

**WESTBROOK PLANNING BOARD
TUESDAY, FEBRUARY 4, 2020
MINUTES
REGULAR MEETING**

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

Absent: John Turcotte (At Large), Joseph Marden (Ward 3)

Staff: Jennie Franceschi, City Planner; Rebecca Spitella, Assistant Planner; David Finocchietti, Code Enforcement Officer

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 meeting to order.

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

Ed Reidman move to approve the January 7th, 2020 minutes as presented.

2nd by Rebecca Dillon - Motion approved (7-0)

3. **City Planner's Business**

Rene Daniel as many of you know, Ed Reidman nominated me to be Chair of the Planning Board and I am very honored. Ed, before you leave as Chair, I have a few statements that I have been reflecting on for years as we have been joking back and forth that someday I would take over.

Because of your guidance and the unbelievable time, you have been mentoring me for twenty-two (22) years and have been proud to serve as your Vice Chairman.

All of a sudden it hit me that I am being very selfish because I am talking about myself. Over the past twenty-seven (27) years, you have mentored well over thirty-five (35) citizens of Westbrook, that have gone on to the City Council and on up to bigger and better things because of your guidance.

I want to publicly say that I have been honored working for you and hopefully will continue to work with you.

This City has huge amount of changes because of your guidance.

Rene Daniel presented Ed Reidman with a City of Westbrook tote bag.

It is great honor and privilege that I introduce Mayor Michael T. Foley.

Mayor Michael Foley Thank you Mr. Chair, it is a pleasure to be here this evening to honor Ed. Ed, it's an honor and privilege to recognize you, not only on behalf of the City of Westbrook as it's Mayor, but as a longtime colleague, and friend, for your tremendous service to the City as Chairman of the Planning Board. You will always be known to me as "Mr. Chairman" and you have been a tremendous asset to our community. Serving on the Planning Board for 27 years, you have seen and been a direct participant in the tremendous growth & success of our City during this time. The fabric of our community has changed significantly though as Chairman, you always recognized our community's past, present, and future in your time on the board.

Because of your leadership, this nearly three decades of tremendous development activity has been handled in an orderly yet participatory fashion allowing the community to be part of this change at every level. Though we haven't always agreed on every matter over the years, we have always been able to circle back to our shared mission of improving this amazing community we all call home.

On behalf of the City of Westbrook, City Council, and our citizens, thank you for your nearly three decades of service to the Planning Board!

Sincerely,

Mayor Michael T. Foley

Mayor Michael Foley presented Ed Reidman with a plaque:

For your twenty-seven years of your community service leading the Planning Board

Appointment to the Planning Board on February 9, 1993

Vice Chairman March 14th, 1995

Chairman February 13th, 1996

Last Chaired meeting on January 7th, 2020

During his time on the Planning Board applications approved were 700 plus and he attended over 450 meetings

That is dedicated service to the community and on behalf of the City I present this plaque and a copy of my remarks to be added to another item to be presented to you later.

I would like to turn it over to our City Administrator, Jerre Bryant, who has known Ed for a very long time to say a few words.

Jerre Bryant Thank you Mr. Mayor.

Ed, I have had the pleasure of knowing and working with you since the mid 1980's. Our friendship and working relationship have covered two City's in nearly four decades. Following your service as City Engineer for the City of Westbrook, Ed became the Executive Director of PACTS, a regional transportation planning agency and that is where I first got to know and work with Ed.

In 1986 I became the City Manager of South Portland and when the South Portland's Engineers position opened I had the good fortune of being able to hire Ed in that position. His role was soon to expand and manage the oversight of the City's Code Enforcement Department. I will mention that I replicated that structural plan here in Westbrook with the City Engineer and the Code Department.

In addition of being an experienced and capable Engineer Ed was also a very smart manager of people. He surrounded himself with bright energetic staff that he monitored and developed into exceptional performance.

In the early 1990's Ed approached me with the news that he had been asked by Mayor O'Gara if he would become a member of the City's Planning Board. He said he really wanted to accept this offer but first needed to know if I felt becoming a member of the Westbrook Planning Board would create a conflict with his role as the City Engineer for the City of South Portland. On the contrary I responded that would be a mutual event for both communities.

In spite of Ed often quoting me back to me a habit he developed when we worked together in South Portland that was a very pathetic conclusion of mine as he has been a great benefit to the City of Westbrook, and I think it has complimented the relationship between the Cities of Westbrook and South Portland for positive results to both communities.

I never imagined that nearly thirty years later as Westbrook City Administrator I would be recognizing Ed's long-standing service as Chairman and leader of the Westbrook Planning Board.

Ed, your service to both Westbrook and South Portland have been exceptional, and I greatly treasure both our friendship and the work we have done together. Thank you for both and for your continued service to Westbrook as a valued member of the Planning Board and the Sewer Commission.

Thank you very much Ed.

Introduced Daniel Stevenson, Economic Development Director.

Dan Stevenson something, I want to say, is when I think of institutional knowledge, it is so important so Boards, Committees and Commissions because nothing new typically will come up. When I hear that Farmers Insurance jingle, been there, done that, we have seen it and heard it all, I think you provide something special there. Westbrook is experiencing an amazing amount of growth with a lot of new changes. But having dedicated Planning Board Members and having you Ed, being at the top with the leadership, really setting expectations is exceedingly important.

Through the twenty plus years that I have been doing Economic Development something I have learned from the Private Sector, knowing what is coming, knowing what is happening, consistency with expectations is very important. Many people that have come before this Board know the expectations before the Planning Board and you set the example for many years and I have witnessed for the past two years here. Thank you for your service for that. It is very important.

I also had the opportunity to get to know you and Judith over the past couple of years which is nice as I have not been here that long and it has been outside of the Planning Board, at other community events at other City hosted things. We get to talk about where you are from and your background and all the things you have done. I certainly have appreciated that getting to know you.

I also want to say thank you for your commitment. Twenty-seven years on any Board or Commission is a lot of dedication, time and is a great way to see all the impacts to this community and would like to say thank you.

Presented a hoodie made by American Roots a business here in Westbrook. Embroidered on the hoodie has the Westbrook Logo and it says Chairman Reidman, Planning Board 1993 to 2020.

Rene Daniel opened Public Comment

Shawn Frank Sebago Technics, thank you Mr. Chairman, members of the Board, brevity is what I have heard every time I have come to this podium, so I will be very brief this evening.

My history goes back to the 80's with Mr. Reidman. Being a young Engineer at that time myself, always appreciated his patience in terms of working with me representing the City of South Portland and Westbrook, working on projects there. Certainly, I appreciate your even handedness, your knowledge and your experience here as a Planning Board Chair in Westbrook and as being a resident of Westbrook I certainly appreciate all that you do, especially when I am here before the Planning Board representing my clients.

Thank you for all your time and efforts Ed. I am certainly going to miss you as the Planning Board Chairman although you have a very capable back up.

Thank you so much Ed, I appreciate everything you have done.

Steve Bushey Gorrill Palmer, Ed, it is a pleasure to sit here and congratulate you. You have been nothing but an example of fairness, professionalism throughout my career here presenting to the Board. I think someone said, four hundred and fifty meetings, quickly do the math, ten hours a meeting minimum, that is forty-five hundred hours, that is two years that you have dedicated alone and I am probably under stating that by a factor of about three or four.

****laughter****

Civic Duty, you exemplify it 10+, so I wish you well and all the folks here with many familiar faces had a really joyful and great opportunity to be able to present you accolades and I think that is why Westbrook is doing so well because of the things you have done and are doing here. God bless and enjoy.

Brooks More I was a Planner for the City of Westbrook for five years in the early 2000's. As Rene mentioned, you trained a lot of Planning Board Members and citizens. I would also add Planners and Professional Staff to that. I was a fresh out of graduate school as a Planner when I came here, and you were an amazing mentor and I will always take that with me. You were always fair with all the

applicants and fair with staff and to be honest as a new Planner, you were incredibly intimidating, whether you know it or not.

****laughter****

To be honest that made me work harder and made me be more diligent. You taught me a ton of lessons about not letting things go through and bogging down the Planning Board if they were not ready to be heard. How to be conscientious about doing my job. It has helped me in all my professional endeavors. Secondly, as this was the first Planning Board that I worked for, you have always been the gold standard of Planning Board Chairman's for me. I went to Windham after here and I wanted the Chairman up there to be you and I could not make him you.

****laughter****

I am still before Planning Boards to this day and you are still my gold standard.

Thank you Ed.

Mark St. Germaine I have been coming before this Board ever since the late 90's. I would like to echo some of the things that have been said. Of all the planning Boards I have been in front of, when you came here, you knew what to expect. You had consistent interpretation regulations and consistent running of the meetings, maybe a little firm, so sure as heck made sure we were ready before we got here. That held everyone to a higher standard.

I really appreciated your service for even a few difficult projects that we worked through. We may not have liked to outcome of every meeting but never ever thought that there was not a fair outcome. We appreciate your service over the years. Thank you

Chris LaRoche Westbrook Housing Authority, Mr. Reidman I want to thank you on behalf of the Director of the Westbrook Development Corporation and the Commissioners of the Housing Authority for the City of Westbrook and all the staff at Westbrook Housing the standard you have held us to every time we have come before the Planning Board for developments. To your support and constant support of Affordable Housing thanks to you and the Planning Board in years past we have over six hundred affordable housing apartments for seniors in Westbrook.

I just want to thank you your input and the standard you have held us to and your constant support. My best wishes to you.

Jim Katsiaficas Perkins Thompson, I have known Ed since 1990 when I was spending a sweltering summer as the acting Attorney in South Portland working with Jerre Bryant and working with you Ed. It was a lot of fun and I learned a lot of South Portland and how it operates.

I had not had the chance to come before the Westbrook Planning Board until the last few years working with Rock Row. In that time, I have learned a few things about Chair Reidman and his governing style. First, he runs a tight ship. I you present an application to the Westbrook Planning Board, you better be prepared, be concise and to the point, you better be able to answer the Boards questions and you better know when to stop.

****laughter****

I also learned his guide to presentation and pronunciation controls, pronounce Dirigo correctly, know the difference between a pond and a lake and don't call Westbrook a Town when it is a City.

****laughter****

Some of us learned that the hard way.

****laughter****

Ed is fair, everyone will have a chance to be respectfully heard, just be respectful in turn and pay attention that you do not miss your turn because Ed has a faster gavel then anyone I've known outside of John Martin in the State House.

****laughter****

All of us with the Rock Row, Waterstone project have greatly appreciated your leadership and look forward to working with Chair Daniel. Thank you very much.

Jennie Franceschi during the course of our review what fun facts we could find out about Ed we researched in the minutes to find out how many meetings and how many applications he had approved but during the course of that we also found out that Ed was a UMO Grad and was on the 1961 football and was all conference champion, thought that was a fun fact to throw out there.

As Jerre mentioned, he was also the City Engineer for Westbrook prior to his tenure on the Planning Board.

History is important. History allows perspective into the past to make sure you are heading in the right direction.

As we were looking in the archives we found the original binder of the inception of the Planning Board of 1951. It had the original sheets in it, had all the minutes, all the documentation and thought that history needs to be preserved and have created a copy within the binder that we will present to you tonight, which has a lot of components that are like today. We complained about traffic, we complained about sewer but it is how we react to it now moving forward, I think is a true test of what the Planning Board is meant to be and what embodies all of you and especially Ed.

It has been sixty-nine years since the start of the Planning Board and two men have dominated the landscape as Chair of the Board. Charlie Henderson had been on the Board for thirty years prior to Ed taking over of the Board and Ed's twenty-four years as Chair.

Three quarters of the existence of the Planning Board, two men have had a prominent leading role on this Board, and I think that needs recognition.

A few other items we would like to give Ed are Kindness Cookies, a Westbrook business and have put together some beautiful cookies some of which have nice gavels, years of Ed's tenure and wanted to present Ed with the cookies and we also have some for the Board as well.

Rebecca Spitella presented Ed with the cookies.

David Finocchietti presented Ed with a Westbrook baseball hat, mug and pen.

Jennie Franceschi now Linda will present you with the binder with a copy of the historical data of the Planning Board, fun facts and a section of e-mails we copied for others who wished they could be here but sent an e-mail for you to read at your leisure.

Linda Gain Ed, before I present you with this notebook I want to thank you of your twenty-four years of service as Chairman of the Planning Board. Your vision and extraordinary ability to guide us through many possibly contentious meetings has been well recognized and appreciated.

Personally, you have taught me many items dealing with Planning Process, and guided me to make sure that I record the votes correctly and accurately.

I will miss the way you conducted a very structured meeting but mostly I will miss your quick gavel to allow some lengthy meetings to move along.

Ed I will sincerely miss you as Planning Chair. Kindest Regards.

Jennie Franceschi the binder that Linda is handing to you was the original binder that held the 1951 Planning Board minutes in.

To conclude from me personally, Ed has not only been my Planning Board Chair, but I have been fortunate to have worked with him on Transportation Board where he was the Chair as well. Ed was the reason to give me the push I needed back eighteen years ago to take over a Chair's position at the ripe old age of twenty-eight.

I appreciated his wisdom and guidance to teach the next generations around him. I was always in awe of his ability to control meetings even under stressful conditions. I also appreciated that if there were particularly difficult situations where Staff were stuck in the middle that Ed had no issues with the Board exerting its authority to do what was in the best interest of the community.

When you look up the definition of Public Service there is a picture of Ed Reidman as he has embodied the essence of what it truly means.

I for one am who I am in due part of your involvement in my life. Thank Ed for everything you have done for me and the City of Westbrook.

To complete the gifts, we have a gavel which has: Chairman Ed Reidman; 24 years of excellence on the Westbrook Planning Board

Ed Reidman Judith and I were headed to Florida and landed in Philadelphia and as we are getting out of the plane and someone says, hey Ed! It was Brooks More on the same plane!

laughter

To set the record straight Harold Westcott was the Mayor when I was appointed the first time. A fellow named Don Mannett came to me and asked me if I would serve and I went to talk to Jerre and that was that.

Now that I have mentioned Jerre, as people have said I worked with him in South Portland and have worked with him in Westbrook. When we were in South Portland we were working on our combined

Sanitary Sewers. Mr. Bryant managed to bend DEP all out of shape. DEP sent a consent decree to the EPA and Jerre said they will be easier to work with. Ha, Ha!

****laughter****

I have enjoyed my stay here and I plan to continue to serve, although I do not know for how long. Before the month is over I have another birthday and I want to say thank you to everyone who came out tonight.

We should have had all the old Board members here. One time as I was sitting here, on Election Day, two of my Board Members at that time were elected to the City Council, automatically no more meetings for the Planning Board as we did not have a quorum.

I want to thank you all for coming.

Rene Daniel we need to have some photos taken; may I have a motion to recess?

Motion made and seconded, unanimous in favor to recess.

Rene Daniel called meeting back in session

UNFINISHED BUSINESS

Rebecca Spitella introduced item:

4. **2018. 34 – Amended Subdivision – Rock Row - 58 & 80 Main Street – Waterstone Properties Group: Jones & Beach, Inc. on behalf of Waterstone Properties Group, is proposing an amendment to a subdivision plan approved September 18, 2018 split Parcel 2, Lots #1, 2 and 3 into six (6) parcels, creating lots 4, 5 and 6. The amendment is for Phase 1 of a 495,915 +/- square foot regional retail shopping center. No changes to the remainder of the site, including the approval of the amphitheater use, are proposed. Tax Map: 042B Lots: 009, 010, 011 & 014 Zone: Gateway Commercial.**

Jim Katsiaficas Perkins Thompson here with applicant Waterstone and Dirigo Center Developers LLC, presented an amendment to plan.

Back in 2016 the Board approved a three-lot subdivision of the Rock Row parcel.

We are here today seeking an amendment increasing the three lots to six lots also looking for an amendment to the phasing plan and because the project crosses the Municipal Boundaries located in both Westbrook and Portland.

We sought a waiver of the joint hearings under State Law otherwise is required. This Board actually approved that joint waiver back on the October meeting and this was put on hold until Portland could do the same thing. Portland did vote on the 14th of January to grant that waiver and also to approve the change of three lots to six.

It is before this Board for a Public Hearing and for the application in regard to increasing the number of lots and approving the phasing plan.

As far as the substance of the application goes originally this was planned for three lots being we will call it what it was, Walmart, a restaurant and lot three would remain for everything else.

For tonight's plan Lot 1 is proposed as the Market Basket, Lot 2 a restaurant, Lot 3 area by Building 1A, Lot 4 is the portion of the entrance to Rock Row Road at this point phase one is limited. Lot 5 is a proposed bank; Lot 6 is everything else.

That is the 6 lots for this evening application. We have shown the phase 1 on the plan as requested by staff and the buildings we are showing here are approximately 141,000 square feet of commercial development.

If there are any questions to Engineering issues Wayne Morrill is here and could answer those for you. Any questions from the Board?

Rene Daniel no, thank you.
I call on Nancy Litrocapes

Nancy Litrocapes may I ask permission from the Board to recuse myself from this matter as I do project work related to this.

Rene Daniel I need a motion.

Rebecca Dillon I make a motion to allow Nancy to recuse herself.

2nd by Larry McWilliams motion approved (6-0) (Nancy Litrocapes recused)

Jennie Franceschi
Project Description:

Jones & Beach, Inc. on behalf of Waterstone Properties Group and Dirigo Center Developers, LLC, is proposing an amendment to a subdivision plan approved September 18, 2018 which would reconfigure lot lines and create new lease lots on the land North of the Railroad tracks known as Parcel 2, Lots #1, 2 and 3. The proposal shows Parcel 2 being divided into six (6) parcels, creating new lots 4, 5 and 6. The amendment is to the Phase 1 portion of the project site. No changes to the remainder of the site are proposed. The land South of the Railroad Tracks is not included in this application. The Applicant also requested a waiver of joint meetings with the Portland Planning Board on the joint application, which the Westbrook Planning Board approved on October 1, 2019. The Portland Planning Board voted to approve the same application for amended subdivision and waiver of joint meetings on January 14, 2020.

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

October 1, 2019 Public Hearing – Amendment – Waiver Granted by Westbrook Planning Board
 January 21, 2020 Joint Review Waiver granted by City of Portland Planning Board & approval of Subdivision Amendment
 February 4, 2020 Amended Subdivision Review

Staff Comments:

Fees due - \$100 outstanding final application fee. \$109.52 noticing fees
 Show phasing line on plan to delineate Phase 1 from Phase 2A. Include area calculations for each phase. Include as a plan note a statement of shared parking rights allowing Parcel 2 Lots 1, 2 and 5 to utilize the parking located on Parcel 2 Lot 6. (Provide draft documents for review)
 Revise language on plan pertaining to access easement over Lot #2 states “proposed access easement to benefit Parcel 2 Lot#7”. Lot 7 does not exist.
 Show district standards on plan
 Show building setbacks on parcels, where applicable
 DWG files on Maine State Plane Coordinates required
 Waiver for joint meeting stated on plans for signing (approved October 1, 2019).
 Rebecca Dillon move that the Planning Board approve Dirigo Center Developers LLC’s application for an amendment to the Subdivision 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: 42B Lots: 9, 10, 11, & 14 Zone: Gateway Commercial, including, without limitation, approval of the amended phased commencement and completion schedule dated October 1, 2019 and attached to the application; and the following findings of fact, conclusions and conditions as stated on pages 2 through 4 of this Staff Memo dated January 31, 2020, which are adopted in support of that approval. Included in this approval is the waiver for joint meetings with Portland which was approved on October 1, 2019.

Subdivision – Finding of Fact

Standard	Finding
Pollution	Disposal of sewage is consistent with the plans approved by the Planning Board on September 18, 2018.
Sufficient Water	The subdivision will be served by public water. An ability to serve letter from PWD was submitted as part of the plans approved September 18, 2018.
Municipal Water Supply	The subdivision will be served by public water. An ability to serve letter from PWD was submitted as part of the plans approved September 18, 2018.
Erosion	Adequate erosion and sediment control measures are shown on the subdivision plan set approved September 18, 2018
Traffic	The amendment does not require an amendment to the MDOT approved Traffic Movement Permit.
Sewage Disposal	The subdivision amendment is consistent with the September 18, 2018 approval.
Municipal Solid Waste Disposal	Waste removal is the responsibility of the commercial entity. Private waste removal is required.
Aesthetic, Cultural and Natural Values	None known.

Conformity with City Ordinances and Plans	The subdivision amendment is in conformance with City Ordinances & Comprehensive Plan
Financial and Technical Capacity	The City of Westbrook has a performance guarantee from the applicant in an amount that is sufficient to cover the project as proposed. The applicant has retained the services of Jones and Beach Engineers which demonstrates technical capacity.
Surface Waters; Outstanding River Segments	The subdivided lot (tax map 042B Lot 015) is not located within a watershed of a pond or lake, or within 250-feet of any wetland, great pond or river. Nason's Brook is located on the abutting parcel Map 042B Lot 014, and is shown on the Amended Subdivision Plat approved September 18, 2018.
Ground Water	The subdivision amendment does not increase impervious cover to the project site and will not have an impact on groundwater.
Flood Areas	The project is not located within a flood zone
Freshwater Wetlands	No wetlands have been identified on the site.
Farmland	No current or registered farmlands have been identified on the site
River, Stream or Brook	No rivers, streams or brooks are identified within the limits of the Map 042B Lot 011 parcel. Nason's Brook is located on the abutting parcel Map 042B Lot 014, and is shown on the Amended Subdivision Plat approved September 18, 2018.
Stormwater	Stormwater management is consistent with the September 18, 2018 subdivision approval.
Spaghetti Lots Prohibited	No lots within the proposed subdivision have shore frontage.
Lake Phosphorus Concentration	The proposed subdivision is not located near or along a great pond.
Impact on Adjoining Municipality	The project was approved by the City of Portland Planning Board on January 21, 2020.
Lands subject to Liquidation Harvesting	Not applicable

Conclusions:

The proposed subdivision will not result in undue water or air pollution

The proposed subdivision has sufficient water available for the reasonably foreseeable needs of the subdivision

The proposed subdivision will not cause an unreasonable burden on an existing water supply

The proposed subdivision 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

The proposed subdivision 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.

The proposed subdivision will provide for adequate sewage waste disposal and will not cause an unreasonable burden on municipal services.

The proposed subdivision will not cause an unreasonable burden on the City's ability to dispose of solid waste.

The proposed subdivision will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.

The proposed subdivision conforms with a duly adopted subdivision regulation or Ordinance, comprehensive plan, development plan or land use plan.

The sub divider has adequate financial and technical capacity to meet the standards of this section.

The proposed subdivision will not adversely affect the quality of any pond, lake, wetland, great pond or river, or unreasonably affect the shoreline of that body of water.

The proposed subdivision will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water.

The subdivision is not located in a flood-prone area, as determined by the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps.

All freshwater wetlands within the proposed subdivision have been identified.

All farmland within the proposed subdivision has not been identified. – Not applicable

Any river, stream or brook within or abutting the proposed subdivision has been identified.

The proposed subdivision will provide for adequate stormwater management.

Lots in the proposed subdivision do not have shore frontage on a river, stream, brook, great pond or coastal wetland as defined in 38 M.R.S.A. Section 480-B.

The long-term cumulative effects of the proposed subdivision will not unreasonably increase a great pond's phosphorus concentration during the construction phase and life of the proposed subdivision.

The proposed subdivision will not cause unreasonable traffic congestion or unsafe conditions with respect to the use of existing public ways in an adjoining municipality in which part of the subdivision is located.

Timber on the parcel being subdivided has not been harvested in violation of rules adopted pursuant to 12 M.R.S.A. Section 8869, subsection 14.

Conditions: All Conditions of approval associated with Dirigo Center Developers LLC's project at 58 and 80 Main Street, Tax Map: 42B Lots: 9, 10, 11, & 14, that have been previously stated in Staff's Memo and Notices of Decisions of the Board's decision including but not limited to September 18, 2018, run with this amendment.

Approval is dependent upon, and limited to, the proposals and plans contained in the application dated August 22, 2019 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.

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.

Prior to any further permits being issued for Phase I only (as delineated on most recent approved Site Plan):

All outstanding Staff comments must be addressed.

Copy of the recorded amended subdivision plan.

The applicant shall provide the digital data as required by Section 504.5.B.12 and 13. – verification with GIS coordinator

2nd by Larry McWilliams

Rene Daniel any discussion?

Robin Tannenbaum I remember when you came to us in October, but I cannot remember the reason why we are going from 3 to 6 lots.

Jim Katsiaticas there are a lot of shopping centers where the developer retains ownership of the entire parcel and lease out interior space to store tenants. But in this instance there are also anchor tenants that grant a ground lease. Under State Subdivision Law you create a lot by sale or by lease or by otherwise, so when it is a ground lease as there are in a couple of instances here the Metro Lease for the roadway, the ground lease to Market Basket and a ground lease to a restaurant these create the need for lots. As this grows and we go back into additional phases we may be back for more changes like this.

Robin Tannenbaum thank you

Rene Daniel anyone else?

The motion is approved (6-0) (Nancy Litrocapes recused)

NEW BUSINESS

Rebecca Spitella introduced item:

5. **2019.35 – Site Plan, Shoreland Zone – 185 Warren Avenue – Delta Realty, LLC – Public Hearing: The applicant is proposing to construct a 6,000 sf accessory building and paved accessway for on-site storage of vehicles. Tax Map: 046 Lot: 001 Zone: Industrial Park District**

Project Description

The applicant is proposing to construct a 6,000-sf steel building and paved accessway for on-site storage of vehicles.

Project History

October 28, 2019 – Neighborhood Meeting
November 5, 2019 – Planning Board Workshop
February 4, 2020 – Public Hearing

Staff Comments

1. Stormwater
 - a. Emergency spillway for soil filter #2 directly drains on westerly abutting property. Drainage should remain on site or easements on abutting lands are required and should be noted on the plan. Direct drainage in line with grading to send water toward rear of abutting lot vs towards additional abutting properties.
 - b. Emergency spillway for soil filter #1 directed toward easterly abutting property. Adjust so water remains on-site and is directed downslope toward wetland. May require additional riprap along slope to avoid erosion along the embankment. Provide a level spreader prior to wetland.

2. State shoreland zoning standards on plan to demonstrate total lot area that is located within SZ, total impervious proposed (may not exceed 70% of lot area located within SZ), and cleared area allowances within the 25-foot setback are met.
3. Guardrail required along all areas in excess of 3:1 slope
4. Contractor certified in erosions control must be on site each day earthmoving activity occurs for disturbances within the shoreland zone.
5. C-102 - Verify topo lines 61 – 63 are correct
6. Extend pavement to widen driveway at pinch point
7. Show suite numbers on plan
8. E/C – align silt barrier with a lower contour line to provide a more secure wrapping of the site
 - a. Recommend stump grinding mix due to close proximity to resource
9. Grading extends onto westerly abutting property. All grading must remain on-site
10. State size of wetland (portion of wetland located on parcel) on C-101
11. Provide cost estimate on City form – cost estimate should be reflective of final site design
12. Additional funds due - \$250 for Final application fee; \$177.90 noticing fees
13. Final edited plans with signature block and conditions of approval (one full set mylar, one full set paper) to the Planning Office. Conditions of approval will be provided by Staff on/about Friday, January 31.

Patrick Coughlin St Germain Collins on behalf of Art Girard and Delta Realty proposing a 6,000 sq ft building to house trucks during the winter.

- Evolved to improve site improvements
- Showed parcel area on screen
- Small brick building on front of road
- Lot to the left is where the trailers are parked from Sappi
- New development to the right
- This is behind the brick buildings
- Adding the 6,000 sq. ft building in the rear
- That portion of the suite had fill in past years
- Improving the grading of that fill, stabilizing slopes
- Adding pavement extending to that building
- Providing access on three sides for the Fire Department and have re-done the storm water management for the site
- Electric to building but no one is working there, just truck storage
- We have addressed all Staff comments but one easement that is in process for storm water

With that I am open to any questions

Rene Daniel Staff Comments?

Jennie Franceschi we have nothing more to add at this time as the applicant has addressed the comments. Except the easement that was stated which will be a Condition of approval.

Rene Daniel opened Public Hearing

No comments

Public Hearing closed

Robyn Tannenbaum move the Site Plan application for Delta Realty, LLC for a 6,000 sf steel building and paved accessway located at 185 Warren Ave Tax Map: 046 Lots: 001 Zone: Industrial Park District is approved with conditions and the following findings of fact, conclusions and conditions as stated on pages 6 through 9 of this Staff Memo dated January 31, 2020 are adopted in support of that approval.

Site Plan – Finding of Fact

Standard	Finding
Utilization of the site	The plan meets the intent of the Ordinance
Handicap Access	The site is ADA compliant with paved access from the public right of way to all buildings.
Appearance Assessment	The project is utilizing an existing access point to the site from Warren Avenue. The new building is located behind the existing building and is in scale with structures located on the abutting properties. Landscaping is provided at the access point and in front of the forward most structures. No additional signage is proposed. The project meets the criteria for items 1-5. Item 6 is not applicable as the project site is not located within the Village Review Overlay Zone.
Landscape Plan	Additional landscaping has been provided at the site entrance and in front of the existing buildings.
Odors	The utilization of the new structure is for warehousing and should create no odor issues.
Noise	No adverse impact known or anticipated
Technical and Financial Capacity	The applicant has provided a letter from Norway Savings Bank dated November 20, 2019 to demonstrate proof of financial capacity. The applicant has retained the services of St. Germain which demonstrates technical capacity.
Solid Waste	The accessory use will utilize existing waste management measures located on the site.
Historic, Archaeological and Botanical Resources or Unique Features	None known.
Hazardous Matter	None known.
Vibrations	The operations should create no vibration issues.
Parking & Loading Design and Site Circulation	The plan provides paved access from the public right of way throughout the site. Existing site circulation conditions are improved through a widening of pavement between the existing buildings. All areas with a slope in excess of 3:1 along a travel way include a guardrail for vehicle and driver

	protection. No additional parking is required as the addition does include the need for an employee.
Adequacy of Road System	Adequate
Vehicular Access	Site ingress/egress is provided by way of an existing point of access on Warren Ave
Pedestrian and Other Modes of Transportation	A paved travel way is provided from the terminus of the existing pavement to/around the new structure. Existing site condition are further improved
Utility Capacity	The accessory building is not serviced by water or sewer. Underground electric service is provided, in coordination with CMP
Stormwater Management, Groundwater Pollution	The plan provides stormwater design for the entire site through two underdrain soil filters that discharge to the natural resource located at the northerly edge of the site.
Erosion and sedimentation Control	Adequate erosion and sedimentation control measures are provided on the plan.

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/is not** 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.

Shoreland Protection Zone - Finding of Fact

Standard	Finding
Will maintain safe and healthful conditions	No adverse impact is known or anticipated
Will not result in water pollution, erosion, or sedimentation to surface waters	Erosion control mulch should be utilized for barriers located within the 25-foot wetland setback to for resource protection.
Will adequately provide for the disposal of all wastewater	The site will utilize existing wastewater management measures.
Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat	No adverse impact known or anticipated
Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters	The project does not impact shore cover
Will protect archaeological and historic resources as designated in the comprehensive plan	None known
Will not adversely affect existing commercial fishing or maritime activities in a Commercial Fisheries/Maritime Activities district	The project is not located in a Commercial Fisheries/Maritime Activities District.
Will avoid problems associated with floodplain development and use	The development is not located within a floodplain
Is in conformance with the provisions of Section 15, Land Use Standards.	The project is in conformance with the Land Use Code. Tree canopy clearing within the 25-foot setback from the protected resources is limited to 250sf.

Conclusions

1. The proposed development **does** maintain safe and healthful conditions
2. The proposed development **does not** result in water pollution, erosion, or sedimentation to surface waters
3. The proposed development **does** adequately provide for the disposal of all wastewater
4. The proposed development **does not** have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat

5. The proposed development **does** conserve shore cover and visual, as well as actual, points of access to inland and coastal waters
6. The proposed development **does** protect archaeological and historic resources as designated in the comprehensive plan
7. The proposed development **does not** adversely affect existing commercial fishing or maritime activities in a Commercial Fisheries/Maritime Activities district
8. The proposed development **does** avoid problems associated with floodplain development and use
9. The proposed development **is** in conformance with the provisions of Section 15, Land Use Standards.

Conditions

1. Approval is dependent upon, and limited to, the proposals and plans contained in the application dated January 9, 2020 and supporting 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. Prior to any site disturbance or building permits being issued for the project:
 - a. All Staff comments must be addressed.
 - b. Review of building elevations to be consistent with submitted documentation or testimony.
 - c. A revised grading and drainage easement plan approved by City Staff. Easements must be recorded and a copy provided to the Planning Office.
 - d. A pre-construction meeting must be held with City Staff and the site work contractor. Contact the Planning Office to coordinate.
 - e. The applicant shall provide the digital data as required by Section 504.5.B.12 and 13. – verification with GIS coordinator.
 - f. 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. 2% Inspection fee - \$3,333
 - g. 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. Cost estimate provided: \$166,625
 - h. Coordinate with the E911 Coordinator on addressing of the buildings.
 - i. Best management practices shall be adhered to during all ground disturbance operations.
4. Prior to the first Occupancy Permit issuance:
 - a. A site inspection of the required improvements by the City to ensure public health & safety is addressed and compliance with the approval. (This includes all paving, striping, guardrails in areas of excess of 3:1 slope, etc.)
 - b. All site improvements must be installed, unless a performance guarantee amount is held in the amount of the remaining improvements.
5. Prior to release of the performance guarantee:

- a. The site will be in compliance with the approved plan and as-built plan provided in City approved format for the GIS system
6. The applicant shall comply with the requirements of local and state authorities for life and safety requirements.

2nd by Rebecca Dillon motion approved (7-0)

Ed Reidman move to go to workshop

2nd by Jason Frazier motion approved (7-0)

WORKSHOP

Rebecca Dillon introduced item:

6. **2020.02 – Site Plan, Subdivision, Village Review – 630 Main Street – Ryan Le: The applicant is proposing the demolition of an existing 2-unit residential structure and development of a 3-4 story mixed use building with commercial first floor and 8-12 residential units on the upper floors. Tax Map: 033 Lot: 005 Zone: City Center District, Village Review Overlay Zone.**

Andy Morrill BH2M also with me is the applicant Ryan Le, presented aspects of the of the site.

- It is currently a two-unit residential building on that site.
- Looking to demolish that building and construct a 118 foot by 35-foot building.
- Two to four commercial units on first floor
- Twelve residential units on floors 2 through 4
- Proposed an 18-space parking lot
- The residential units will park off of Day Street and the Commercial units will park on Main Street

Coming before the Board as a sketch plan looking for the Boards feedback on your proposal makes it easier for us to complete our application moving forward.

The applicant is thinking of doing some signage on the building over the doors along Main Street for the commercial units.

Site lighting has a series of utility poles that have streetlights around the site on both Day Street and Main Street. The applicant is envisioning wall pack lighting on the entrance of the building and on the back of the building where the parking area is.

We are thinking of some gang mailboxes inside the building at the entrances and the building will have a partial basement for storage and where the utility room will be.

Happy to answer any questions the Board may have.

Rene Daniel Staff comments?

Jennie Franceschi the applicant is proposing the demolition of an existing 2-unit residential structure and development of a 3 or 4-story mixed use building with commercial first floor and 8-12-residential units on the upper floors.

Project History

January 21, 2020 – Village Review Overlay Committee

January 24, 2020 – Neighborhood Meeting

February 4, 2020 – Planning Board Workshop

Staff Comments

1. Comments from Village Review (comments reflective of the 4-story design elevations)
 - a. Provide updated elevations of all building views
 - b. Verify building colors
 - c. Differentiate color on bump outs
 - d. Keep commercial windows clear to allow visual access to the interior of the structure
 - e. Verify 70% building façade standard is met.
 - f. Scale of building – Massing of Structure, Concerns on the pitch roof if lowered will be problematic in winter months and adds to the weight of the roof system.
 - g. Building entrances are a projection vs a recessed door, though that is not a requirement.
 - h. Window alignment with lower level
 - i. Consideration as to how signage will be incorporated into final design
 - j. Continue brick along all four facades
2. Sewer
 - a. Sewer in Main Street is in an unknown condition and current lateral cannot support the sewer generation from this use. A sewer main exists in Day Street, however Day Street is under moratorium as of 2019.
3. 2-knox box locations required. Locations to be determined by Fire Department
4. Final building design should provide sprinkler/mechanical room.
5. Providing lighting plan with final submission. Pole lighting preferred and may be required to limit light pollution to abutting properties.
6. Provide walkway connection to sidewalk. Walkways must be privately maintained during snow events.
7. Show dumpster location and enclosure detail on final plan set.
8. Show mailbox location on final plan set. Mailbox design and location subject to the approval of USPS.
9. Stormwater
 - a. Provide level of treatment prior to discharging from site
 - b. BMPs should be maintainable and prevent any flooding or localized ponding on abutting property.
10. Standard boundary survey stamped by a licensed surveyor required with final submission
11. Landscaping shown on final plan
12. Include density standard (permitted and proposed) with zone standards
13. Show snow storage on final plan
14. Sidewalk system will need to be connected from Main St along the side to the driveway on Day Street.
15. Provide documentation of neighborhood meeting to Planning Department

Board Action:

1. Site Walk - The Staff can provide a virtual site walk for the Board at the meeting.

2. Hold a Public Hearing at a future

Looking for feedback from the Board to move this toward the final approval.

Rene Daniel any public comments?

Jeremy Pelletier 11 Day Street, Mr. Le met us on Main Street to talk about this proposal. My wife and I have lived on Day Street for 10 years. What you see here, we currently see out onto Main Street, so we will be staring out on the back of a four-story building.

It is a dead-end street so Mr. Le was kind enough to put some of our fears to rest. Right now, we have five children under the age of ten. It is a therapeutic foster home. It is a dead-end street, it is safe.

The only thing I bring to the Planning Board is that there is no room to park at all on the street. It is one unit of parking per person. My concern is backing out of driveways or neighbors pulling out of their driveways, there is no space to park on the street. Because it is a dead-end street and there is no parking on the street, there is no signage that says no parking. That is one of our concerns. Should someone have a guest and park in one of the two small spaces, and it puts others out on the street, and it creates an inconvenience. A no parking sign on our street would be nice.

That is it for today.

Rene Daniel anyone else?

Public Hearing closed

Rene Daniel questions or comments from the Board?

Robin Tannenbaum I am glad you moved away from the columns and I like the feel and I personally would not be opposed to having it be more contemporary. However, you and your architect would do that it would be okay. I am curious what the offset is of the front bays? The elevation shows a shadow line that implies that it is about a foot forward. But the plan shows a flat front. I am curious and applaud the offset.

Andy Morrill BH2M yes there will be an off set in the building. The two sections will have about two feet from the main building.

Robin Tannenbaum if you had a restaurant or food service business on the ground floor, is there the ability to have sidewalk seating? I do not know if that is an Ordinance thing and if we allow that. Are you preparing for that potentially?

Andy Morrill BH2M I do not believe the applicant has thought that through. We can certainly consider that.

Jennie, do you want to way in on that?

Jennie Franceschi the building is set back slightly from the edge of the sidewalk. So, it is not directly on the sidewalk. That is a discussion for the Board.

The applicant has not determined what tenants are going in there but there is a potential for seating on the front area. That would be up to the applicant to show that there was going to be some sort of a restaurant, eatery or cafe there to have that ability instead of landscaping you could have a patio out front beside the sidewalk.

Robin Tannenbaum I would really like to have anything in the Village Review Zone to have a street elevation that would go at least one hundred feet on either side. So, we can see the building in some context. It is a really big building and I think it is great for density and I appreciate the outline on the plan and no sense of scale on this relating to everything else. It would be helpful for our analysis from an urban form point of view. That is it, thank you, it looks nice.

Rebecca Dillon I agree with Robin wanting to see how this building fits in with the buildings next to it. I happened to look it up earlier today on Google Earth, there will be a really tiny house next to it on the right side and I am worried. I like the scale and the size, the density, commercial space on the first floor, everything about it but we also do not want this huge giant building looming over Main Street.

I saw the was some discussion, I think that Village Review made some great comments about the roof and I think changing that to a flat roof would make a huge difference of the scale. It also may resolve maintenance issues with water coming off the roof forty feet and washing out the beautiful plantings that you put in there.

I definitely like the canopy we are now showing and I think running the brick around all four sides is a great idea and I think it is going in the right direction. But just understanding how this is going to look on Main Street will be good for people to see and evaluate.

Larry McWilliams I just have a quick question if you are looking for two to four businesses going in, how many square feet is each business going to have? Are you planning on four business coming in verses two? I would like to know if you are putting four businesses in there or one big business in there. How will that be built?

Andy Morrill BH2M the way the building is currently designed when we come back we will have a floor plan, this currently has three units cut out on the first floor, one is about 1500 square feet and the other two are about 1000 square feet. If the applicant were to get a user could need 2500 square feet he may only put two units in. It is really going to come down to how much space a tenant needs coming to this building.

Larry McWilliams so basically you will look for tenants prior to building?

Andy Morrill BH2M applicant actively searching for people that is interested in this building. I think the general shell of the building will be put up prior to finding a use and when they find the tenant they will modify the space to accommodate the need of that user.

Larry McWilliams also the twelve units going in are we looking at one bedroom, two bedroom?

Andy Morrill BH2M six units will have one bedroom and six more will have two bedrooms.

Jason Frazier I do not see the inside rendition, is this a shared lobby? Will the residential and the commercial have the same entrance or will they have separate entrances?

Andy Morrill BH2M the entrances on the front are intended for the commercial uses and the entrance in the back with the parking is going to be for the residential use. The commercial could use the back and go to the front and the same with the residential come in the front and get to their units. The general concept is the Commercial will use the front and the residential will use the back entrances.

Jason Frazier by putting commercial signage on the building, I will be interested in how that looks. Also with the Storm Water Management for the parking lot I would like to see a swale or rain gardens, some green technology that would be a nice addition.

Nancy Litrocapes I like the project, I like the idea that this fits in with the new ordinance which were passed by the City. I like the fact that there is commercial space on the bottom floor, residential going up.

The question or the discussion going around how this fits in terms of mass with the surrounding buildings, my thought, sitting on the planning board is that we are what the future of the City is going to look like. This looks more like a vision going forward and the smaller homes that are around there, I am not sure of the ages of the surrounding homes, but this will outlast those.

My hope is that we see projects like this with a greater mass that go up and have commercial space. I applaud this effort.

Rene Daniel I agree with what with most of what has been said and I wanted to say that I do like your landscaping. I like the concept of multi colored trees and you thinking outside the box.

I would like to see a rendition of the back of the building. I would like to see the rear with some pizzazz, so I am not looking at a blank wall.

I am sure you will take into consideration the neighbors and what they will be looking at.

I am going to bring up a topic and I do not know if the Planners have mentioned this topic but I like sidewalks. Just because this is a dead-end street does not mean that there should not be a sidewalk there.

Andy Morrill BH2M are you referring along Day Street?

Rene Daniel yes, on Day Street. I took to heart what the neighbor said that it is a dead end street with multiple children there. The last thing I would want to see is a developer who has a good product end up having an accident there and then it will be ruined because of the accident. A sidewalk will help the children have a safe haven.

I agree with Nancy, four is better than three and am very pleased with the project. Do not be overly concerned with our comments it will you make a better project.

Other questions?

Rebecca Dillon the neighbors question about signage on Day Street. What is the avenue for that?

Jennie Franceschi that would go through City Council. At this time there is no technical issue as far as the parking concern. We would look at the width of road to see if it meets the standards for two-way traffic and parking on one side or the other. Ultimately there would need to be a recommendation as to why there should be no parking and that would come from the Engineering Department to the City Council and a change of the Ordinance.

Jennie Franceschi I wanted to follow up on a comment to scale and mass in the future. We have other projects that are already talking to us about other properties in the close proximity. What you will see coming forward is a succession of projects and the only place that people have to go is up.

We are going to see an evolution of height in the Downtown strip. Some people can speak to this better than I on what height used to be in Westbrook before urban renewal actually took place to show that there was height in the area. The only way to get the density that we are looking for in the downtown verses pushing that residential living component out to in area that we would rather not is to go up. But we have to do it thoughtfully with respect to how we want to have our downtown look.

Rebecca Dillon from my comment, I have no issue with height of the building but there are some municipalities that will not allow a sloped roof so close to a sidewalk because there are safety concerns with that. So I think you can solve two things and keep the scale manageable as well.

Robin Tannenbaum we do not need a downtown with all sloped roofs you can have a flat roof. This is great and is a quality designed building but it does not need to set a precedence to have a gable roof. That said, since it does have a sloped roof, you have great Sothern exposure on the back side of this. Wouldn't that southern side host a nice array of solar panels? Easier these days, more cost effective and would be an amazing way to set the stage for new construction in Westbrook and could be financially viable also.

Rene Daniel site walk?

Jennie Franceschi showed the site walk location online.

Rene Daniel as two members are absent could we have this site walk on line again?

Jennie Franceschi yes and the Public Hearing can be scheduled when the applicant is prepared.

ADJOURN

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