage out to the river. I have not had a drop of water in my basement and my property is dry.
- 4.) What is going to happen with the water runoff from Mayberry road?
- 5.) Will the approximate 10 and 20 feet wide tree and bushes that run along the number 6 hole still be there to provide the privacy I currently have? Or will they take it down. (I've heard that a road will be put there)

6.) Can we see the actual plans the developer is proposing?

I AM CURRENTLY NOT IN FAVOR OF THIS REZONING.

Please, let's keep the zoning the same and if the developer wants to build perhaps he can adjust and build on larger lot sizes.

Michelle Maybury

2 Bell Street

2

Westbrook, ME 04092

207-749-7890

Rebecca Spitella

From: stephen mccarthy <sm0128@gmail.com>

Sent: Wednesday, May 27, 2020 3:35 PM

To: Jennie Franceschi

Subject: Zoning Change for 216&58 Lincoln Street

Dear Ms. Franceschi,

My name is Stephen McCarthy. I moved to Westbrook eighteen months ago. I currently rent a property off Emery Street, which abuts part of the parcels under consideration by the Board.

I must say that I really enjoy living in Westbrook. The ease of living is superb. There are many reasons for this, which would take too long to enumerate. Chief among them, though, at least for me, is the "walkability" of the area. Many of these walks include the Presumpscot River, which the city features in its promotional space. It is a significant asset for the city. I am also supportive of the City's vision: "Proud of its heritage and supportive of historic activities, **Westbrook** is a robust **city** with thriving businesses, attractive buildings, a traditional downtown main street, mature walkable neighborhoods, recreation areas, and an abundance of high quality jobs. July 30, 2012" Bravo! I'd say we are on the way to achieving that vision!

That being said.....the proposed zoning change relative to density for the Lincoln Street property seems curious to me.

Obviously, it does not fit the vision. A density as proposed would result in restricted access to the river, considerable traffic, and an overall stress on the existing infrastructure. Today, both Lincoln and Mayberry Streets are in terrible condition. I shudder to think about another indeterminate amount of vehicles on them everyday. "Mature walkable neighborhood?" I think not.

I think that this property has the potential to become the jewel of the City. I realize that this aspiration seems like a dream at this point in time, especially given the current fiscal uncertainty. I also know that green space, and access to this wonderful river are a diminishing resource. I wish that I had the answer to this conundrum. I acknowledge the challenge that you and the Board face in balancing many factors when considering development. I for one am willing to volunteer time and energy to help optimize the potential of this opportunity.

Please, please take the time to properly deliberate on this proposal. There will not be any second chances on this one.

Thanks in advance for considering my opinion.

Kind Regards,

Stephen McCarthy

51A Emery Street

Westbrook

Rebecca Spitella**From:** Bryan Monahan <brynacho@gmail.com>**Sent:** Thursday, May 28, 2020 11:54 AM**To:** Jennie Franceschi**Cc:** Rebecca Spitella**Subject:** Lincoln Street Rezoning

Dear Ms. Franceschi & Ms. Spitella,

My name is Bryan Monahan and I live on Emery Street near the lots at 216 Lincoln Street and 58 Lincoln Street. I am writing in to express my opposition to the proposed rezoning of those lots.

I do not believe the infrastructure in the area can support the increased traffic from developments for the newly

proposed designations. I also have concerns about the environmental impact a more densely developed plot would have on the river. My wife and I moved to this area because it was a nice quiet part of Westbrook and if these two lots are rezoned it will ultimately change the neighborhood for the worse and have a devastating impact on the river. All of the neighbors I have spoken to are against the rezoning and I hope you take our concerns of its potential impact into consideration when you are making your decision.

Thank you for your time and consideration.

Regards,

Bryan Monahan

Rebecca Spitella**From:** Barbara Mornson <morn424barb@gmail.com>**Sent:** Wednesday, May 27, 2020 8:37 AM**To:** Jennie Franceschi**Subject:** Zoning changes regarding now defunct Rivermeadow golf course**Follow Up Flag:** Follow up**Flag Status:** Flagged

I live in the condos across from the old golf course. currently it is very quiet & peaceful in this area. I would like it to stay that way.

I watch dog owners romp with their pets in the field across the street. they seem to enjoy the area. it is a safe place for their dogs to run as there is no traffic to worry about. please leave the area zoned as it is so we can enjoy the peace & quiet that we enjoy today.

Rebecca Spitella**From:** Andrew Oliver <a.wickham.oliver@gmail.com>**Sent:** Wednesday, May 27, 2020 1:10 PM**To:** Jennie Franceschi; Rebecca Spitella**Subject:** Lincoln Street Zoning Map and Comprehensive Plan Amendment

Andrew Oliver

50 Osaka St.

Westbrook, ME 004092

re: Workshop 2020.16 Amendment to the Zoning Map 216 Lincoln Street

2020.15 Amendment to the Zoning Map 58 Lincoln Street

2020.14 Amendment to the Comprehensive Plan

Dearest Planners,

Change is inevitable. Staring us down in these pandemic times, change with the goal of maintaining or elevating the quality of the lives of Westbrook residents, as compared to change for personal enrichment, is the key to nurturing a thriving community.

I am opposed to zoning changes that do not follow the Comprehensive Plan. The zoned rural areas of Westbrook are not “diamonds in the rough.” Rather, they are the sparkling jewels of our fair city. They are irreplaceable “critical natural and visual resources.”

Please find inspiration in the natural beauty and comforting solitude of the current conditions of the Presumpscot Riverfront area along Lincoln Street. Find a moment to escape to our neighborhood. Walk your dog, run laps, push your double stroller along the tree lined road. Revel in the majesty of seasonal change out in this rural landscape remarkably accessible from the many high traffic count roads of our city.

Endeavor to discover the most forward thinking changes ahead, inspired and guided by working WITHIN the CP’s presciently defined low density uses allowed for our rural areas.

Yours,

Andrew Oliver

Rebecca Spitella

From: Cheryl Oliver <c.connorsoliver@gmail.com>

Sent: Sunday, May 24, 2020 11:13 AM

To: ifranceschi@westbrook.me.us

Cc: Rebecca Spitella; smallbirdsflaying@gmail.com; michaelfoley@westbrook.me.us

Subject: Riverside Golf Course (Lincoln St) zone change

Dear Madam City Planner

I am a resident of Osaka St in Westbrook and have lived in Westbrook since 1989.

I have become aware of a proposed zone change for the retired golf course on Lincoln St. I ask that this property stay zoned as rural.

I have children that have found finding housing difficult, so I am aware of the need for available housing. However there are other considerations. Living on Osaka St I see the very diverse wildlife that makes it way to the Presumpscot river for life sustaining water. These include fox, deer, Fisher cat, bobcat, birds (including eagles and red tailed hawks) and other wildlife.

I understand that the property owner has a right to fair compensation for their property. But once the land is gone for development it is gone forever. Also it is not the residents of Westbrook’s responsibility to provide wealth for the property owner or developers.

I don’t believe that the roads can handle an additional traffic load that this would create as entrance onto Bridge St and River Rd can be very difficult now.

My last comment is that the timing for these meetings seems unethical during a World Pandemic. There are residents that may not be able or feel comfortable attending a City Hall Zoom meeting.

Please acknowledge the receipt of my email, so I can feel comfortable that my opinions have been received and considered.

Thank you for your time

Cheryl Oliver

c.connorsoliver@gmail.com

207 650 8051

Jennie Franceschi

From: Elba Parr <parrelba@hotmail.com>

Sent: Thursday, May 28, 2020 9:45 PM

To: Jennie Franceschi

Cc: Rebecca Spitella; Michael Shaughnessy; Matthew.Irving001@gmail.com

Subject: Riverside Golf Course Issues

Follow Up Flag: Follow up

Flag Status: Flagged

Re: Proposed Zoning Changes of the Riverside Golf Course in Westbrook.

Dear Jennie Franceschi, Westbrook City Planner:

I am writing this letter because I am concerned for the lack of specifics the plans appear to be too vague as to what might be done with the area in question and because of what might possibly result from a zoning change of Rural District to Residential Growth Area were such a change to take place. With no specifics, an outside developer is not held to following the best interests of Westbrook and of what the nearby community would want for the area to be developed. For example: What would be the lot sizes for the development? "Postage-sized?" so as to accommodate as many buildings as possible into the area? A perfect example of this was the development of the "paper streets" that allowed smaller homes to be built on very small lots. Why so many homes?

Our city has had positive growth in many areas, certainly the downtown area with a new footbridge and river walk, with that as an on-going project. But other growth, especially in housing see above has been rather "ungood." Another example is what is now on outer Spring Street, across from what was once a golf course. There is some "green" surrounding the homes, yes, but the "rural" is gone.

The Riverside site is located on the banks of the Presumpscot River –so: how will the river be affected?

There would be environmental damage - run-offs – pesticides, pollutants from the materials used

concrete / tar / other waste products for the development. Let's protect the Presumpscot River

please? Let's protect the rural/natural areas we still have in Westbrook; too many are disappearing!

Another big impact on the city's still-existing natural resources -other than the river – will be an increase in traffic in the area air pollution ; and another, an increase in student enrollment in Westbrook

Schools we already have a problem with that ; and a need to provide more city services to the

occupants of the possible housing development depending on the type of development, unless a ton of small businesses crop up . It's a "domino effect" that would be set into motion. How about just valuing and keeping a natural environment with small, well thought-out changes!

I sincerely hope that you will consider what I have expressed here in this mail before you decide; I surely am not the only one concerned about how Westbrook may change and lose its resources – in this case primarily the changes to the Presumpscot River and the natural land resources in the areas under consideration. Zoning codes are needed – with specifics – to protect what remains of Westbrook's natural beauty.

Thank you for your attention to this matter. And the matter at hand matters very much!!

Sincerely,

Elba Parr

548 Cumberland Street

May 28, 2020

Rebecca Spitella

From: jparr2@maine.rr.com

Sent: Wednesday, May 27, 2020 6:13 PM

To: Jennie Franceschi

Cc: Rebecca Spitella; Michael Shaughnessy; Matthew.Irving001@gmail.com

Subject: Riverside Golf Course

Dear Jennie Franceschi, City Planner of Westbrook –

My name is James Parr and I live at 548 Cumberland Street in Westbrook.

The reason I write this letter to you is to express my complete opposition to the proposed/possible zoning change of the former Riverside Golf Course from Rural District to Residential Growth Area. This move would make the current 60,000 square feet lot size to a mere 5,000 square feet. (As you know.)

My reasons are as follows: 1.) The proposed plan for high density developments contradicts completely the

Comprehensive Plan. The plan has 4 major components, as I read it; all are contradicted/nullified if the change goes through. 2.) From a personal level... I have lived in Westbrook for nearly 50 years and have seen many changes in the city. The downtown area has been wonderfully renovated with the river walk, the new footbridge, and so on. And that renovation along the river is still continuing. But I also have seen what I view as mindless, capitalist driven (= Money for developers with no inherent interest in this city) projects that ravage and reduce the natural environment and serve no purpose other than fill the coffers of the developers and provide more tax revenue for the city. The whole housing development on Spring Street comes to mind; the aesthetics of the plan are a horror show at best. (Who planned that?) I get the need for wanting more tax revenue. But at what cost?

Now, I live on Cumberland Street and have witnessed – to my astonishment and horror – the development of 3

apartment complexes up behind Cumberland Street just before the joining of Pierce Street with Cumberland

Street. Why that plan/project was ever approved is beyond my comprehension as to sane decision making. This

development will cause *even more* traffic issues just as one comes up over the knoll on Cumberland – coming from Windham – and perish the thought of traffic lighting there! The 12 apartments also will increase an already overloaded school population. (Oh, and the rapacious treatment of ever more natural habitat. How could I forget that?!)

How much hot top tar is enough? How much power is this city going to cede to outside developers? I remember the Walmart project at the former Saunders mill and the defeat thanks to the citizens saying “No!” Well I second that resounding “No!” with the proposed development at Riverside Golf Course. I feel better! I have said my piece! I just hope that my arguments and reasoning are strong enough to sway those on the other side of this argument to come to their senses and save the wonderful land along the Presumpscot River for sane and controlled planning that benefits the welfare of the citizens of this city and the natural environment – both land and water that we as humans dearly want, but for many see a natural habitat only for money and profit.

Thanks for taking the time to read my letter. I hope you read it to other planners and interested parties. Sincerely and hopefully....

Jim Parr

May 27, 2020

Rebecca Spitella

From: jparr2@maine.rr.com

Sent: Wednesday, May 27, 2020 8:07 PM

To: Jennie Franceschi

Cc: Rebecca Spitella; Michael Shaughnessy; Matthew.Irving001@gmail.com

Subject: Correction on original letter re: Riverside Golf Course

Dear Ms Franceschi – I made a numbers error on my original letter to you. Here is the amended version with changes in red. jap

Dear Jennie Franceschi, City Planner of Westbrook –

My name is James Parr and I live at 548 Cumberland Street in Westbrook.

The reason I write this letter to you is to express my complete opposition to the proposed/possible zoning change of the former Riverside Golf Course from Rural District to Residential Growth Area.

This move would make the current 60,000 square feet lot size to a mere 5,000 square feet. (As you know.)

My reasons are as follows: 1.) The proposed plan for high density developments contradicts completely the

Comprehensive Plan. The plan has 4 major components, as I read it; all are contradicted/nullified if the change goes through. 2.) From a personal level... I have lived in Westbrook for nearly 50 years and have seen many changes in the city. The downtown area has been wonderfully renovated with the river walk, the new footbridge, and so on. And that renovation along the river is still continuing. But I also have seen what I view as mindless, capitalist driven (= Money for developers with no inherent interest in this city) projects that ravage and reduce the natural environment and serve no purpose other than fill the coffers of the developers and provide more tax revenue for the city. The whole housing development on Spring Street comes to mind; the aesthetics of the plan are a horror show at best. (Who planned that?) I get the need for wanting more tax revenue. But at what cost?

Now, I live on Cumberland Street and have witnessed – to my astonishment and horror – the development of **3 buildings of 12 apartments each** up behind Cumberland Street just before the joining of Pierce Street with Cumberland Street. Why that plan/project was ever approved is beyond my comprehension as to sane decision making. This development will cause *even more* traffic issues just as one comes up over the knoll on Cumberland – coming from Windham – and perish the thought of traffic lighting there! The **36 apartments** also will increase an already overloaded school population. (Oh, and the rapacious treatment of ever more natural habitat. How could I forget that?!)

How much hot top tar is enough? How much power is this city going to cede to outside developers? I remember the Walmart project at the former Saunders mill and the defeat thanks to the citizens saying “No!” Well I second that resounding “No!” with the proposed development at Riverside Golf Course. I feel better! I have said my piece! I just hope that my arguments and reasoning are strong enough to sway those on the other side of this argument to come to their senses and save the wonderful land along the Presumpscot River for sane and controlled planning that benefits the welfare of the citizens of this city and the natural environment – both land and water that we as humans dearly want, but for many see a natural habitat only for money and profit.

Thanks for taking the time to read my letter. I hope you read it to other planners and interested parties.

Sincerely and hopefully....

Jim Parr

May 27, 2020

Rebecca Spitella

From: J Carey Perks <jcareyperks@yahoo.com>

Sent: Tuesday, May 26, 2020 1:08 PM

To: Jennie Franceschi; Rebecca Spitella

Subject: Proposed Zoning Changes - Lincoln Street

To the Members of the Westbrook Planning Board,

By way of introduction, I am a resident of the Rivermeadow Condominiums directly across the street from the proposed zoning changes. Of course, it is nice to have the view of undeveloped property, but I do not consider myself unreasonable. I expect that land to undergo changes over the years. However, the proposal, as I understand it, causes me some serious concerns.

1) Any development of this property will involve a major increase in vehicular traffic on Lincoln Street. Lincoln Street would seem by its name to be a fine city street. It is, however, nothing more than a glorified country lane in deplorable condition. I hope that no one alive claims credit for designing this road. Its three major problems, as I see them, are an inadequate base below the asphalt, no drainage whatsoever, and no sidewalks for pedestrian traffic. The road is so bad, that it is actually smoother immediately after a snowstorm when the snow has packed into some of the ruts and broken pavement. The drainage problem is such that in the winter along one stretch of the road the water melts, runs over the pavement, and freezes at night creating a sheet of ice the next morning. Water can sit for days in front of my house with no where to drain. The pavement in front is so broken that cars drive around on the

wrong side of the street just at a blind curve. There is also a constant flow of pedestrians, walking, jogging, or with pets and children. They must walk on the pavement, and we locals have learned to look out for them. Construction vehicles would pose a much greater danger.

2) The current owner of the property told me herself that much of the land is declared as wetlands. Her late husband had hoped that the removal of the dam at the Dana Warp Mill would lower the water table. My concern centers over the issue of who determines whether it is wetland or not. I cannot believe that such power is given to the Planning Board, and I cannot believe that any decision could be made without a careful study requiring data collection over time.

I hope that any decision you make will protect the property values of current residents in the area. Thank you for your kind attention.

J. Carey Perks

159 Lincoln Street #7

Westbrook, ME 04092

Jennie Franceschi

From: Anne Fletcher <afletcher1206@gmail.com>

Sent: Thursday, May 28, 2020 4:51 PM

To: Rebecca Spitella; Jennie Franceschi

Subject: Petition

Attachments: 002.jpg; Petition 001.jpg; 001.jpg

Follow Up Flag: Follow up

Flag Status: Flagged

Hi Rebecca and Jennie,

Ever since receiving a letter late last week, our neighbors have been in conversation regarding concerns about the zoning proposal. The group of us, spearheaded by our neighbor Paul Fecteau, wanted to come to you to express our concerns. Because of limited time and social distancing we didn't get to speak with as many neighbors as we would have liked to, but we wanted to send this letter from the group of us on Emery St, and some from Pierce St as well.

Thank you!

Anne Fletcher Howley, LCSW
pronouns: she/her/hers

Rebecca Spitella

From: victoria szatkowski <yayahaiti@yahoo.com>

Sent: Wednesday, May 27, 2020 9:40 AM

To: Jennie Franceschi

Cc: Rebecca Spitella

Subject: Rezoning letter

Attachments: Rezoning letter.docx; ATT00001.htm

Hello Ms. Franceschi and Ms. Spitella,

I hope this lovely day finds you and your family well. I hope you will read my letter, attached here, regarding the proposed zoning changes on Lincoln st. Thank you in advance for your time,

Victoria Szatkowski

85 Lincoln St.

We do need hope. Of course we do. But one thing we need more than hope is action. Once we start to act, Hope is everywhere. So, instead of looking for hope, look for action. Greta Thunberg, age 16

Rebecca Spitella

From: Dan <djtanguay@maine.rr.com>

Sent: Thursday, May 28, 2020 6:47 AM

To: Rebecca Spitella

Subject: Zoning of the former Rivermeadow Golf Course on Lincoln Street.

Changing the zoning of the former Rivermeadow Golf Course on Lincoln Street will not benefit the city of Westbrook.

Building large units like Spring Street is out of character for our neighborhood. We are single family homes. The

increased traffic volume would further add to the congestion on Main Street and Bridge Street. People take family walks on Lincoln Street and the higher traffic volume would increase the risks of accidents for pedestrians. In addition, a project of this size would have a negative impact on the wildlife and the Presumpscot River. I strongly oppose the zoning change of the former Rivermeadow Golf Course on Lincoln Street.

Thank You,

Dan Tanguay, NSCA CSCS

B.S Applied Exercise Science

USAW

Rebecca Spitella

From: Cary Tyson <carytyson@gmail.com>

Sent: Wednesday, May 27, 2020 3:09 PM

To: Jennie Franceschi; Rebecca Spitella

Cc: Michael Shaughnessy; Michael Shaughnessy; Matthew

Subject: Opposition to 'River Meadows' Rezoning

May 27, 2020

Westbrook Planning Board

c/o Jennie Franceschi

Director of Planning & Code Enforcement
City of Westbrook, Maine

Dear Ms. Franceschi & Members of the Westbrook Planning Board,

I am writing you to formally **oppose** the proposed rezoning of 'River Meadows Golf Course' from Rural District (RD) to Residential Growth Area (RGA1). This rezone stands in opposition to the adopted Comprehensive Plan. I have heard from neighborhood residents of their opposition and I believe it is their voices that must be first respected. Further, the adoption of the Comprehensive Plan allowed for citywide input and its life is finite.

Addressing its shortcomings and perceived issues is best done when the plan is updated.

I also have concerns on issues relating to the floodplain and the potential impact to the river and wildlife. I am concerned about the ambiguity in the submitted application for development. I fear approval absent details & specificity could lead to incompatible development. While I understand that the business of government and that of developers must continue, I have concerns about allowing such a change during the time of a pandemic. Despite technology, it is more difficult for neighbors to be engaged in meaningful dialogue, opposition or even support during a time when most public gatherings are prohibited. Many area residents are experiencing greater than normal burdens ranging from homeschooling to unexpected unemployment and I fear may not be engaged at an appropriate level. Should there be an appropriate dialogue that thoughtfully engages citizens & residents postpandemic, it may be possible to revisit any very specific proposal(s).

With this correspondence I am formally requesting this letter be read into the record at the Planning Committee and/or any other formal proceeding regarding this proposed rezoning.

Sincerely,

Cary Tyson

237 Bridge Street

Westbrook

Rebecca Spitella

From: Adam Waxman <adamwax21@yahoo.com>

Sent: Wednesday, May 27, 2020 12:50 PM

To: Rebecca Spitella

Subject: No re-zoning!

Hi Jennie, my name is Adam Waxman and I live at 37 chestnut st. in westbrook. I have lived here with my wife and 2 daughters for over 6 years. I'm writing to speak out against the proposed zoning changes of the riverside golf course. I do not want a developer coming into the neighborhood and doing whatever they want when it's come to developing this land. The traffic impacts would be significant being that there are no sidewalks and accommodating this traffic would be a nightmare. Lastly, I walk with 2 daughters most nights along the river and taking that away from the current community that lives in and around that section of the presumscott river, would be completely irresponsible. It is the only section of the river where people can access and enjoy recreationally. I urge you to strike this re-zoning down and please put this email on the record.

Thanks for your time,

Adam Waxman

Jennie Franceschi

From: kate tozier <k8toz@yahoo.com>

Sent: Friday, May 29, 2020 8:59 AM

To: Jennie Franceschi; Rebecca Spitella
Cc: Malory Shaughnessy
Subject: No Rezoning of River Meadows Golf Course
Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Jennie & Rebecca,

I am writing to voice my opposition to the rezoning of the River Meadows Golf course from an RD to a Residential Growth Area 1. I have lived at 37 Chestnut Street since August of 2008. This was my first home that I purchased as a single female and have since married my husband and committed to raising our two young children here. In my 12 years at our house, I have seen various houses go up on both Chestnut and Kennard which I believe adds to the value of the town. That being said, I do not agree with changing the zoning at the golf course as it may potentially give a developer free reign to put not only single family homes but also multiple apartment complexes. Firstly, I don't believe that area can sustain the increased traffic flow but more importantly, we often take our children for walks and bike rides along that the river and I believe developing the area would severely impact the integrity of the waterfront and the safety of the surrounding community. Please put this on the record for the upcoming planning board meeting and I appreciate your time.

Kate Waxman

Written Statement regarding Planning Board Rezone Application for Lincoln Street

May 28, 2020

To the Planning Board council,

My name is Kevin Williams and I live with my wife on Osaka Street, which is toward the southern end of

Lincoln Street, situated directly across from the lower end of the old River Meadow Golf Course which is

being proposed for rezoning and development. We have lived here for five years and are very happy with our quiet little street, tucked away from main street and downtown. Despite being only a half a mile from Main Street, Lincoln Street is relatively peaceful, having maintained plenty of open green spaces and trees that line the roadway. Much of the tranquility of the street is thanks to the River Meadow Golf Course and the beauty of the natural setting along the Presumpscot River. We regularly walk our dog along Lincoln street around the edge of the old golf course to enjoy the fresh air and spot the wild life that inhabit the area as nature has slowly began to reclaim the land. Although the street does not have a shoulder or sidewalks for pedestrians use, runners and walkers, many with dogs, regularly utilize the roadway and battened down paths in the fields of the old golf course for recreation. Except for the occasional lead foot drivers bypassing Bridge Street to or from River Road, traffic is not a concern on Lincoln Street. This is because the street has remained lightly populated thanks to the current zoning of the area which restricts multi-family developments and requires the area remain at a lower residential density level than other areas, such as the down town area.

When we received notice about the application and proposed rezoning of the old golf course grounds and the majority of the Presumpscot River side of Lincoln Street in order to construct a 90-acre mixedresidential

development, we immediately realized that all of what we enjoy about our street and our quality of life here is in jeopardy. While it has occurred to us that the defunct golf course grounds could be better utilized for recreational purposes to the benefit of the entire town, we as residents of this neighborhood

have some serious concerns and reservations about the potential impacts and harms of a large-scale residential development project taking place that would level this valuable green space in order to construct housing so close to shoreline of the Presumpscot River.

Primarily, we are concerned about the potential loss of this open green space and natural habitat, particularly the area closest to the southern end of Lincoln Street, which is a narrow field spanning a little more than 100 yards or so to the edge of the Presumpscot River. This is a low-lying wet area that provides vital habitat and access to fresh water for many of our favorite Maine wildlife species that are regularly sited utilizing the land. These fields and the bordering river support a plethora of both native and migratory bird species, turkey, and deer. Bald Eagles are frequently sited gliding over the field towards their fishing grounds on the edge of the Presumpscot River, while a pair of Red-Tailed Hawks can be sited roosting in the tall trees at edge of these fields which they inhabited and made their home for several years. The old golf course grounds also have several small ponds which host many species of amphibians, frogs, and turtles. What happens to all of these animals if rezoning and residential development is allowed to consume their habitat? What consideration for the welfare of this wildlife will be given by construction developers and city planners? If this land is rezoned to allow for development of a large residential housing complex, what efforts will the city undertake in order to properly and responsibly relocate displaced wildlife?

Beyond the potential loss of habitat and displacement of the local wild life that our neighborhood along Lincoln Street currently enjoys, we're also concerned about the potential impact to the health of the Presumpscot River itself due to the close proximity of what will be large-scale construction development activities. As I mentioned prior, much of the land is low laying and wet as it approaches the river. We're concerned that this land would likely require a significant amount of landscape redevelopment and reconfiguration in order to make the low-lying wet area suitable for construction purposes. What environmental safeguards and protections will city officials and construction developers ensure to prevent harm to the health of the river?

Lastly, as I touched upon in my opening remarks, Lincoln Street is a relatively quiet and peaceful street devoid of the stress of traffic except for the occasional passing car. We are concerned that the proposed rezoning and construction of a 90-acre mixed-residential development would dramatically increase traffic on this small town road both during the construction phase and thereafter. Again, much of Lincoln Street is lacking an adequate shoulder on the side of the road, and there are no sidewalks for pedestrians. The establishment of the proposed residential development would promote a more heavily trafficked and less-safe roadway for pedestrians and the many recreational runners and walkers that regularly utilize it. Will our little street be overwhelmed by this influx of vehicular traffic, and will the people who use the roadway and field paths of the old golf course for recreation now be denied the peace and tranquility that Lincoln Street has afforded its residents? Is the cost of losing this green space in order to build a large-scale residential housing development in its place worth it to the neighborhood? Also, if allowed to proceed with a development project, will the town ensure that the roadway is adequately addressed to provide sidewalks to allow for pedestrians to safely use the street?

As a resident of this neighborhood, it makes sense to me to consider how this now open green space can be better utilized to benefit us all, but I would contend that the proposed rezoning and the construction of a massive residential development project would not particularly benefit our neighborhood more than it would harm it; however, it would surely greatly financially benefit the owner selling the defunct golf course property and the construction developer who filed the application requesting rezoning of the area. I am open to reasonable residential development where it makes sense, and I believe that this proposed rezoning and construction project is not in the best interest of our street and neighborhood. This is not down town, and this resident would like it to remain that way.

Thank you for your time and careful consideration of our thoughts as concerned residents and citizens.
Sincerely,
Kevin and Amanda Williams
Residents of 23 Osaka St, Westbrook, ME
207-659-9212 | kmwilliams36@gmail.com

Rebecca Spitella

From: Anna Wrobel <etachait18@gmail.com>

Sent: Wednesday, May 27, 2020 11:21 PM

To: Jennie Franceschi; Rebecca Spitella

Subject: Lincoln Street workshop

Dear Planning Board

We at 24 Mayberry Road fully oppose these zone changes. Residents of this area have understood that they live in a rural zone. The owners of the lots on Lincoln Street understood this as well. There is, therefore, no special pecuniary loss, for they accepted the zonal limits placed on the land when they acquired it.

The proposed change is discordant with Westbrook's Comprehensive Plan in a number of ways, especially in its commitment to preserve rural areas and "critical natural resources." And we have never needed "critical natural resources" more than we do now. Such has been the case for decades, but the virus crisis boldly displays what "essential" means in matters of life and death.

And two of these essentials are food and energy. For years we've needed to cultivate local and regional economies. To take this critical natural resource and squander it is unimaginable. Westbrook should instead capitalize on the fact that river silt has left this area with rich soil suitable for inner city farming. In Eastern Europe, scores of towns like ours integrate farms and solar fields, feeding the needs of local homes and businesses. Even New York City permits commercial farming within its city limits. How innovative to steward a rural zone to its full potential AS A RURAL ZONE! Remember that old slogan "Westbrook on the move?" Let's please NOT move backwards, taking every piece of farmland for development. Let's move into the green future our children and theirs will thank us for.

Wouldn't it be delightful to see farm families working the flats? And the section of majestic white pines leading to the river, could and should be public parkland. Land for Maine's Future? Grants? City purchase? Agricultural subsidy to aid sale? Let's get creative. When this unique and precious resource is gone, IT'S GONE!

But people need housing, you say. Yes, they do. Pulling the asphalt from decaying malls and shopping plazas would provide huge tracts of ground ready for rehabilitation as mixed use centers of housing, shops, playgrounds, etc.

How many more terrible signs do we need to see and experience before we determine to preserve every life giving part of this planet? One small piece of that life giving planet sits on Lincoln Street. May we be wise enough not to lose what we cannot replace. We need to think very carefully about such treasures in our midsts. And if not now, when?

Respectfully submitted,

Anna Wrobel

Jim Donnelly

Al Palmer presented Zone Change request.

Westbrook Planning Board Workshop

River Meadow Mixed Residential Development

Outline of Presentation

- I. Introduction**
- II. Project Overview**
- III. Process**
- IV. Zoning Considerations**
- V. Potential Development Plan**
- VI. Public Feedback - Themes**
- VII. Questions and Answers**

Introductions

- **Landowner – Fore, LLC**
 - **Adam Family (Represented by Neil Adam)**
- **Developers**
 - **WORG, LLC (Alan Wolf and Brian Goldberg)**
- **Consultants**
 - **Gorrill Palmer – Civil Engineering**
 - **Flycatcher, LLC – Natural Resources**
 - **Surveyor**
 - **Landscape Architect**

Project Overview

- **Parcels**
 - **Tax Map 10, Lot 2**
 - **Tax Map 27, Lot 1**
- **Location**
 - **Intersection of Lincoln Street and Mayberry Road**
- **Current Development**
 - **Former golf course**
- **Proposed Development**
 - **Mixed residential development consisting of**
 - **single family, duplex and multi-family units**
 - **Mix of market rate and workforce housing**

Showed existing conditions on aerial map

Process

- **Local**
 - **Zoning Request**
 - **Subdivision & Site Plan**
- **State**
 - **Maine DEP – Site Location of Development Act**
 - **Maine DEP – Natural Resource Protection Act**
 - **Maine DOT – Traffic Movement Permit**
- **Federal**
 - **US Army Corps of Engineers - Wetlands**

Process – Local

- **Zoning Request**
 - **Workshop(s) with Planning Board**
 - **Public Hearing(s) with Planning Board**
 - **Planning Board Action**
 - **City Council 1st Reading**
 - **City Council 2nd Reading + Public Hearing(s)**
 - **City Council Action**
 - **Subdivision and Site Plan**
 - **Sketch Plan Meeting(s)**
 - **Preliminary Plan & Public Hearing(s)**
 - **Final Plan & Public Hearing(s)**
 - **Planning Board Action**

Process – State

- **Maine DEP – Site Location of Development Act**
- **Maine DEP – Natural Resource Protection Act**
 - **Public Informational Meeting**
 - **Notice of Intent to File Application**
 - **Opportunity to comment to Maine DEP**
- **Maine DOT – Traffic Movement Permit**
 - **Scoping Meeting Request**
 - **Notice of Scoping Meeting**
 - **Scoping Meeting – at a City Facility**
 - **Opportunity to comment to Maine DOT**

Process – Federal

- **US Army Corporation of Engineers**
 - **Application filed co-currently with NRPA**
 - **Opportunity to comment to A.C.O.E**

Zoning Considerations

- **Existing Zoning**
 - **Shoreland Zoning along River will not be changed as a result of this request**
 - **Land above River currently split between RD Zone and RGA 1 Zone**
 - **RGA 1 Zone extends to North and East of the site**
 - **Current RGA 1 Zone is approximately 370 acres**
 - **Proposed RGA 1 Zone (above Shoreland Zone) is approximately 40 acres**

Showed proposed rezoning map

Zoning Considerations – Planning Opportunities (Existing)

- **Current RGA 1 Zone is adjacent to Mayberry and Emery Street Neighbors**
- **Current RGA 1 Zone requires higher density development, both in terms of uses as well as space and bulk, adjacent to Mayberry and Emery Street Neighbors**
- **Current RD Zone requires lower density development furthest from these neighbors.**
- **Potential for lots with RD Zone to extend into limited commercial**

Showed Existing Zoning Opportunities

Zoning Considerations – Planning Opportunities (Proposed)

- **Allows lower density development, both in terms of use and space and bulk, adjacent to the Mayberry and Emery Street neighbors**
- **Allows for a transitional zone, including uses, size and configuration of structures, and space and bulk**
- **Allows highest density development furthest from the Mayberry and Emery Street neighbors**
- **Allows greater flexibility with respect to planning, siting, configuring and maximizing open space**
- **Connection to public sewer within RGA1 would be less impactful to river quality as opposed to allowed septic systems in RD Zone**

Showed Proposed Zoning Opportunities

Potential Development Plan

- **Potential Development Plan**
 - **Due Diligence Level Evaluation**
 - **Plan will evolve through process:**
 - **Input from Neighbors**
 - **Input from Staff**
 - **Input from Planning Board**
 - **Input from City Council**
 - **Input from State and Federal Regulators**

- **Additional Field Investigations (Survey, Soils, Wetlands)**
- **Plan is intended to provide one example of the potential of the property to be developed**

Showed Example Plan of RGA1 Development

Public Feedback Themes

- **Public Comments**
 - **56 Emails, letters or other forms of communications**
- **Themes**
 - **Traffic Impacts**
 - **Pedestrian Accommodations**
 - **Open Space / Green Space / Passive Recreation**
 - **Presumpscot River**
 - **Environmental Impacts, including Wildlife**
 - **Affordable Housing**
 - **Others**

Public Feedback – Traffic

- **Development under the existing zoning would not require a Maine DOT Traffic Movement Permit (TMP)**
- **Full development under the proposed zoning will require a Maine DOT TMP**
- **The TMP Process will include a Scoping meeting held in the City to discuss the extent and scope of the Study**
- **The City will be an active participant in the TMP Process**
- **The Subdivision / Site Plan Review Process will include a full evaluation of traffic impacts as well as road conditions**

Public Feedback – Pedestrian

- **A critical feature of this site is the proximity to the Downtown**
- **The live, work, play, shop, eat paradigm mandates pedestrian connections within the development to the Sebago to Sea Trail, the Presumpscot River as well as to the Downtown**
- **Extensive coordination with the City and other Stakeholders, such as PRLT will be required to provide these amenities**
- **These features will be a major planning and design component of the project as part of the Subdivision Site Plan Process**

Public Feedback – Open / Green Space

- **The RD requirement of 1 unit per 40,000 sf results in the need to have private open space on individual lots**
- **The flexibility associated with the rezone to RGA 1 will enhance the ability for open / green space to be a major public component of the development plan**
- **The ability to compress the development footprint under RGA 1 zoning (both horizontally and vertically) significantly increases the area available for open space**

- **Applicant has engaged the PRLT in preliminary conversations regarding the shoreland zoned area and will be continuing and advancing those discussions.**

Public Feedback – Presumpscot River

- **The Presumpscot Regional Land Trust is a significant stakeholder for consultations with respect to the treatment and disposition of the land within the Shoreland Zone (what improvements may be made and who is the holder)**
- **Currently there is no established easement along the River.**
- **A critical component of the Development Plan will include access along and to the River.**
- **The Shoreland Zone will not be modified as part of the rezone request**
- **All protections afforded under the Shoreland Zone will continue after any rezone**

Public Feedback – Env. & Wildlife Impacts

- **Wetlands will be mapped per State and Federal Rules**
- **Maine Inland Fisheries & Wildlife will be consulted as part of the State Wetland Application process**
- **Federal Wildlife Service will be consulted as part of the Army Corps of Engineers Wetland Application process**
- **Project design will be required by State and Federal Rules to minimize impacts to the extent practicable**
- **Stormwater design must comply with MDEP Chapter 500 focusing on water quality best management practices incorporated into the landscape**
- **Low impact development and green infrastructure techniques will be evaluated for inclusion into project to protect water quality and prevent degradation**

Public Feedback – Affordable Housing

- **Large lots (area and frontage) associated with the RD Zone effectively precludes the ability to develop workforce housing due to the necessary infrastructure**
- **The ability to provide compact neighborhoods in the RGA 1 zone allows for inclusion of both market rate and workforce housing throughout the development**
- **A mixed residential development including single family, duplex and multi-family units also allows for a well distributed component of market rate housing**
- **The ability to provide housing within walking distance of the downtown will contribute to vibrancy as well as providing alternative transportation modes to support workforce housing**

Public Feedback – Other

- **The RD Zone promotes the development of “public” infrastructure thereby resulting in greater impacts to municipal services.**
- **The RGA 1 Zone promotes the development of “private” infrastructure minimizing impacts to municipal services.**
- **A mixed residential development including single family, duplex and multi-family units will provide for a diverse population that historically results in less impact to schools than a conventional single family development**
- **The Subdivision / Site Plan process allows the City to assess impacts to municipal services and determine appropriate mitigation when required**

Questions and Answers

Thank you for considering this request and we look forward to working with the Board, Staff and Public

Rene Daniel introduced Daniel Stevenson, Westbrook Economic Development Director

Daniel Stevenson spoke in favor of the 216 Lincoln Street project from an Economic Development viewpoint.

Neil Adam called in and read Mother's (Judith Adam) letter, owner of 216 Lincoln Street into the record.

May 28, 2020

Ms. Jennie Franceschi, PE
Director of Planning and Code Enforcement
City of Westbrook
2 York Street
Westbrook, ME 04092

Subject: Westbrook Mix Residential – Letter of
Intent Tax Map IO/Lot 2 and Portion of Map 37/Lot 1

Dear Jennie,

This letter is intended to provide my support of the zone change and development of the above referenced project. Our family has been friends with the Goldberg and Wolf families for over 50 years and a dialogue ensued as to how the property could be developed to enhance the attributes of the Westbrook Downtown and provide additional residential and recreational opportunities. We are happy to see that the development proposed by Alan and Brian (WORG, LLC) is consistent with our family's vision of increased recreational opportunities and access to the river for the citizens of Westbrook. My intent as the landowner to sell the Rivermeadow's property to WORG, LLC. in hopes that this area will be enhanced by the mixed residential development and public amenities. The zone change would enable Alan and Brian to provide greater opportunities for a diverse housing mix within walking distance of the downtown. We appreciate the City's assistance and cooperation during this process.

We look forward to discussing this request further with City Staff, the Planning Board and the City Council.

Sincerely,



Judith Adam
FORE, LLC

Copy: WORG, LLC
Gorrill Palmer Consulting Engineers

Neil Adams said he is supportive of workforce housing to allow residents to move forward in life.

Jennie Franceschi in responding to the three items we have up for discussion this evening, I am going to step back and talk about the Comp Plan first.

- 2020.14 – Amendment to the Comprehensive Plan – The proposed amendment is a modification to the 2012 Comprehensive Plan’s Proposed Growth Areas and Rural Areas Map to reclassify the property located 037-001, 010-002 and 032-130 from Rural District to Growth Area District in accordance with the growth guidelines of the Comprehensive Plan.**

Jennie Franceschi showed a few maps to better describe and provide a visual of where we have been and where we are going. When you start looking at the Zoning of the City and from a lot of concerns of the Comp Plan and what was previously Rural and how things have evolved.

Zoning is a very fluid process. You can see over the course of time that Zoning has changes depending upon what is the needs and the wants of the community.

Showed the original 1951 Zoning Map of the City of Westbrook

Highlighted items in orange are the areas that are anything but rural. You can see that the largest residential area is what is our heart of the community. Other residential areas are along Route 302 and some areas along Route 302 near East Bridge Street near to the Portland line.

Showed the 2000 Future Use Plan

At this point previously areas that were residential from the 1951 plan had reverted back to Rural and then other areas of significant change from Rural to RGA2 District. That is the Brook Street area which had previously been Rural on the previous map. You can also see that the lower part of the City had gone through growth through our Industrial Parks and also increased development around the heart of our community.

Showed Current Plan

In our current plan you can again see that we focus on the heart of our community in the City Center District and the areas surrounding it. The green areas on the map are our Rural Areas. One of the focuses we have in our department is trying to reduce the pressure in the areas where we do not have City Services. That is the Methodist Road area and the Duck Pond vicinity.

Interesting to note that the Comp Plan shows Duck Pond Area as being growth area which is the most remote location that we have in the community that is not on sewer, not on transit and is the furthest away from our downtown.

When you are looking at this specific proposal that area being discussed for a change in zoning, is in the heart of the community. It is not a stretch to be considered the growth area because of the nature and the area where it is located. What we want to do is to promote the growth within the heart and lessen the pressure on these zoning districts that are on the outskirts of the community from a position of sprawl, position to the cost of the community for residential on those areas is much more expensive to the community then if development occurs within the heart.

It is important for folks to know that plans evolve overtime and sometimes the zoning districts can go back and forth over the course of time. You can see also along Route 302 an area that was previously Rural was placed into a Smart Growth Area and that was a high-density area based upon a hope that we might pull sewer out to Route 302, which has not happened and was trying to create a secondary downtown. What we want to focus on is our downtown area. That is where we are trying to promote in an orderly fashion and in a manner that benefits the community.

Showed Lincoln St Rezoning – NWI Wetlands Map
Showed Lincoln Street Rezoning – Area beyond SZ Map

As stated, the area is in walking area of transit, sewer and water is along Lincoln Street. Those are the amenities that the Comp Plan actually wants to see in Growth Areas. This particular parcel has the Growth Area directly across the street from it. It actually makes a lot of sense for this area to be growth whereas we want to preserve that areas that are beyond this vicinity to be preserved.

Also, you can see on the NWI Wetlands map that shows you a significant portion of the land is in wet land and the wetlands are associated with the river which then pushes the Shoreland Zoning back even further into the parcel.

**Explained the coloring on the map to identify the Shoreland Zone and the parcel area that is looking to be re-zoned.

From a Staff's perspective we feel strongly about the ability of this parcel to have a more creative layout by affording the RGA1 District be transitioning into the parcel. We feel it will only bolster and strengthen the neighborhood by allowing the single-family homes be up against the single family homes and then transitioning that development away from the single family homes.

Our thought just on the development on the parcel we would rather see more vertical than horizontal going into the line of the Rural District standards that could take up every inch of the brown area on the map shown in order to utilize the density of the land at one per 40,000 square feet.

We feel that this process will end up providing the City with a better product of the development. We are very excited to hear that the developer has already engaged with Portland Regional Land Trust as we feel that the parcel has had a lot of interest in as well as other amenities, infrastructure improvements that we would be looking for the development to contribute towards.

The final piece of the process was a discussion of the City parcel that is at the southerly end of the 216 parcel. When we were looking at the map we felt that this was going to end up with a parcel in a zoning district that had no connection to any other zoning district. So for the purposes of rezoning this parcel to a zoning district that would be adjacent to the parcel, it was initially proposed by Staff that we would rezone the City parcel to be a City Center District parcel as that is what is adjacent to it to itself.

The Board has the ability to further discuss this, if they would prefer to see that parcel zoned RGA1 with the adjacent parcel and across the street, we feel from a mapping standpoint to have consistent mapping and not have an orphan parcel of a Rural District. We felt it was important to bring this up and rectify the map in this process.

In summary I wanted to state we feel that this provides compatible residential options for development patterns that will be in keeping with zoning in this neighborhood, expanding the RGA1 District line allows for the space for better transitional housing and provides consistency with regional planning initiatives and improved opportunities for amenities for the community through better land utilization, more opportunities for open space by allowing density vertically within a multi-family structure vs. expanding horizontally on the land. Potential for conservation and passive recreation of a substantial portion of the property and potential of public access working with partnering agencies and the City.

Rene Daniel next on the agenda is the public comment. I am opening public comment that is provided for comments and/or questions that have not already been provided to the Planning Board by way of written comments and e-mails to the Planning Department at City Hall prior to this meeting.

All comments received prior to Friday May 29th at 12:30 pm have been included in the Planning Board packets and will be included in minutes.

Remember in this portion the public comment section, make sure you raise your hand or press *9 for calling in for the attendees. Be aware that this could be very lengthy, and this is a lengthy process and be as precise as you can be while making comments and all questions will be handled at the end of the comment period.

Public Comment Open Section is open

Public Comments

- Chris LaRoche – Neither endorse or reject the project; Clarifying statement on presentation. Westbrook Housing is not currently in discussion with WORG, LLC. Was approached a few months ago with thoughts and statement was – figure out what you want to do and we'll gauge our interest. Nothing has been brought to commission or further discussions have occurred. Not to say this isn't a potential, but at this time that arrangement does not exist.
- Matt Brunner – 39 Stillwater; Abutter letter – letter submitted was rejected. (notification went to 19 Everett St – address in vision – he sold 2/2019); Opposed to development. Wants clarification on 40k units. Would like guarantee of green space but doesn't trust and feels it is too dangerous to

- A. Palmer – provided clarification on lot standards for RD and RGA 1. 40k criteria is the net residential criteria for the RD zone.
 - No public rights to the trails within the shoreland zone.
 - Height limitation is 40-ft.
- Matt Irving – 123 Lincoln St – Preservation to public access to the river. Prefer to see a solid commitment to open space. Enforceable commitment. Commitment about impacts of large-scale development to city resources. How far will sidewalk extend? Access to downtown is important. Mr. Palmer mentioned alternative transport – what does that mean? Additional bus stops on Lincoln St? Lincoln St is in terrible shape – it is its own speed limit. Costs to widen and improve surface of the road. Is it City obligation to partner with the costs of improvements. Encouraged at the idea of working with PRLT and Westbrook Housing but these are not solid commitments. Supports elder housing - Housing for people under 30% median income for the area. How mission creep could be prevented here?
 - A. Palmer – alt transportation. Referring to the ability to walk from this site to the existing metro line before Main St. Would have a conversation with Metro as to a need for an extension, but the site is attractive due to the proximity to the existing bus line.
- Jessica Corriveau – 397 Austin St – How many people are participating? Anyone from conservation group or recreation group or have these groups been notified. Impacts to the schools? Impact fees charged to the developers? Concerned about water treatment – taxpayers should not have to pay for added burden to the City. Would like the city to be involved with these conversations. Shouldn't be changes to zoning or comp plan during a shut down.
 -
- Zoe Anderson – 6 Stillwater Dr – Comp Plan – Rural districts contain environmental factors that limit development potential – what has changed? Growth areas should be devoid of critical natural resources. Understanding the conservation of the shoreland zone – since the closing of the golf course, succession has occurred and the entire parcel has become open space. Should be preserved.
- Lorin Smith – 25 Lincoln St – you seem to be promoting double the density on Lincoln St. Lincoln St cannot handle that kind of density. Because of one-lane bridge followed by a traffic light. Ideal location for a school or city park or 1000-seat auditorium or major soccer club.. only choices seem to be high density or reject. Can't develop on this side of the river bc not adequate access.
- Laurie – no comment made.
- Mike Lynch – Lynn Lynch – 159 Lincoln St, Unit 4; Not against some development and appreciate all the information that was provided during this meeting. Vertical vs horizontal growth? Spring St vs Rock Row and why is that important. “Westbrook’s need for housing” What is Westbrook’s need for housing? How much and what type of need do we have to have? Concerns with impact on bridges and roads – What is the DOT process and how detailed does this get? How many families were in the plan that was shown? Confusion on floodplain map, thought the floodplain came out to Bremen St? What is the floodplain/the area that can't be built on? What is the water table and this impact on development?

- A. Palmer – vertical could be two-story or 3-story condo structure or apt units. Additional units going in a vertical direction. Height limitations are dictated by the base zone.
- Dan – developers look at market demand and surveys. It is not done in a haphazard process. Housing demand is an uptick, moving westerly. Higher density development is anti-sprawl.
- Lynn Lynch – Plan as it looks; part of land from rail road track down to river. Shown to be preserved land. If a plan is approved and developed – is there anything that stops that land from being developed further? Is there a certain acreage that has to remain open land or can it all be developed if afforded the zone change?
- Brian Howley – 1 Emery St – Considerations or restrictions to height of development or skyline impacts? Plan or structure around ecological survey? Are they completed in a specific time of year? Traffic on Bridge and River Rd and being addressed with traffic coming down from Gorham and Windham
 - A. Palmer – no skyline study proposed. Ecology survey – wetland mapping would happen. Appropriate time of the year for that resource/habitat.
- Victoria Szatkowski - 85 Lincoln St – commercial zone near ice rink? Does not support zone to commercial.
- Laurie – tried again – no comment
- Jessica Corriveau - 397 Austin Street – Anyone present from DDW for recommendations as far as attracting people to downtown.
- Arthur Gilbert – not able to speak
- Robert Foley – 44 Mitchell St – too dense. Thought the development was going to be closer to 40-units. Thinks rural areas will be more desirable in the future. Rezoning marks a loss of greenspace; Lincoln Street cannot handle that level of traffic. People are struggling with technology and this shouldn't happen in pandemic. Schools are overcrowded. Traffic studies. Other ways to incite economic revenue than residential development. Land is in essence a preservation. At what point do we reach development saturation?
 - Daniel Stevenson – will get more info on impact to school.. however, for a total population, Westbrook is experiencing a decline. Can work with school department to get numbers. Attracting kids to City brings workforce to Westbrook, which is needed for a thriving private sector.
- Michelle Maybury – 2 Bell St – Not in support or opposition. Sewer System, Emery St and Bell are on septic – would they have access to public sewer system?
- Arthur Gilbert – 51&52 Emery St – firmer vision of extent of flood zone would provide a better gauge of how close development can occur to the Emery St neighborhood. Some Emery St locations require flood insurance.
 - Al Palmer. Mapped floodplain on site. That would be evaluated upon completing a survey. Floodplain alteration process would be through the City. Removal of the dam is scheduled to lower floodplain by 3.5 feet. This information will be covered in the site plan/subdivision process with the Planning Board.

Jennie Franceschi – during this pandemic we have received multiple responses. 60-emails are provided. Level of process is possibly heightened. We have forty-four (44) -attendees to this meeting.

Currently we are holding on to twenty-four (24) people at this time. We have a strong community engagement.

Board Discussion:

Joe Marden – Why zone change and not a contract zone? Outreach to utility district to see if they have the capacity to serve a development of this size? Would like to know we have the infrastructure in place to support this level of design before approving a zone change.

Rebecca Dillon – What is maximum number of units in the current zone? What is the maximum number of units under the proposed RGA1 zone?

Al Palmer – we don't have the unusual lands, so numbers are estimate. Current RGA zone is 65-70 units; RD district 30-35 units; Proposed – 250-300

Rebecca Dillon – Contract Zone? Would give more nuanced review of site plan. Don't want another Spring St.

Robin Tannenbaum – contract zone vs zone change.. likes transitional development approach.

Larry McWilliams – does not support that much density on this side of the river
John Turcotte – vista along the river. Promises without guarantee. Biggest concern – bait and switch. Doesn't support rezone of 58 Lincoln. Not hearing a real reason to take that out of district.

Jason Frazier – Reminds of Spring St. Not a fan of aesthetics of that. Capacity of Lincoln Street.

Nancy Litrocapes – Certainty rather than potential. Workforce housing.. assurances of that. Prefer to wait on rezoning. How much housing do we need? Housing study by the City?

Ed Reidman – no comment

John Turcotte – Traffic – that is a problem area..

Rene Daniel –traffic study needs to cover all the intersections that will be impacted. I concur with other Planning Board members.

Public Comment Period closed

Written comments from Planners Memo

The applicant's requesting to rezone the parcels located at Tax Map 010/Lot 2 and Tax Map 37/Lot 1, previously the River Meadow Golf Club, that are currently in the Rural District Zone to the Residential Growth District 1 which is the zoning district across the street from the street from the parcels. A portion of these parcels is already zoned RGA1, and this proposal would provide a mirrored zoning district on both sides of Lincoln St and Mayberry Road, where the parcels obtain their frontage.

This proposal will solicit significant feedback and comments from the community which is entirely expected and appropriate. Staff would ask the Board to review the Zoning Map online to see the areas clearly, review the boundaries to the project and see the various developments patterns that surround this land.

To start, without a rezoning, these parcels are afforded the ability to develop under current zoning regulation. The applicant could create a multifamily development in the 10 acres of RGA1 land area along Mayberry Rd as well as develop a city street system looping through the entire parcel to create a maximized development pattern of single family and duplex lots through the 37 acres of RD area beyond the Shoreland Zoning area. This type of development is resource intensive (roadway construction & lack of open space areas due to land requirements per parcel and no multifamily units allowed), is more costly to the community (plowing, road maintenance, trash services) and creates more expensive lots costs due to extent of infrastructure costs per unit.

Staffs comments should not be construed that we are supporting the applicant in this matter, but rather that Staff find the proposal is in keeping with proper land use planning when you review the areas around the heart of our community. Staff provide the following comments for the Board's consideration as we navigate through the process of reviewing the proposal before you and the questions raised by the community during this process.

- 1) The proposed amendment demonstrates proper planning principles for not only Westbrook but the region. Current studies are underway by the Greater Portland Council of Government on reviewing land use patterns and ways to promote residential development in areas where it makes the most sense from land utilization, resources, access to services, reducing sprawl and fiscally beneficial to community.
 - a. Lower cost per unit provides more affordable housing opportunities.
 - b. Reduced road Right of Way networks reduces costs per resident to the community due to private trash pickup and private road maintenance.
 - c. Lack of ROW frontage provides density bonus to the development which translates into lower cost to the residents within the development.
- 2) Location is within proximity of public utilities. As the City continues to grow, it is consistent with the Comprehensive Plan to facilitate growth in areas accessible by public infrastructure and with access to street connectivity to avoid sprawl in the northerly rural areas of the City.
- 3) Creativity in design and layout provides for improved neighborhoods options. (By affording more residential use options and increased density, additional amenities as well as improved neighborhood layout can be achieved that traditional subdivision layouts cannot achieve due to current zoning & cost constraints.) A rezone of the parcel to RGA1 expands the location where higher density is permitted which could allow for a better transition of housing types from single-family homes next to the Mayberry, Emery and Lincoln Street to two-unit and multi-family dwellings to meld with the established neighborhoods.
- 4) The parcels are within walking distance proximity to transit.

- 5) The parcels are within a proximity to downtown which would enhance and attract more opportunities to our downtown by bringing more residents into this vicinity which is needed for a thriving downtown.
- 6) Looking at the zoning map and aerials of development surrounding this parcel, these parcels are connected more to the heart of the community vs the Rural District. There is an end to this district expansion with the Presumpscot Estates project to the north of the project site. This process would not be a gateway for continuation past this point but rather a natural end to transition to the next district.
- 7) The proposal provides a location for residential development thus reducing the push and pressure of development into the more rural areas of the community.
- 8) A project afforded the RGA1 zoning district could reduce pollutants into the waterway by providing public sewer vs utilization of individual septic systems for a residential development in the Rural District. There is no density incentive with Rural District standards to bring in public sewer as the smallest lot allowed per district standards is smallest allowed per state law with a septic system. To provide the infrastructure (public water and sewer), a project requires a level of density support those costs thus the request for the RGA1 zoning district.
- 9) Allowance for better land utilization with denser development and land preservations vs RD land intensive zoning layout, which can result in poor land utilization in such an important location in our community. To not use our lands to the highest and best use based on the availability of services adjacent to those lands, is poor land utilization and is the contributor to sprawl in our neighboring communities.
- 10) A project of a certain scale can address public infrastructure deficiencies as part of off-site improvements.

Concerns Raised by Public in emails sent thus far:

- 1) River/Wildlife protection
 - a. There is a significant Shoreland Zoning district that runs over the land. (See Lincoln St Rezoning Map – Shoreland Zoning) In the last update of the SZ ordinance & map the state required our line of the resource (edge of the river) to be significantly pushed back in this area of the Presumpscot River due to wetlands that are associated with the river. The line in some locations pushed back 500’ into the parcel. In this one action, a significant portion of Riverfront land was placed in for all intent and purpose, preservation.
 - b. The district line for the shoreland zone over this property is Limited Commercial, which has a 100’ setback line from the “edge of the resource” which is not the line of the river but rather the green hatching on the zoning map. The placement of this area into RD was done before the advent of Shoreland Zoning which did provide a “level” of protection, however with the most recent SZ rewrite, the state increased the protections on this parcel significantly where the setback line was moved back and additional 250-500’ in some locations along this parcel, thus placing the wetlands associated with the river into protection and ensuring this area to be left in a more natural state. (To provide this

information in terms of acreage - total area of parcel is approximately 90 acres, total area in SZ/Floodplain approximately 43 acres, at least 43 acres have this higher level of protection due to shoreland zoning, with potentially more acreage internal to the parcel being wetlands that would be deducted from density allowance.)

- c. Proposal does not remove any Shoreland Zoning regulations that are in place to protect the natural resource, such as significant limitations on development within the district, setback from the resource and restrictions on clearing of existing vegetation located within 250-feet of the river. Due to the regulations and limitations of the Shoreland Zone, the most feasible location for development is upland of the Shoreland Zoning area, where the majority of the site is already cleared from the previous golf club use.

2) Access to Riverfront – public amenity/conservation

- a. Currently the site is privately owned and does not have formal trails or public access. This is an opportunity for the City to work with developers to identify areas of high priority on the site (i.e. area along the river) most appropriate to conserve and formalize a trail system accessible to the public.
- b. In previous discussions with the development team, it was relayed that working with the Presumpscot Regional Land Trust as well as the Recreation and Conservation Commission is essential to providing trail access along the River for not only the residents of the project but also the greater community. This trail could be improved as part of a greater project to include public access. Incorporated with this, would be a plan of conservation of the sensitive areas along the River that support the natural environment in this area. As stated above, the Shoreland zoning area over the parcel along with the expanded “edge of the resource” puts a significant portion of these parcels into protected status that would keep development well away from the River’s Edge and protect critical habitat area along the river while affording public access to a future trail system along the River.
 - i. Applicant had rough ideas on trail systems along River as well as creating connections to the Sebago to the Sea trail system which runs on the Rail land.
 - ii. An additional idea posed by the applicant which would fall out of any review process with a formal open space plan when a project comes forward, could be an additional kayak boat launch with potential for storage rack rentals.

3) Traffic

- a. Impacts to traffic, and related off-site improvements (ex: sidewalks on Mayberry St and Lincoln St), are a noted concern and will be reviewed during a site/subdivision process with the Planning Board
- b. As with any project, the requirements of the ordinance will need to be reviewed and if impacts from a project are determined as part of a traffic study, then the project would be responsible for implementing those off-site improvements to the existing City street system.
- c. Scale of project would determine level of off-site improvements but could vary from:

- i. Sidewalk installations along City Streets where there are none currently to connect to existing system.
 - ii. Improvements at intersecting streets
- 4) Stormwater
 - a. The impacts of impervious cover in the watershed will be evaluated at a project level, and depending on size of project, it may require MDEP review for either a Stormwater or the Site Location of Development depending on size. These regulations are placed to protect the resources in the watershed of any project.
- 5) Density
 - a. Additional housing units would be afforded to this parcel, however the allowable density is the same density permitted across the street. The zoning district of RGA1 is across the street and is not introducing a district that is dissimilar from what already exists.
 - b. Lot sizes in the existing developments of Osaka & Bremen are smaller lots than what would be permitted across Lincoln St on this parcel. The Osaka Lots are 5000 sf lots of historical subdivisions, where minimum RGA1 lot size is 7,500.
 - c. The acreage that is shown to be changed to RGA1 would not all be available for density as the wetland areas would all need to be removed as unusable lands.

For an example of a creative development pattern afforded by this proposal, Staff requested the applicant provide the Planning Board with a conceptual design demonstrating an example of a development within the RGA1 District. This is being utilized as a demonstration exercise only and does not necessarily take into consideration final net residential density, topography or other requirements of the Ordinance/Subdivision review and is not binding on the application. However, the layout as shown speaks to the transitional housing layout discussed above by providing the RGA1 district to place higher density further away from the established neighborhoods as well as the ability to conserve a significant portion of the land for preservation and passive recreation.

If the requested Zoning Map amendment is approved, the applicant will then work with a design team to then bring forward a proposed development layout which the details would then be provided to the Planning Board for their review.

In summary, the proposal provides:

- Compatible residential options for development patterns that would be in keeping with zoning in this neighborhood,
 - o Expanding the RGA1 District Line allows for the space to provide better transition of housing types from single-family homes next to the Mayberry, Emery and Lincoln Street to two-unit and then to multi-family dwellings to meld with the established neighborhoods.
- Consistency with regional planning initiatives, and
- Improved opportunities for amenities for the community through better land utilization.

- More opportunities for open/green space by allowing density vertically within a multifamily structure vs expanding horizontally on the land.
- Potential for Conservation and passive recreation of a substantial portion of the property
- Potential for Public access thorough the parcel working with partnering agencies and the City.

Board Action:

- Provide feedback to Staff and the Applicant
 - Board can provide feedback on ways to improve the application or amend the application.
 - Schedule a public hearing

6. 2020.15 – Amendment to the Zoning Map – 58 Lincoln Street – The City of Westbrook is proposing a map amendment to rezone the parcel located at 58 Lincoln Street from Rural District to City Center District. Tax Map 032 Lot 130 Zone: Rural District

WORKSHOP

Items written on Planners Memo

Project Description

The City of Westbrook is proposing a map amendment to rezone the parcel it owns located at 58 Lincoln Street from Rural District to City Center District.

Project History

June 2, 2020 – Planning Board Workshop

Staff Comments

In conjunction with the map amendment proposed with Planning application 2020.16, Staff are recommending an amendment of the zoning district for the City owned 58 Lincoln street parcel to be consistent with adjacent zoning if the applicant for 2020.16 was to be considered for approval by the City Council. (See attached map)

The current parcel the “Lincoln St Ice rink” and an access point to the Presumpscot River for swimmers and carry in boaters. Underway are two initiatives that are investing Federal Dollars into enhancing and upgrading both of these City amenities. The City has underway a reconstruction project to build a new 4 season rink on the old ice rink location so that it will be used by soccer associations during the warm months and then flooded during the colder months for ice hockey. The funding for this project is from multiple sources but one of them is the Community Development Block Program (CDBG) which is the Federal funding mentioned above. Another grant was also applied for this year to upgrade the Boat launch access, parking, removal of evasive species along the river and improve lighting around the rink. This second grant was also successfully awarded to the City and work will be done in conjunction with the 4-season rink project to hopefully have all work completed by Fall 2020 or Spring 2021 depending on contractor availability.

The Federal Dollars invested are important to note as that creates a level of protection over the areas that Federal funds have been utilized. We cannot just take those Federal dollars invest in the property, then flip the property for a profit because we rezoned it. This would violate the use of those funds and jeopardize any future federal funding for the City, which is not the intent nor anything the City would want to do.

Staff have received several inquires on this rezoning matter related to concerns of redevelopment of the parcel. There is no intent to redevelop the parcel in the foreseeable future especially where we are allowing the investment of federal dollars into this parcel for the abovementioned amenities.

The only reason this proposal is before the Board is merely to avoid having a patchwork quilt of zoning districts where if the proposal 2020.16 were to receive approval, it would not make sense to have this parcel surrounded by different zoning districts. The proposal of the City Center District was due to the adjacent parcel of land that is CCD zoned. The Zoning District could go either RGA1 or CCD however Staff provided a recommendation for the Board to consider that seemed consistent with the adjacent parcel to the south. The rezoning will not change the public amenities on the parcel or their function.

Board Action:

- Provide feedback to Staff
- Schedule a public hearing

7. **2020.14 – Amendment to the Comprehensive Plan – The proposed amendment is a modification to the 2012 Comprehensive Plan’s Proposed Growth Areas and Rural Areas Map to reclassify the property located 037-001, 010-002 and 032-130 from Rural District to Growth Area District in accordance with the growth guidelines of the Comprehensive Plan.**

WORKSHOP

Items written on Planners Memo

Project Description

The proposed amendment is a modification to the 2012 Comprehensive Plan’s Proposed Growth Areas and Rural Areas Map to reclassify the properties located 037-001, 010-002 and 032-130 from Rural District to Growth Area District in accordance with the growth guidelines of the Comprehensive Plan.

Project History

June 2, 2020 – Planning Board Workshop

Staff Comments

To avoid having to explain the rational of this amendment, we placed this item at the end of the agenda to allow all the details of the proposals for items 2020.16 & 2020.15 to be provided to the Board in advance of hearing this item. In subsequent meetings, this item will need to be heard first and voted upon by the Board prior to items 2020.16 & 2020.15 as both are connected with this item’s recommendation to the Council.

The 2012 Comprehensive plan identifies criteria for designating growth areas as the following: lands in proximity to existing municipal services, infrastructure, schools, and major transportation networks; Areas in which developable lands are readily available to accommodate future growth; and areas devoid of critical natural resources and visual/cultural resources that should be preserved.

Rural District Areas are identified as land that is not presently well suited for higher density development due to isolation from schools, emergency services and adequate connection to road networks and land that contains environmental factors that limit development potential (steep slopes, protected vernal pools, etc.).

The proposal before the Board is to amend the Proposed Growth Areas and Rural Areas Map (10-3) to include the parcels identified as 216 Lincoln and 58 Lincoln Street as 'growth area'. Based on the criteria outlined above, this location is more appropriately identified as a Growth Area rather than Rural. The location is directly across the street from Lincoln Street & Mayberry Rd, which are included in the growth area, public infrastructure (water and sewer) is available and public amenities are accessible within walking distance of the site, such as the Lincoln Street rink/boat launch, Downtown and Transit bus stops.

All three parcels have frontage on the Presumpscot River. The Presumpscot River is a valuable asset to the community, both environmentally as well as visually, and presents a concern with potential development of the site that is associated with a growth area. To address this concern, the site will continue to be protected through the Shoreland Overlay Zone, which limits the type/location of development, as well as provides strict regulations on the removal of vegetation. As is shown on the Zoning Map, a significant portion of the Lots shown are not only covered by Shoreland Zoning Regulations, but the "edge of the resource" line impedes significantly into this parcel and thus protects a significantly larger portion of the land than in other areas of the City. The area afforded development will be predominantly in the previously cleared areas of the old golf course, leaving the land adjacent to the resource to be natural. The Shoreland Zoning regulations provide the protection to the critical natural resources.

This action has been reviewed by our City Solicitor and guidance on the process has been provided. This same action was taken for the Middle School project on Stroudwater St to place that parcel in the growth area as it was a Rural district property. Though we do not regularly amend the Comprehensive Plan it is an action that we are permitted to conduct if certain measures are met, which Staff feel in this instance are achieved and further the goals of the Plan.

Board Action:

- Provide feedback to Staff
- Schedule a public hearing – to be in compliance with State Statute requirements.

Rene Daniel may I have a motion to Adjourn?

Rebecca Dillon so moved

2nd by Nancy Litrocapes

Roll Call Vote

Yes: Jason Frazier (Ward 2), Joseph Marden (Ward 3), Robyn Tannenbaum (Ward 4), Ed Reidman (Ward 5), John Turcotte (At Large), Nancy Litrocapes Alternate), Larry McWilliams (Alternate), Vice Chair Rebecca Dillon (Ward 1), Chairman Rene Daniel (At Large)

Motion carried

Adjourn

THANK YOU, respectfully submitted by Linda Gain lgain@westbrook.me.us