

**WESTBROOK PLANNING BOARD
TUESDAY, MAY 19, 2020,
TELECONFERENCE**

MINUTES

Rene Daniel called meeting to order

1. Call to Order

Roll Call attendance:

Present: Jason Frazier (Ward 2), Robin 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: Joseph Marden (Ward 3)

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

NEW BUSINESS

- 3. 2020.02 – Site Plan, Subdivision, Village Review – 630 Main Street – Ryan Le – Public Hearing: The applicant is proposing the demolition of an existing 2-unit residential structure and development of a 4-story mixed use building with 3-commercial units on the first floor and 12-residential units on the upper floors. Tax Map: 033 Lot: 015 Zone: City Center District, Village Review Overlay Zone.**

Project History:

1. January 21, 2020 – Village Review Overlay Committee
2. January 24, 2020 – Neighborhood Meeting
3. February 4, 2020 – Planning Board Workshop
4. May 19, 2020 – Public Hearing

Robin Tannenbaum requested to be recused from the item due to a family involvement with this project.

John Turcotte moved to recuse Robin Tannenbaum

2nd by Nancy Litrocapes

Roll Call Vote:

Yes - Jason Frazier (Ward 2), John Turcotte (At Large), Nancy Litrocapes (Alternate), Larry McWilliams (Alternate), Vice Chair Rebecca Dillon (Ward 1), Chairman Rene Daniel (At Large)

Joseph Marden (Ward 3) – Absent

Motion carried Robin Tannenbaum is recused from this item

Andy Morrill BH2M provided a presentation on the project. The applicant is proposing the demolition of an

existing 2-unit residential structure and development of a 4-story mixed use building with 3-commercial units on the first floor and 12-residential units on the upper floors. Highlights of the presentation include the utilities accessed by Main Street due to a moratorium on Day Street, ADA access, the addition of a patio along the Main Street façade, the addition of a sidewalk along Day Street, a curbed parking lot and gutters to direct stormwater toward a rain garden, a 4-foot stockade fence along the southern property line (Pelletier property), an enclosed dumpster, and a landscape plan designed by Landscape Architect, Peter Burke. Stephen Weatherhead is the architect for the project, which incorporates a brick façade around all four sides of the building and a reduced slope on the roof to minimize massing on Main Street.

Jennie Franceschi stated the applicant has addressed comments provided in the memo and all fees have been paid.

Comments from the staff memo:

- a. Fees Due: Noticing – \$233.90 & Open Space - \$6,033
- b. Cost Estimate – Revised per City Comments
- c. Due to proximity of Southern corner of building to the boundary line, survey of the building limits is critical prior to construction to ensure all work is conducted on the subject parcel – Condition of Approval
- d. Silt sacks in CBs in the street in the vicinity of the project. – Condition of Approval.
- e. Relocate any landscaping that is shown to grown beyond the boundary of the property line. Condition of approval to verify at planting.
- f. Public access easement will be required for the sidewalk on private property along Day St. Maintenance of sidewalk is the responsibility of the property owner. (Area of ROW behind curblines that is utilized for the sidewalk purposes will not be maintained by the City, but will be the responsibility of the owner of 630 Main St.) Condition of approval.
- g. Wall pack lighting is not sufficient for use as pole light. Photometrics shows spillover on abutting property. Provide cutsheet with appropriate cut off for pole light as well as pole fixture detail.
- h. Need to have landscaped area retained with edging and not sloped into sidewalk as per details shown on landscape plans. Detail provided for Corten edging on sheet 4 is not sufficient for construction.
- i. Stormwater subcatchment Plan sheet provided with memo dated May 13, 2020 is not sufficient. Appropriate drainage plan to the satisfaction of Engineering required prior to ground disturbance – Condition of Approval.
- j. Stanchion location for the transfer to UGE must not affect ADA sidewalk width. – Condition of approval.
- k. Final Plans: 1 full Paper set & 1 full Mylar set (and 1 paper & 1 mylar of signature sheet) to be provided to the Planning office by noon on May 18th.

Rene Daniel opened Public Hearing

Jeremy Pelletier 11 Day Street, spoke in support of the project.

Rene Daniel closed Public Hearing

Rene Daniel opened for Board comments

Nancy Litrocapes asked if the first floor was three (3) separate commercial units or are they sharing one space. The windows on the first (1st) floor look residential and requested they be altered to appear more commercial than residential.

Andy Morrill stated the first floor will be leased as professional office space. It is designed to accommodate three independent uses, however if a single tenant would like to occupy more of the first floor, the layout can be altered to accommodate that as well.

Stephen Weatherhead stated they sized the first-floor windows larger than the residential units to differentiate. The size of the windows is maxed out to be functional with the office spaces however they will explore the removal the window grills to create a more commercial look.

Rebecca Dillon asked clarification on the color and material type of windows.

Stephen Weatherhead stated the lighter color window will match the lighter clap board and the darker windows will be on the gable end and brick façade.

Rebecca Dillon noted there is not any lighting proposed in the front of the building.

Andy Morrill confirmed there is no plan to add additional lights in the front of the building as there are streetlights within the vicinity to provide adequate lighting.

Rebecca Dillon move The Site Plan/Subdivision/VROZ application for Ryan Le for the demolition of an existing residential building and construction of a four-story multi-use commercial office and 12-unit residential building located at 630 Main St Street Tax Map: 033 Lot: 015 Zone: City Center District, Village Review Overlay Zone is **approved with conditions** and the following findings of fact, conclusions and conditions as stated on pages 2 through 6 of this Staff Memo dated May 15, 2020 are adopted in support of that approval.

Site Plan – Finding of Fact

Standard	Finding
Utilization of the site	Adequate
Handicap Access	Site is ADA compliant and provides an accessible access route at both the front and rear entrance points and one accessible parking space. ADA parking signage is provided.
Appearance Assessment	The proposed structure provides a consistent façade along Main Street and Day Street. Parking is located to the rear of the building allowing the building to be located along the front property line to maintain uniformity with Main Street commercial district. Materials provided are in line with the structure to be demolished and the standards of the Downtown District. Lighting is proposed to maintain safety of residents and is shielded from abutting residential properties. Signage for commercial units are building mounted. Review by the Village Review Overlay Committee occurred on January 21, 2020. The structure is in conformance with Village Review Standards as outlined in Section 403 of the Land Use Ordinance.
Landscape Plan	Landscaping is proposed along the frontages of both Main Street and Day Street as well as internal to the site.
Odors	The operations should create no odor issues, outside of proper maintenance of trash disposal.
Noise	No adverse impact is known or anticipated
Technical and Financial Capacity	Applicant has provided a letter from Machias Savings Bank dated March 29, 2020 to demonstrate proof of Financial Capacity. The applicant has retained the services of BH2M which demonstrates technical capacity.
Solid Waste	Residential waste will be privately hauled. An enclosed dumpster is shown on the plan. Commercial waste may utilize same private dumpster system depending on waste type of commercial use.

Historic, Archaeological and Botanical Resources or Unique Features	None known
Hazardous Matter	None known
Vibrations	The proposed development should create no vibrations issues.
Parking & Loading Design and Site Circulation	The plan provides 18-parking spaces which exceeds the minimum parking requirement of 1-off street parking spot per residential unit. Parking is located to the rear of the building and is accessible from Day Street.
Adequacy of Road System	Adequate
Vehicular Access	Site ingress and egress is provided via Day Street at a location that has been reviewed by and is deemed acceptable by Public Services
Pedestrian and Other Modes of Transportation	A paved sidewalk along the Day Street frontage connecting to the existing sidewalk along Main Street is provided. The applicant provides ADA ramps to all building entrances.
Utility Capacity	Public utilities are accessible and located within the Main Street right-of-way. Utilities are not accessible within Day Street due to moratorium.
Stormwater Management, Groundwater Pollution	A rain garden is provided at the easterly corner 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** 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.

Subdivision – Finding of Fact

Standard	Finding
Pollution	Disposal of the sewage from the project will be via the City Public Sewer system. Ability to serve letter from Wastewater Services will be provided upon receipt
Sufficient Water	Water services are accessible within the Main Street right-of-way. Ability to serve letter from Portland Water District will be provided to the City upon receipt
Municipal Water Supply	Water services are accessible within the Main Street right-of-way. Ability to serve letter from Portland Water District will be provided to the City upon receipt
Erosion	The applicant has provided a plan to adequately address erosion control. On-site inspections will occur during construction to ensure compliance.
Traffic	The road systems have adequate capacity to accept the traffic generate by this project.
Sewage Disposal	Disposal of the sewage from the project will be via the City Public Sewer system. Ability to serve letter from Wastewater Services will be provided upon receipt
Municipal Solid Waste Disposal	Residential waste will be privately hauled. An enclosed dumpster is shown on the plan. Commercial waste may utilize same private dumpster system depending on waste type of commercial use.
Aesthetic, Cultural and Natural Values	Not applicable
Conformity with City Ordinances and Plans	Proposal is in conformance with City Ordinances & Comprehensive Plan.
Financial and Technical Capacity	Applicant has provided a letter from Machias Savings Bank dated March 29, 2020 to demonstrate proof of Financial Capacity. The applicant has retained the services of BH2M which demonstrates technical capacity.
Surface Waters; Outstanding River Segments	Not applicable
Ground Water	Ground water will not be adversely impacted by this project.
Flood Areas	The property is not located within a flood zone.
Freshwater Wetlands	Freshwater wetlands have been identified on site.
Farmland	No farmland has been identified on site.
River, Stream or Brook	The proposed subdivision is not located near or along a river, stream or brook.
Stormwater	A rain garden is provided at the easterly corner of the site.
Spaghetti Lots Prohibited	No lots within the proposed subdivision have shore frontage. N/A
Lake Phosphorus Concentration	The proposed subdivision is not located near or along a great pond.
Impact on Adjoining Municipality	The proposed subdivision does not cross municipal boundaries
Lands subject to Liquidation Harvesting	Not applicable

Conclusions:

1. The proposed subdivision **will not** result in undue water or air pollution
2. The proposed subdivision **has** sufficient water available for the reasonably foreseeable needs of the subdivision
3. The proposed subdivision **will not** cause an unreasonable burden on an existing water supply
4. 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
5. 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.
6. The proposed subdivision **will** provide for adequate sewage waste disposal and **will not** cause an unreasonable burden on municipal services.
7. The proposed subdivision **will not** cause an unreasonable burden on the City's ability to dispose of solid waste.
8. 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.
9. The proposed subdivision **conforms** with a duly adopted subdivision regulation or Ordinance, comprehensive plan, development plan or land use plan.
10. The subdivider **has** adequate financial and technical capacity to meet the standards of this section.
11. 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.
12. The proposed subdivision **will not**, alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water.
13. 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.
14. All freshwater wetlands within the proposed subdivision **have** been identified.
15. All farmland within the proposed subdivision **has not** been identified. – Not applicable
16. Any river, stream or brook within or abutting the proposed subdivision **has** been identified.
17. The proposed subdivision **will** provide for adequate stormwater management.
18. 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.
19. 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.
20. 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.
21. 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:

1. Approval is dependent upon, and limited to, the proposals and plans contained in the application dated April 1, 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. Copy of Recorded subdivision plan must be provided to the Planning Office.
 - c. A pre-construction meeting must be held with City Staff and the site work contractor. Contact the Planning Office to coordinate.
 - d. Review of building elevations to be consistent with submitted documentation or testimony.
 - e. The applicant shall provide the digital data as required by Section 504.5.B.12 and 13. – verification with GIS coordinator.
 - f. Southerly building corner and property line shall be staked to ensure all work is completed on subject parcel.
 - g. Drainage plan provided to the satisfaction of Engineering Director.
 - h. Open Space Fees shall be made payable to the City of Westbrook in the amount of \$6,033.00. Funds shall be utilized in a manner that benefits the residents of the project, as recommended by the Recreation and Conservation Commission and approved by City Council.
 - i. 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.
\$1,424.54
 - j. 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. \$71,227.00
 - k. Coordinate with the E911 Coordinator on addressing of the building/units.
 - l. 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.
 - m. Need a stanchion location detail for the transfer to UGE. Must not affect ADA sidewalk width.
 - n. Verify commercial space use stated in building permit is consistent with the use approved in site plan permit.
4. Prior to commencing any work in the City Right-of-Way, the applicant must obtain a road-opening permit from the Public Works Department.
5. 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, sidewalks, off- site improvements etc.)
 - b. All site improvements must be installed, unless a performance guarantee amount is held in the amount of the remaining improvements.
 - c. Public access easement provided to the City for the sidewalk on private property along Day St. Maintenance of entire width of sidewalk along Day St is the responsibility of the property owner.
6. 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
 - b. Verify that landscaping shall be planted to stay within the boundary of the property line
 - c. Documentation of maintenance contractor for Stormwater Best Management Practices.
7. Stanchion location for the transfer to UGE not to affect ADA sidewalk width.
8. All affected concrete sidewalk panels due to utility cuts must be removed and replaced with a new concrete sidewalk panel.
9. The applicant shall comply with the requirements of local and state authorities for life and safety requirements.
10. The applicant shall comply with Chapter 37, the local Post Construction Stormwater Management Ordinance. 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 in accordance

with Chapter 37 requirements.

2nd by John Turcotte

Rene Daniel thanked the applicant for the brick façade, the rain garden and the landscaping.

Larry McWilliams stated that he is looking forward to this project start to improve the Main Street area.

Jason Frazier mentioned that this is a great project and he likes the rain garden and asked to have the first (1st) floor windows look more contemporary.

Nancy Litrocapes thanked the developer for this project, and stated this will help provide a visual connection between the easterly and westerly ends of Main Street.

Roll Call Vote:

Yes: Jason Frazier (Ward 2), John Turcotte (At Large), Nancy Litrocapes (Alternate), Larry McWilliams (Alternate), Vice Chair Rebecca Dillon (Ward 1), Chairman Rene Daniel (At Large),

Joseph Marden (Ward 3)

Absent

Robin Tannenbaum (Ward 4)

Recused

The motion was approved 6-0

Rebecca Spitella introduced the following agenda item.

- 4. 2020.04 – Site Plan Amendment – 84 Warren Ave – Delta Realty, LLC – Public Hearing:
The applicant is proposing a 23,100 sf steel building and associated parking on units K and L of an approved condominium plan. Tax Map: 047 Lot: 005 Zone: Gateway Commercial, Industrial Park District**

PUBLIC HEARING

Tax Map: 047 Lot: 005 Units K&L

Zone: Gateway Commercial, Industrial Park District

Project Description

The applicant is proposing a 23,100 sf steel building and associated parking on units K and L of the Fairlane 500 Industrial Drive Commercial Condominium Association condominium plan. The use of the building will be Private Indoor Recreation and is proposed to be a Happy Wheels Roller Skating Rink.

Project History

March 3, 2020 – Neighborhood

Meeting March 3, 2020 – Planning

Board Workshop May 19, 2020 –

Public Hearing

Patrick Coughlin provided a presentation on the project. The proposed use will be utilized by Happy Wheels, previously located in Portland and currently proposed at 84 Warren Ave. Highlights of the presentation are as follows: The project is a 23,100 sf steel building with 94 parking spaces. The stormwater is managed within the existing DEP permit, no amendments to the SLODA permit are required. Additional lighting has been proposed per the February workshop with the Planning Board. Overflow parking is provided

along the Fairlane 500 Industrial Driveway and will be designated by temporary measures (traffic cones, etc.) during use, as permitted by the association. The landscaping has been revised from White Pine to Arborvitae, per recommendation by Staff.

Jennie Franceschi stated the applicant has addressed all the comments provided in the Staff memo. Staff is excited for this project and feels this will be a great addition to the City of Westbrook.

Comments provided in the Staff Memo

1. Signage on Warren Ave – would need to be part of the single Monument sign for the complex. A stand-alone sign for Happy Wheels at Warren Ave would not be allowed.
2. As a conditional of approval:
 - a. We will need to be provided evidence of the implementation of the maintenance required for the stormwater features.
 - b. Condo Units K & L must be retained in common ownership for the approval to remain valid.
3. Overflow parking:
 - a. The plan provides adequate on-site parking to meet the minimum requirements of the Ordinance. Based on the demand seen at the previous Happy Wheels site, the applicant is proposing 16-off-site parking spaces located along the Fairlane 500 Industrial drive (driveway), to be utilized only during specific events. Overflow parking spaces and pedestrian pathways will be designated with cones. Spaces will not be striped or otherwise marked to prevent use when not expressly needed.
 - b. Off-site parking along the side of the driveway is permitted by the association
 - c. A turning template taking has been provided demonstrating emergency access can be maintained during events where parking along the driveway is utilized
 - d. Address pedestrian circulation for overflow parking to the Happy Wheels entrance.
4. Condo Plan
 - a. Provide table of permitted and existing impervious per unit.
5. Final Plans: 1 full Paper set & 1 full Mylar set to be provided to the Planning office by noon on May 18th.

Rene Daniel opened Public Hearing

Rita Plummer 15 Lugin Street spoke in support of the project and stated they are looking forward to see Happy Wheels come to Westbrook.

Rene Daniel any questions from the Q & A?

Rebecca Spitella Dan Perrault provided a comment in support of the project via the Q&A and stated it will be great for the community

Rene Daniel closed Public Hearing

Rene Daniel opened the floor to Board comments

Nancy Litrocapis stated the garage doors did not appear to be reflected in the elevations provided to the Planning Board in their packets. Are those truly garage doors that could be opened seasonally or were they intended to highlight the colors in the presentation provided this evening?

Pat Coughlin stated that was helpful to show color. Large garage doors are not proposed with this project.

Larry McWilliams thanked the applicant for bringing Happy Wheels to Westbrook. Mr. McWilliams stated

he would like to see large signage, such as the large Happy Wheels smile, on the side of the building so as to be a prominent presence in the City.

Robin Tannenbaum also spoke in support of Happy Wheels coming to Westbrook. Robin asked for clarification on the lighting proposed and hours of operation.

Pat Coughlin clarified there are evening hours proposed and stated the lighting will be provided via wall packs directed downward in the parking lot. A photometric plan has been provided as part of the application.

Rebecca Dillon move The Site Plan application for Delta Realty, LLC for a 23,100 sf steel building and associated parking on Units K and L as depicted on the approved condominium plan located at 84 Warren Ave Tax Map: 047 Lot: 005 Zone: Gateway Commercial District, Industrial Park District is **approved with conditions** and the following findings of fact, conclusions and conditions as stated on pages 7 through 10 of this Staff Memo dated May 15, 2020 are adopted in support of that approval.

Site Plan – Finding of Fact

Standard	Finding
Utilization of the site	Plan meets the intent of the Ordinance.
Handicap Access	Plan provides for 5-accessible parking spaces with appropriate signage marked. Site is ADA compliant
Appearance Assessment	Access to the development is via an existing driveway at an appropriate location that does not present a safety hazard to the public. The development is located within an existing industrial park. Landscaping is provided along the westerly property line to differentiate the recreational and industrial uses. A lighting plan is included to provide safe pedestrian access from the parking area to the building entrance. Signage is provided via building mounted signage, with a singular pylon sign at the Warren Avenue entrance as well as internal directional signage throughout the site. The project meets the criteria of 1-5. Criteria 6 is not applicable as the site is not located within the Village Review Overlay District.
Landscape Plan	The plan provides increased vegetation along the westerly property line and one additional tree along the driveway between site entrance points.
Odors	The operations should create no odor issues, outside of proper maintenance of trash disposal.
Noise	The project is an indoor recreational use located within an Industrial park and units K and L where the development is located does not abut a residential zone. No adverse impact is known or anticipated.
Technical and Financial Capacity	Applicant has provided a letter from Norway Savings Bank dated April 6, 2020 to demonstrate proof of Financial Capacity. The applicant has retained the services of St Germain which demonstrates technical capacity.
Solid Waste	Solid waste will be privately hauled. An enclosed dumpster is located on the plan.

Historic, Archaeological and Botanical Resources or Unique Features	None known
Hazardous Matter	None known
Vibrations	The development should create no vibrations issues.
Parking & Loading Design and Site Circulation	The project provides 94-parking spaces located on-site, which meets the minimum requirement of the Ordinance. The plan provides for 16-off site parking spaces are located

	along the Fairlane 500 Industrial Drive driveway, intended to be used only during infrequent events that require additional overflow parking beyond the provided 94- spaces. Overflow parking will not be striped or otherwise marked to prevent use when not needed. During overflow parking events, cones will be provided to designate parking area and pedestrian pathways.
Adequacy of Road System	Adequate
Vehicular Access	Site ingress and egress is provided via the existing Fairlane 500 Industrial Drive driveway. The existing driveway provides connections to Warren Avenue and Chabot Street.
Pedestrian and Other Modes of Transportation	A raised pedestrian path is provided along the front and southerly side of the building. Cross walks are provided throughout the parking lot.
Utility Capacity	Utilities (water, electric & gas) are accessible to the site. Sewage is managed via septic system located on-site.
Stormwater Management, Groundwater Pollution	The new impervious cover is within the parameters of the existing 2012 SLODA approval. All runoff will be managed via the existing detention pond northerly of the development. No additional stormwater measures are required. Approved and existing impervious per condo unit is provided on the amended condominium plan, to be recorded in the registry of deeds.
Erosion and sedimentation Control	Adequate erosion and sedimentation control measures are provided on the plan sheet C-103.

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.

Conditions:

1. Approval is dependent upon, and limited to, the proposals and plans contained in the application dated April 3, 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. The applicant shall provide the digital data as required by Section 504.5.B.12 and 13. – verification with GIS coordinator.
 - d. 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. \$5,564.24
 - e. 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. \$278,212.04
 - f. Coordinate with the E911 Coordinator on addressing of the buildings.
 - g. Best management practices shall be adhered to during all ground disturbance operations.
 - h. Proof of Stormwater Maintenance work scheduled for stormwater features of the Fairlane 500 Industrial Drive Commercial Condominium Association to be completed in concert with the Happy Wheels site work.
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, sidewalks, directional signage, etc.)
 - b. Completion of the Stormwater Maintenance items for Fairlane 500 Industrial Drive Commercial Condominium Association.

- c. 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. Condo Units K & L must be retained in common ownership for the approval to remain valid.
7. The applicant shall comply with the requirements of local and state authorities for life and safety requirements.
8. The 16-overflow parking spaces located along Fairlane 500 Industrial Drive are intended for infrequent use during events where demand for on-site parking is exceeded. Overflow parking shall not be striped. Traffic cones shall be placed to designate overflow parking and pedestrian paths to cross internal driveways during overflow events.
9. The applicant shall comply with Chapter 37, the local Post Construction Stormwater Management Ordinance. 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 in accordance with Chapter 37 requirements.

2nd by Robin Tannenbaum

Roll Call Vote:

Yes: Jason Frazier (Ward 2), Robin Tannenbaum (Ward 4), John Turcotte (At Large), Nancy Litrocapes (Alternate), Larry McWilliams (Alternate), Vice Chair Rebecca Dillon (Ward 1), Chairman Rene Daniel (At Large),

Joseph Marden (Ward 3) - Absent

The motion was approved 7-0

Rebecca Dillon made a motion to enter workshop

2nd by John Turcotte

Roll Call Vote:

Yes: Jason Frazier (Ward 2), Robin 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),

Joseph Marden (Ward 3) - Absent

The motion was approved 7-0

WORKSHOP

Rebecca Spitella read the item into the record

5. **2020.07 – Subdivision/Site Plan – 527 Bridge Street – 1025 Ocean Ave. LLC: The applicant is proposing a 17-unit subdivision comprising of an existing single-family home and 8-duplexes along a private driveway located at 527 Bridge Street. Tax Map: 048 Lot: 045 Zone: Residential Growth Area 2**

WORKSHOP

Tax Map: 048 Lot: 045
Zone: Residential Growth Area 2

Project Description

The applicant proposed in their sketch plan application a 17-unit subdivision comprising of an existing single-family home and 8-duplexes along a private driveway. Since the original submission, the applicant has revised their dwelling unit numbers based on density and usable area standards as they are now proposing 15 units, which includes the existing single-family home on Bridge St.

Applicant is looking to cluster the units in the center of the site to keep impacts to the parcel to a minimum as well keeping the development set back from Bridge St. The applicant is proposing to distribute the site stormwater through low impact features along the driveway that will also serve as landscaping for the units. Further details and calculations will be provided in the final application packet. For the purposes of E911 addressing, the driveway will be named Fawn Woods Way and the buildings will be addressed accordingly.

Included in the Planning Board packets are 26-emails/letters that were received by Staff in the time period between 4/29 – 5/15/2020. Below is a summary of concerns that were provided as of 12:30pm on Friday, May 15th. (A copy of all letters provided to the Planning Board prior to the workshop are provided at the end of this document)

Date	Communication	Name	Address	Summary of Comments
4/29/2020	email	Marc Drouin	548 Bridge	Variation in building design; traffic; wetlands on site; wildlife (specifically deer); general neighborhood opposition; requested site walk
5/4/2020	email	Charles Ellingwood	530 Bridge	Ownership of units; light pollution to house (located across the street from driveway); traffic
5/5/2020	email	Aaron Burns	35 Alberta	Drainage
5/5/2020	Phone call w/email follow-up	Penny Pulsoni		Requested list of abutters notified of workshop
5/6/2020	email	Faith Haggerty	Graham Rd	Traffic, dangerous for children walking to Congin/Community center
5/7/2020	email	Communication between Marc Drouin & Pat Coughlin	548 Bridge	Traffic impacts (traffic calming measures?); sidewalk extension along Bridge Street; vegetative buffer from abutting parcels; straight drive rather than curved to limit clearing impacts; drainage/runoff; driveway
				surface? (permeable v impervious); renderings of development from Bridge St.

5/7/2020	Phone call w/ JF	Charles Ellingwo	530 Bridge	Ownership of units; light pollution to house (located across the street from driveway); traffic
5/9/2020	letter sent via email	Royal & Sarah Hoyt	6 Alberta	Too large of a development; Privacy; traffic impacts
5/11/2020	email	Marian Dubre	29 Alberta	Traffic impacts; Drainage
5/11/2020	email w attached letters to developers & City Staff	Ann Laliberte	42 Lugin St	Tree clearing; destruction of habitat; land conservation; traffic impacts; drainage; general dislike of design; loss of privacy; increase in noise levels; property values; concern of virtual meeting
		Kevin Webster	51 Lugin St	
		Brad Straight	39 Lugin St	
5/12/2020	email; cc'd Mayor, Councilors,	David Collins		Traffic impacts; Drainage; Utility Capacity; Timing of neighborhood meeting during work hours (4p); lack of contact from developers (Pat C. responded)
5/12/2020	In person conversation @ City Hall w/ RS	Kevin Webster	51 Lugin St	Tree clearing; destruction of habitat; land conservation; traffic impacts; drainage; general dislike of design; loss of privacy; increase in noise levels; property values; concern of virtual meeting
5/14/2020	email	Dave Carroll	30 Ennis St	Habitat; Blasting impacts; traffic
5/14/2020	email	Ann Laliberte	42 Lugin St	Habitat; Noise disturbance; Traffic; Drainage; Privacy concerns
5/14/2020	letter sent via email	Kevin Webster	51 Lugin St	Drainage; Habitat destruction; Traffic; Noise
5/14/2020	email	Jacob Jordan	Longley Rd	Impacts to private well located on property; noise; privacy; habitat
5/14/2020	email	Brad & Terry	39 Lugin St	Traffic; drainage; noise; habitat; privacy; questions about elevations; wetlands
5/14/2020	letter sent via email	Kenneth & Diane Winton	517 Bridge	Privacy; drainage; traffic
5/14/2020	email	Rebecca King	30 Lugin St	traffic; noise; privacy; habitat
5/14/2020	email	Leo Gerior	31 Alberta	Safety @ Lugin-Bridge intersection; Traffic along Alberta as cut-through
5/14/2020	email	Betty McIntyre	27 Lugin St	Habitat; property values; overcrowding; drainage; traffic
5/14/2020	letter sent via email	Roger Bernier & Penny	45 Lugin St	Drainage; Habitat; traffic; opposed to virtual meetings
5/15/2020	Email	Royce & Patricia Watson	89 Longley	Drainage; Traffic; Damage from blasting; ownership; habitat
5/15/2020	Letter sent via email	Aaron Burns	35 Alberta Dr	Development does not meet the requirements of the Zone or Comprehensive Plan; Drainage;
5/15/2020	Email	Russell & Joann Nappi	71 Lugin St	Drainage; sewer capacity; habitat; privacy; noise; property values; traffic; light pollution
5/15/2020	Letter sent via email	Victor Ross & Kayla	48 Lugin St	Noise; Loss of privacy buffer; Building right up to setback; Drainage; Traffic

5/15/2020	Email	Barbra Bianchi	170 Park Rd	Drainage, Wetland, Noise, Traffic, Wildlife
5/15/2020	Email	Maria Lundy	17 Graham Rd	Drainage; Density

Project History

May 12, 2020 – Neighborhood Meeting
May 19, 2020 – Planning Board Workshop

Staff Comments:

1. Confirm Net Residential Density
2. Project will likely require one additional hydrant. Location to be coordinated with FD
3. Trash removal – privately hauled. Confirm waste removal strategy with final application
4. Final mailbox location to be coordinated with USPS
5. Verify sight distances at intersection with Bridge Street meets minimum DOT standards
6. Show driveway radius on plan
7. Staff recommends extending gas services rather than the use of propane
8. More information needed on focal point as stormwater management. Piped system – show discharge point with final plan set. Clarify method of maintenance access to side and rear units if street is lined with bmps
9. Verify utilities with final application – show transformer pad locations
10. Show driveway for single family home on plan – required to be off the private driveway
11. Sewer on Bridge Street is 5-feet. Gravity connection may not be feasible – please investigate.
12. Provide a level of sidewalk internal to the site to connect to Bridge Street. Off-site connections to public infrastructure in both directions (to sidewalk end at 511 Bridge St and Lugin Street) required
13. Open Space requirement – 300sf per unit. Provide an open space plan with final application
14. Provide signage at Bridge Street – named driveway
15. Construction within the Bridge Street right-of-way limited to 9a – 3p. Any work requiring a land closure is restricted to night work
16. Provide color elevations with a variation in color palate
17. Neighborhood meeting required. Provide date, time and platform for meeting to Planning Office once finalized
18. Provide Homeowners Association & Bylaw documents
19. Document on Plans the existing house is a condominium unit.
20. State wetland impacts on final plan
21. Landscape Architect involvement in site layout is a criteria of the ordinance. Please document that component in your submission.

Patrick Coughlin, provided a presentation on the application. Highlights of the presentation are as follows:

Presentation Overview

- Presentation is similar to the neighborhood meeting, with additional elements provided due to feedback provided.
- For the benefit of folks online that are new to this process, we are before the Board tonight for a Sketch Plan Review, which means we have scoped out an initial design sufficient to get responses from the Board/neighbors, but we are still in the initial design phase – we will not have definitive answers until we come back to the Board with a final application. More answers to concerns in the

neighborhood will be available once the final design has been provided.

- The planning staff have been very diligent in reviewing the project and forwarding neighbors' concerns, and we will continue to work with them as our design evolves.
- We take neighbors concerned very seriously and have attempted to identify all concerns to date in this presentation.

Introductions:

- Owners: Cindy Leach and Tim Walsh

Cindy Leach spoke on behalf of herself and Tim Walsh, property owners. Cindy stated she and Tim have lived at this location for 21 years and previously were employed by the City of Westbrook. Cindy stated her disability benefits will end in 2 years, and they are selling their property for this development so they are able to remain in their home after losing this benefit. Cindy stated she is glad her neighbors were able to share their backyard, however now they are in need of the money they will receive in the sale. Cindy and Tim chose the developers and like the design that is proposed.

- Buyers: Joe & Bob Nelson

Joe Nelson spoke on behalf of the project. Joe stated his business was previously located in Westbrook prior to relocating to Portland. Joe is excited to return to Westbrook to work on a project. Joe is working closely with the design team to create a design that will fit with the neighborhood.

Liza (Nelson) introduced herself as a realtor working with the team.

- Development Project Manager: JP Schwartz

JP Schwartz introduced himself as the developers representative whose role is to help facilitate design, permitting and construction process.

- Engineering/Permitting Team – St.Germain
 - Pat Coughlin, Project Manager/owner
 - Patrick Gere, Project Engineer
 - Libby Gorse, Environmental Specialist/Permitting

Pat Coughlin introduced members of the St. Germain team and continued with describing the property lines and orienting the project to an aerial view of the site. Mr. Coughlin acknowledged traffic concerns on Bridge Street, including traffic speed and sight distance. The design team will be working closely with the City Engineer to understand local and State requirements due to the impact of the project.

Mr. Coughlin continued to explain existing conditions of the sight with the existing house located on the westerly portion of the site along Main Street. The remainder of the site is mostly forested and slopes generally from the high side on Bridge Street to the lower side by Lugin to the east

The history of this project is that it is an approved and recorded 7-lot subdivision titled Moulton Estates, most recently approved 8/21/1990. The applicant met with City Staff in December to discuss and amendment to this approval to bring the subdivision in conformance with current Ordinance requirements.

Mr. Coughlin reviewed the proposed design was and highlighted the following aspects: design intended to create a neighborhood, minimizing impervious cover to the extent practicable, minimize impacts to wetlands provide an individual driveway for each duplex (duplexes share a driveway). The current design is for 7-duplexes rather than the initially proposed 8-duplexes and additional parking is provided for visitors.

The applicant is working with Landscape Architect Peter Burke and presented a preliminary landscape design to the Planning Board. This design includes a heightened buffer along the northerly property line to

provide a buffer from the Lugin Street abutters. Native, noninvasive species are proposed. If an abutter would like a particular species, Mr. Coughlin stated they can email St. Germain and they will communicate with Peter Burke to see if this can be accommodated.

Mr. Coughlin presented an elevation view of the duplex. Duplexes will be market rate units. The proposed color scheme is to be varied between the three following schemes:

- Riviera Dusk/Sand Dune
- Sterling Gray/Charcoal Gray
- Harbor Blue/Light Brown

Stormwater management will be provided using low impact designs, which differ from large traditional stormwater detention ponds. Mr. Coughlin gave a brief overview on low impact development and focal point design for stormwater management. More information on this will be available with the final application.

Mr. Coughlin reviewed the following concerns as raised by the neighborhood prior to the Planning Board meeting.

Bridge Street Traffic

- Speed: 25 MPH Speed Limit is often exceeded
- Sight Distance: Traffic exiting from east side of Bridge St in vicinity of project has limited view of traffic heading south
- 545 Bridge St: Concerns about overgrowth blocking sight
- Does not trigger traffic study, but will work with City to address concerns that this project can address

Pedestrian Safety

- Cross-walks:
 - Located at Lugin/Bridge and Graham/Bridge
 - Pedestrians must wait to cross due to traffic
- Sidewalks: None on east side of Bridge; daycare approved for 511 Main will extend sidewalk from Graham
- Site: No sidewalks proposed for driveway on-site
 - Low traffic/neighbors, small neighborhood feel
 - Sidewalks would prevent low impact development approach for stormwater, push units toward property lines and result in large wetland impacts

Wetlands & Wildlife

- Wetlands mapped per State and Federal rules (12,547 sf)
- No vernal pools found on site during spring season
- Wildlife
 - Federal (FWS): Official Species List – Northern Long-eared Bat
 - No roosts mapped in area
 - Some limits on timing for tree clearing
 - Maine (IF&W): No concerns
 - 1989 Wood turtle found dead south of project site – no habitat concerns
 - No mapped deer wintering areas
 - No cottontail rabbit habitat (closest is in Cape Elizabeth and further south)
- Project design minimizes wetland impacts

Stormwater

- Cannot increase the stormwater runoff from the site

- Pre-development versus post-development
- Stormwater volume is slowed by storage
- Stormwater quality is treated by focal point gardens
- Topography slopes toward wetland
- Drainage Easement at eastern end of site (Lugrin)
 - Owned by City, will review specific legal concerns by Mr. Burns
- Ponding concerns along Bridge St –
 - Upgradient, not expected to be adversely affected
 - We will evaluate

Ledge & Groundwater

- Test pits completed on May 12th test pits were excavated from 6.5 to 9.5 ft bgs,
- No ledge within 9 feet of surface (no blasting anticipated)
- Groundwater is shallow, will need to line the BMPs with poly

Buffers

- **Tree clearing will occur for homes and driveway**
 - Intent to maintain trees along property line as much as practical
 - Supplement plantings along N with Lugrin – will review more
 - Use of native, non-invasive species; Red maple is a native species, Norway maple is not native
- **Curvature of road to enhance neighborhood**
 - Driveway headlight impact on neighbor (530 Bridge St.)
- **Clustering of units to reduce impact to wetlands & buffers**
- *City Forest across the street (45-70 acres)*
- **Plant suggestions – email patrickc@stgermain.com**

Utilities & Natural Gas

- Public Sewer – gravity or forced – Bridge St or Lugrin
- Power – CMP off of Bridge St., single phase, small transformer
- Power/telecommunications – subsurface in driveway (no poles)
- Natural Gas or Propane –
 - Unility is evaluating bringing NG from Community Center
 - NG interest from Graham Hill Road, Marc Drouin, David Collins
 - Contact patrickc@stgermain.com if interested in NG
- Variances – none identified to date
- Noise –
 - Construction will observe City requirements
 - Typical residential noises
- Privacy
 - Property is owned and being developed in accordance with City rules
 - Buffering will be enhanced
 - Owners looking forward to continuing to share their “backyard” with new families
- Home Values – Market dependent, but this type of quality development typically raises the value of neighboring homes
- Market Availability – Severe shortage of homes in the greater Portland real estate market; people want to live in Westbrook

Pat Coughlin concluded his presentation.

Jennie Franceschi in addition to the response to comments received from the public provided by the

applicant during their presentation, staff provide the following response to City related comments:

1. The applicant is currently being reviewed as a sketch plan. A site walk will be held and a final application will be submitted prior to holding a public hearing with the Planning board.
2. Traffic – This project proposes 14-units, recent projects, including a 72-unit subdivision and 36-lot subdivision did not hit the threshold for MDOT review.
3. Jennie Franceschi reviewed the blasting permit process should the applicant require any during construction.
4. The applicant is complying with Ordinance requirements regarding density standard.
5. The applicant has addressed issues related to habitat and endangered species.

Rebecca Spitella read the following questions that were provided by the Zoom Q&A Platform

- A procedural question was provided stating the attendees were not able to view presenters.
- Dan Perreault stated: Both 524 and 530 are both directly effected with headlights. Mr. Perreault asked both be included in the buffering design of headlights.
- Marc Drouin, 548 Bridge Street. Generally, I'm not opposed, as long as the developers continue to work closely with neighbors, stick to a landscaping plan long-term (HOA rules), come through with promised improvements (e.g. adding sidewalk, traffic site-line improvements, etc.), and provide more-than-adequate buffers for direct abutters on Lugin. Also, just to clarify - yes, the property generally slopes towards the wetland, except right near Bridge Street, where it slopes towards the road. The height of the land is closer to the existing home.

Jennie Franceschi added an additional comment that was received by Goddards asking a question about stormwater runoff now that a detention pond has been omitted.

Pat Coughlin explained the runoff will be collected in the swales and subsurface structures along the side of the road rather than gathering to the rear of the site in a large pond.

Jennie Franceschi provided a follow up to the Goddards comments, there was a question related to density, asking if the City can require a developer to a standard that is less than the existing density. Jennie Franceschi responded negatively, stating the City cannot place a requirement that is more restrictive than the current performance standard as stated in the Zoning Ordinance.

Rebecca Spitella read the following questions that was provided by the Zoom Q&A Platform

- Penny Pulosi, 45 Lugin Street, What is the buffer area zone? 10-feet or 15-feet?

Rebecca Spitella stated it is 10-feet for existing lots and 15-feet for new lots, for front, rear and side setback.

Pat Coughlin asked if this is considered at new or existing lot.

David Finocchietti responded this would be a 15-foot setback.

Rebecca Spitella read the following comment that were provided by the Zoom Q&A Platform.

- Liv, 6 Graham Road, Is there an impact fee for the population that will be added to the City?

Jennie Franceschi responded the City does not have an impact fee for residential housing, other than an open space fee if an applicant can not achieve that on site.

Rebecca Spitella read the following comment that were provided by the Zoom Q&A Platform.

- Ann Laliberte provided a comment in opposition to the project

Rene Daniel opened the floor to verbal public comment

Kevin Webster, 51 Lugin Street, asked if these are family units and noted the current design does not

provide for back yards for children to play.

Pat Coughlin stated that while these are referred to as family units, there is not an age restriction or requirement for children. The applicant is working with Peter Burke to develop the open space plan, however as of this time there are not back yards proposed.

Kevin Webster, 51 Lugin Street, the runoff from existing homes on Lugin Street is currently directed toward the rear of the Lugin properties. With the addition of the roof runoff of the proposed duplexes, what is the plan for the runoff along the northerly property line.

Pat Coughlin stated the full stormwater design has not been completed, however at this time the design is looking toward a typical drip edge filter to direct the runoff toward the stormwater system rather than toward the Lugin Street properties.

Kevin Webster, 51 Lugin Street, that does not address the water from the Lugin Street properties.

Pat Coughlin requested any abutters who are currently experiencing any ponding issues in their yards to contact the design team to see if this issue can be addressed with this design.

Rene Daniel encouraged Mr. Webster to contact Pat Coughlin with any further questions.

Ann Laliberte, 42 Lugin St, questioned what recourse the neighbors have if the stormwater design does not work post-construction.

Rene Daniel stated this question will be provided to the record and be answered at the next public meeting with the Planning Board.

Rebecca Spitella stated there were additional comments provided to the Q&A that were similar to the concerns raised by Ann Laliberte as well as two comments in opposition to the projects provided by Charles Ellingwood and Dan Carol.

Rene Daniel closed the public comment and opened the floor to Board discussion.

Robin Tannenbaum stated she is recusing herself from the discussion due to family involvement in the project.

Rebecca Dillon asked if the previously approved 1990 plan was for 7-lots

Jennie Franceschi confirmed.

Rebecca Dillon asked if those lots could be developed into duplex lots.

Jennie Franceschi stated those lots would have had to be merged to support a duplex unit.

Rebecca Dillon expressed appreciation to the consideration of the headlight impacts to the abutters and asked how the applicant plans to manage waste collection.

Pat Coughlin stated waste collection will be managed privately. Currently this has not been finalized, however the applicant is currently exploring a curbside pickup model. This will be finalized and included with the final application submission.

Jason Frazier spoke in support of the stormwater design and stated he would be in support of a sidewalk for this project.

Rene Daniel spoke in support of a sidewalk as a necessity on Bridge Street and would like to see a sidewalk provided internal to the site as well. Rene Daniel is in support of the aesthetics of the curvature of the driveway provided. Rene Daniel reviewed the protocol for a virtual site walk and suggested a date of either June 13 or June 20.

Pat Coughlin stated either date would be available for the design team.

Rene Daniel stated the site walk would be held on 6/20/2020 at 10am.

Larry McWilliams expressed concern for stormwater design and not increasing the existing impacts to the abutting properties and would be in favor of improving conditions for the abutters.

Pat Coughlin provided an explanation of the R-tanks and their sizing specific to stormwater requirements and precipitation local to the area.

Nancy Litrocapes spoke in support of the sidewalks on Bridge Street and internal to the site, especially as the project is designed to accommodate families and snow buildup could create a dangerous environment in the winter.

Larry McWilliams made a motion to adjourn
2nd by Nancy Litrocapes

Roll Call Vote:

Yes: Jason Frazier (Ward 2), 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),

Joseph Marden (Ward 3) - Absent

The motion was approved 7-0

ADJOURN

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

Rebecca Spitella Drouin, Marc <Marc.Drouin@lfg.com>
Wednesday, April 29, 2020 8:23 AM
From: Jennie Franceschi; Rebecca Spitella Plans
Sent: for 527 Bridge Street
To:
Subject
:

Hi Jennie and Rebecca,

Can you please send me the plans that were submitted for the proposed subdivision at 527 Bridge Street that will be coming up in Workshop at the 5/19 meeting? I would like to review these in advance of the meeting.

Also, the developer is still required to hold neighborhood meetings, correct? I have yet to receive any notice of that (I own a home at 548 Bridge street). I just want to make sure that part of the process is still required.

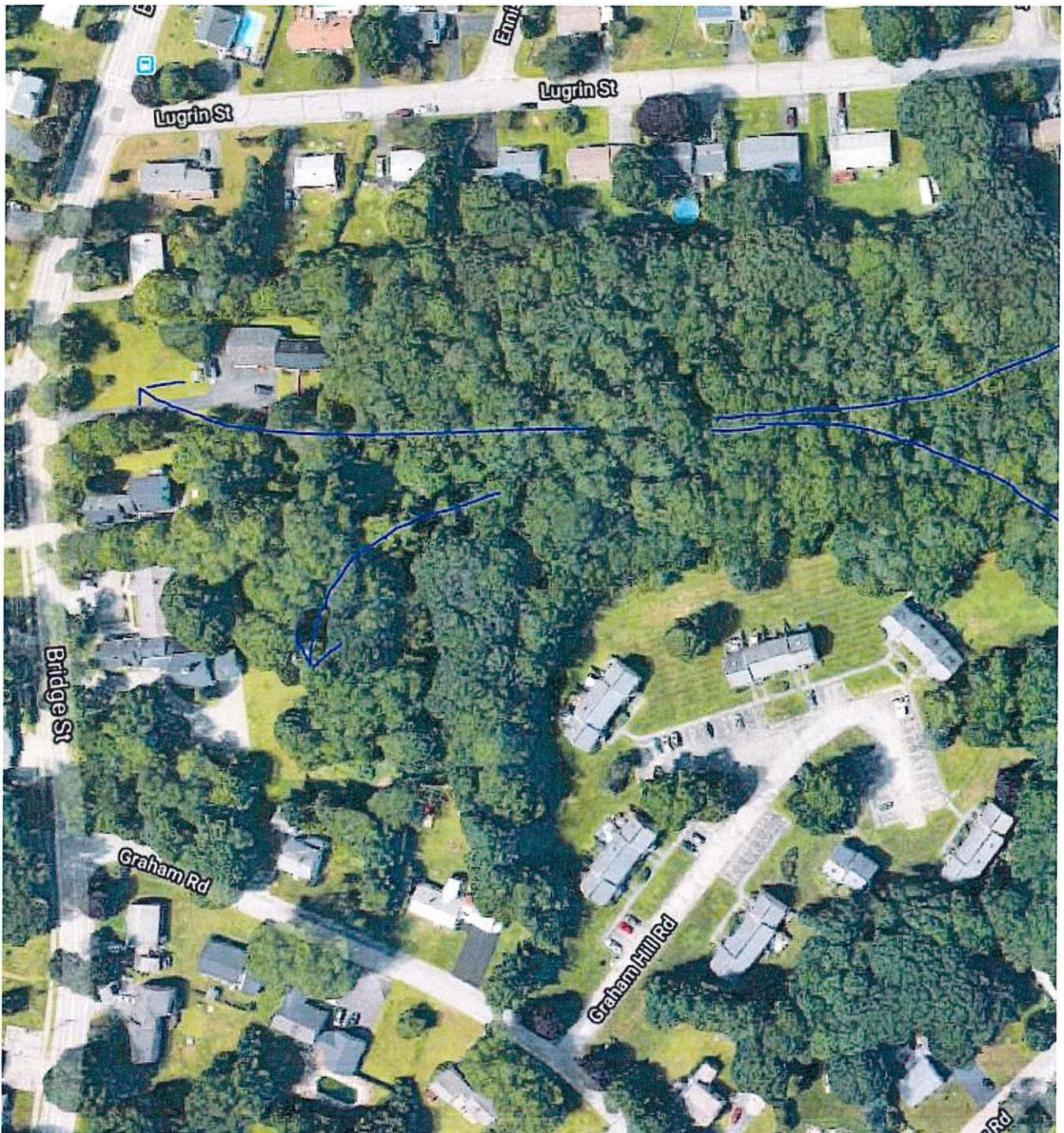
Just a couple quick thoughts as you work with the developer:

- (1) If this is going to be allowed to go through, then I want to see some real thought go into the design. This cannot turn out like the other cookie-cutter duplex projects in the area lately. If you're familiar with the area of Rt. 302 heading into North Windham, you know there have been a few of these types of projects there. These buildings are bland, uncreative and have all the aesthetic appeal of a row of cheap toasters. I'd like to see a variation of colors that blend well with the neighborhood, as well as variation of textures and finishes. Landscaping will be critical.
- (2) As was discussed with the day care proposed at 517 Bridge Street, traffic is a concern. The overgrowth circled in the picture below makes the driveway for 527 Bridge Street blind to traffic coming from the north (from Methodist and East Bridge Street). Traffic coming down Methodist is typically traveling at 40+ mph, even though the speed limit is 25 mph. It doesn't slow until it passes this slight bend in Bridge Street, which is also slightly uphill, thus creating a natural speed impedance. The developer should work with the owner of 545 Bridge Street to clear this overgrowth.



- (3) This lot is very wet. Below is a picture indicating the general path to which water drains off the property. It drains towards Alberta Drive and Park Road via two small streams. There is a low spot on Bridge Street right in front of this property, and it is prone to flooding during heavy rain. A great amount of time and care needs to be taken to ensure homes on Bridge Street, Lugrin Street, Alberta Drive, Longley Road, Barker Lane and Park Road are not impacted by increased run-off from the development. As many trees as possible need to be saved to assist with runoff. They also need to coordinate with the work that will be done by Chase Homes at 517 Bridge Street.

1:



- (4) This is a deer wintering area. It's not designated as such by MEGIS, but deer do winter in this small patch of woods. I know this, because I see them regularly (almost daily) in the winter crossing Bridge Street onto my property and on up into the city forest and along the pipeline. This will impact wildlife and the neighborhood enjoyment of that wildlife. The developer needs to be aware of this and prepared to address it during Planning Board meetings. I will bring it up.
- (5) Expect full-on NIMBY rage from the neighborhood, particularly from those in Graham Hill Estates already enraged over the day care proposed at 517 Bridge Street. The developer needs to be aware of this and not walk in here like they're doing us a favor. They need to be respectful of the neighborhood concerns and be willing to work with us to make sure this project does not negatively impact us in any way.

(6) A site walk for this project will be critical, so that Planning Board members can see for themselves some of the concerns I note above and demand care and consideration be taken by the developer.

Thanks!
Marc

n

Marc A. Drouin
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Rebecca Spitella

From: Chosterwood Bassworth <chosterwood@gmail.com>
Sent: Monday, May 4, 2020 10:56 AM
To: Jennie Franceschi; Rebecca Spitella
Subject: Proposed 17 Unit Subdivision at 527 Bridge Street

Hello City Planning Office,

My name is Charles Ellingwood and I am the owner of 530 Bridge St, Westbrook, which sits directly across the street from the proposed subdivision at 527 Bridge Street. While in general I am not opposed to the development of the land, I do have deep concern over the specifics and the nature of this development. Will these duplexes be rental units? Subsidized housing? Condos? I could not find this information on the website.

Another main concern is light pollution, being that my home is directly opposite the termination of the subdivision's driveway. There will undoubtedly be a sharp and significant increase in the amount of automobile headlights being pointed into my home during the night. At this time is there any consideration of that? Are the developers considering any proactive measures to remediate this predicted outcome?

Lastly I must mention the existing problem of heavy traffic and speeding that currently exists on this segment of Bridge Street. Both my family and my neighbors are well aware of the excessive speeding, low traffic violation enforcement, and heavy auto traffic that is endemic to our neighborhood. I fear that additional development without a plan and matched action to address this preexisting condition will only make a bad situation worse.

I thank you for your review of my concerns and look forward to hearing from you,

Charles Ellingwood

Rebecca Spitella

From Aaron P. Burns <aburns@pearcedow.com>
: Tuesday, May 5, 2020 3:04 PM
Sent: Linda Gain; Jennie
To: Franceschi Rebecca Spitella;
Cc: Lisa Burns
Subject 2020.07 Subdivision – 527 Bridge Street – 1025 Ocean Ave, LLC
:

Jennie & Linda,

I reside at 35 Alberta Drive. My property is within 500 feet of the proposed subdivision at 527 Bridge Street.

Could I please get a copy of the subdivision application and all supporting materials for 527 Bridge St.? Electronic copies would be ideal.

I'd like to learn more about how the applicant intends to deal with surface water runoff that will be caused by the creation of the additional impervious surface as a result of its proposed 17-unit subdivision.

Here's my concern: There's a swale on (or abutting) my property that is used to drain the top of Lugin St. Extension. The swale appears to be part of a 30' Drainage Easement depicted on the subdivision plan for Milton Ridge Estates (Plan Book 155, Page 56). My property is depicted at Lot 7 on the Milton Ridge Estates plan. Milton Ridge Estates was developed by Donald Metivier under a plan approved by the Planning Board on May 27, 1986.

I went up to Lugin St. Extension the other day, and noted that the swale/drainage ditch appears to originate behind the applicant's proposed subdivision. There's a culvert under Lugin St. Extension which empties down the swale, along my property to a small culvert between 31 & 35 Alberta Drive.

The culvert between 31 & 35 Alberta often gets clogged up with leaves, sticks and litter. It floods frequently, washing away topsoil from my yard and making it difficult to maintain my lawn. The swale and culvert are not large enough to handle big rain events. My yard floods several times a year, and there's usually a bunch of debris and litter that are left behind when the water recedes. I am very concerned that any additional runoff will cause more frequent and/or severe flooding of my property.

I don't believe that the City ever obtained an easement from Metivier. (At least, I can't find it in the registry of deeds.) In any case, the 30' drainage easement is not for the benefit of the applicant's proposed subdivision. I note that the deed for the subject property from Glenna Moulton to Cynthia Leach, et al, Book 15019, Page 99 references a drainage easement granted by Metivier to John Moulton at CCRD Book 9516, Page 48 dated August 25, 1987. That easement was recorded on April 5, 1991, five years after the Milton Ridge Estate subdivision was approved. My source of title originates from a deed from Metivier granted in 1989.

I'm strongly opposed to any additional water being directed from the proposed subdivision to the culvert at 31 & 35 Alberta Drive as it will cause additional flooding of my property.

Moreover, I do not believe that the applicant has the legal right to use common elements which are part of the Milton Ridge Estates plan. 527 Bridge St. is not depicted on that plan. The 1991 easement granted by Metivier to Moulton does not effect senior rights of the Milton Ridge Estates owners. That easement is only for the benefit of properties depicted on the Milton Ridge Estates plan.

Thank you for your attention to this matter. I hope to attend the videoconference workshop on May 19. Best,

Aaron Burns

Aaron P. Burns, Esq.*

PEARCE, DOW & BURNS, LLP
Two Monument Sq. Ste 901 I.P.O. Box

108 Portland, ME 04112

T (207) 822-9900 ICell (207) 756-4052

aburns@pearcedow.com

*Admitted in Maine, Massachusetts and New Hampshire

Rebecca Spitella

From: PPulsoni <
Sent: ppuls13165@gmail.com>
To: Tuesday, May 5, 2020 7:07 PM
Subject Rebecca Spitella
: Re: 527 Bridge Street - Subdivision

Thank you Rebecca. We appreciate this. WOW. That is a lot of residences.

Thank you.
Penny (not Peggy)

On Tue, May 5, 2020 at 3:58 PM Rebecca Spitella <RSpitella@westbrook.me.us>

wrote: Hi Peggy,

As discussed, attached is a list of abutters that reside within 500-feet of the 527 Bridge Street parcel who were sent notices regarding the 5/19 workshop with the Planning Board.

Let me know if you have any other questions,

Rebecca

Rebecca Spitella

Assistant City Planner

City of Westbrook

2 York Street, Westbrook, ME 04092

www.westbrookmaine.com

(207) 854-0638 ext. 1231

Rebecca Spitella

From: Jennie Franceschi
Sent: Wednesday, May 6, 2020 2:36
To: PM Faith Haggerty
Cc: Rebecca Spitella
Subject: RE: Proposed 17 unit subdivision 527 Bridge st

Thank you for your comments Faith.

I have included them in our records and will provide to the Planning Board prior to the May 19th meeting. Take Care,

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: Faith Haggerty <haggertyfam6@gmail.com>
Sent: Wednesday, May 06, 2020 2:08 PM
To: Jennie Franceschi <jfranceschi@westbrook.me.us>
Subject: Proposed 17 unit subdivision 527 Bridge st

Good afternoon Ms Franceschi,

We just became aware of a new proposed sub division to be built in our neighborhood. We live on Graham Rd, & have a child who attends Congin school,& another who attends WMS. We also have 2 order children who we raised here, & graduated from Westbrook High School.

Over the years we have watched our city change. Some positive changes, some not so much. One of the examples of a negative change, is how our once quiet street has turned into a cut through, for impatient drivers who are coming from, or traveling through, to Methodist & Bridge St, & do not want to wait at the light, at the busy intersection of Severinos. They speed up our curvy, narrow road, with no regard for children playing, riding bikes, & neighbors out walking. Our area is already so overwhelmed by the traffic from Congin, the very busy community center, the bustling little league fields, the traffic going to & from Portland, & the possibility of a 100 child day care center, would create an unsafe entity alone, without the added burden of a big subdivision in such a small congested space.

I walk my 3rd grader to school,& every morning, although there is a crosswalk at the top of our street, we wait for long periods of time for a break in the traffic, to allow us to cross safely, & although my son would like to walk to school by himself next year, there is no way I would feel safe letting him, because of the traffic conditions, as well as no sidewalks on our side of Bridge St.

I hope you will take our concerns into consideration, to keep our neighbors safe for families, as well as to keep

some of the precious few areas, of undeveloped wooded spaces we have left in our city. Having these quiet spaces, in balance with our bustling downtown, is part of a balance that helps to makes our city unique & a desirable place to call home. Thanks for your time & consideration,

Faith Haggerty

Rebecca Spitella

From: Patrick Coughlin <patrickc@stgermain.com>
: Thursday, May 7, 2020 4:32 PM
Sent: 7, 2020 4:32 PM
To: Drouin, Marc
Cc: Jennie Franceschi; Rebecca Spitella
Subject: RE: Fawn Woods Way Neighborhood Meeting
:

Hi Marc,
Thank you for sharing your comments. I've got your name on the list and will send out instructions on Monday. Please understand that our project is in the design phase and our meeting on Tuesday is to solicit constructive design input from neighbors. As such, we may not have answers to all your questions and concerns at that time. As you are aware, there will be multiple public meetings with the Planning Board in the future as well.

Pat

Patrick Coughlin, Director of Engineering
[St.Germain](#) • [Sentry EHS](#) ®
Westbrook, ME · Portsmouth,
NH T: 207-591-7000 ext 12
C: 207-939-2699
[StGermain .com](#)
[Facebook](#) • [LinkedIn](#)

From: Drouin, Marc <Marc.Drouin@lfg.com>
Sent: Thursday, May 7, 2020 4:06 PM
To: Patrick Coughlin <patrickc@stgermain.com>
Cc: Jennie Franceschi <jfranceschi@westbrook.me.us>; Rebecca Spitella <RSpitella@westbrook.me.us>
Subject: Fawn Woods Way Neighborhood

Meeting Hi Patrick,

Please add me to the guest list for the Fawn Woods Way neighborhood meeting next Tuesday 5/12. Attached is discussion I had with City planners. I ask that you and the developers be prepared to address these questions and concerns during the meeting.

In addition, there are other items I would like you and the developers to be prepared to discuss:

- What traffic calming investments is the developer prepared to make on this section of Bridge Street to make entering and exiting the new road safe for residents and those traveling along on Bridge Street?
- Is the developer prepared to make an investment to extend the existing sidewalk along the eastern side of Bridge Street? This currently ends at Lugin Street, but it should be extended to Graham Road as part of your development. This could be done in conjunction with narrowing the roadway slightly, which would

be a natural traffic calming measure. I believe John Chase will be working on a sidewalk extension in from of the proposed day care at 517 Bridge Street.

- Is the developer prepared to invest in installing additional vegetation as a buffer between this development and existing homes on Lugin Street and within Graham Hill Estates?
- It seems to me the winding nature of the planned road requires more trees to be cleared and allows the development to encroach more on abutters than a simple straight road into the property would provide. What is the intent of the winding nature of the road? Is it for aesthetic purposes? Can the road be made straighter, so fewer trees need to be removed and the buildings are not as close to abutters' property?

- Please address how runoff will be treated to the western and southwestern sides of the property.
- Are the driveways planned to be asphalt or can these be surfaced with more permeable materials to assist with runoff?
- I want to see renderings of what the development will look like from Bridge Street.

If this is going to happen in my neighborhood, then I want a FIRST CLASS development. Anything less will be completely unacceptable.

Please pass my feedback along to the developers. The neighborhood is already in an uproar over this, so I highly suggest Bob and Joe attend the neighborhood meeting and Planning Board Workshop on 5/19 rather than hide behind St. Germain Collins. That would show well to the neighborhood. They should come prepared to these meetings to address a mountain of concerns and questions, from more than just me, and be ready, willing and able work with the neighborhood to make this a first-class development that adds to our property values, with minimal negative impact to an already well-established neighborhood.

Jennie and Rebecca - just cc'ing you so you have my additional concerns, questions and feedback not addressed in my previous email. Please add these to the record for the application. Please reiterate my desire to Mr. Daniels for a site walk to be held for this development, which all buildings and roadways marked via stake.

Thanks,

Marc A. Drouin

548 Bridge Street, Westbrook

207-749-1181



Marc A. Drouin
Portfolio
Underwriter Group
Protection Lincoln
Financial Group
Portland, ME

531-375-4056
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Marc.Drouin@lfg.com

com

LincolnFinancial.com

om

Follow us on:

[CD0®@®](#)

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relation to the contents of and attachments to this E-mail is strictly prohibited and may be unlawful. If you have received this E-mail in error, please notify the sender immediately and permanently delete the original and any copy of this E-mail and any printout. Thank You.**

May 9, 2020

Ms Jennie Franceschi City
Planner
City of Westbrook, Me.

We the undersigned residents of Westbrook, Me do hereby *strongly* object to the proposed 17 unit subdivision to be located at the rear of 527 Bridge St. Westbrook.

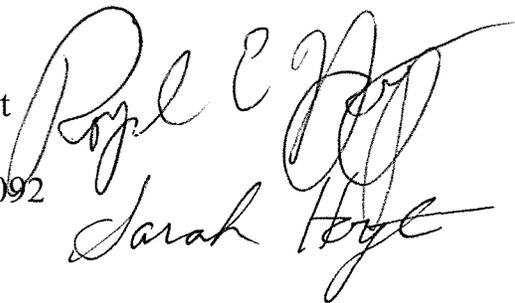
This development is too large for the available acreage and would adversely affect the privacy now afforded the existing properties adjacent to the proposed area.

Also, this development will result in additional vehicle traffic and create an intersection in an area already plagued with a blind curve approach from the North on Bridge St.

This proposed oversized development just doesn't make sense.

We urge your No Vote on the matter.

Sincerely,
Royal & Sarah Hoyt
6 Alberta Dr.
Westbrook, Me. 04092

The image shows two handwritten signatures in black ink. The top signature is for Royal Hoyt, and the bottom signature is for Sarah Hoyt. The signatures are written in a cursive, flowing style.

Rebecca Spitella

From: Jennie Franceschi
Sent: Monday, May 11, 2020 3:24
To: PM Rebecca Spitella
Subject: FW: 527 Bridge
:

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: m d <dalberta29@gmail.com>
Sent: Monday, May 11, 2020 2:43 PM
To: Jennie Franceschi <jfranceschi@westbrook.me.us>
Cc: bearlaw@msn.com
Subject:

We at 29 Alberta Drive are against this development.

1. Issue: Water

There is a major problem right now with underground water. As it is right now without touching anything we have to keep constant attention to this problem, divert the top water as much as we can, but there is nothing we can do about the underground water and occasionally we get a flooded basement. And that happens always in winter when it rains. Been flooded this past winter. We had to fight for 2-3 weeks to dry out the basement and that during winter and at our own cost.

2. Issue: Traffic

We choose to live on a "drive" and try to keep it that way. There are people who don't live on Alberta and cutting through the neighborhood to get from Bridge Street to Park road, they don't live here and they don't care, they speed up. Also getting out from Lugin to Bridge street is pure chance not getting hit by cars coming down on Bridge street from your left, cars are not doing 25 and coming too fast around the corner.

With more families moving there on Bridge Street, we feel the traffic will increase and that is not a proposition we will like to entertain.

Thank you,
Marian Dobre

BlueMail for
Android

Rebecca Spitella

From: Jennie Franceschi
Sent: Monday, May 11, 2020 4:39
To: PM Rebecca Spitella
Subject FW: Re:
: Save The Woods talking points.docx
Attachment
s:

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: Ann Laliberte <alalib22@gmail.com>
Sent: Monday, May 11, 2020 3:21 PM
To: m d <dalberta29@gmail.com>
Cc: bearlaw@msn.com; Jennie Franceschi <jfranceschi@westbrook.me.us>
Subject: Re:

Hi Marion,
Thank you for your email.
We agree with concerns and urge you to send your email to the
City planner. We are sending you our talking points list to
give you other ideas. Please contact us with any questions.
thank you,
Ann (your mom's friend)

On Mon, May 11, 2020 at 2:42 PM m d

<dalberta29@gmail.com> wrote: We at 29
Alberta Drive are against this development.

1. Issue: Water

There is a major problem right now with underground water. As it is right now without touching anything we have to keep constant attention to this problem, divert the top water as much as we can, but there is nothing we can do about the underground water and occasionally we get a flooded basement. And that happens always in winter when it rains. Been flooded this past winter. We had to fight for 2-3 weeks to dry out the basement and that during winter and at our own cost.

2. Issue: Traffic

We choose to live on a "drive" and try to keep it that way. There are people who don't live on Alberta and cutting through the neighborhood to get from Bridge Street to Park road, they don't live here and they don't care, they speed up.

Also getting out from Lugrin to Bridge street is pure chance not getting hit by cars coming down on Bridge street from your left, cars are not doing 25 and coming too fast around the corner.

With more families moving there on Bridge Street, we feel the traffic will increase and that is not a proposition we will like to entertain.

Thank you,
Marian

Dobre

BlueMail for Android

Save the Woods

Talking Points

Hello Neighbors,

You are getting this email because you signed up for information about the "Fawn Woods Way Development" proposed for the woods at 527 Bridge Street. We hope this give you some ideas and talking points to use as you contact the City Planner Jennie Franceschi, jfranceschi@westbrook.me.us and Assistant City Planner Rebecca Spitella, rspitella@westbrook.me.us.

Many of you have gotten a letter from Patrick Coughlin, patrickc@stgermain.com, at St. Germain. , which will be hosting an online neighborhood meeting at 4pm on Tuesday, May 12 to discuss this project. Please email Mr. Coughlin to get on the guest list for this on line meeting.

Many people have already contacted us with ideas and concerns and we have separated these into points to bring up in the meeting with St. Germain and those to include in your emails to the City Planners (due by 12:00 Noon May15, 2020) and to review at the Planning Board's workshop scheduled for May 19 at 7 pm via Zoom. Use some, use all of them, use only your own, but please write and please attend the meetings!

For St. Germain:

- How will you prepare the area?
- Will you cut all trees?
- How will you address the drainage issues? The swale draining this wooded area causes flooding and property damage all the way to Alberta Drive. Are you aware of this and what would you do to correct this? Abutters have dry basements and wet yards now. Will you plant trees or dig drainage ditches?
- There is a designated wetland at the Lugin Street extension end of the project. What will that entail and how will it impact the properties on Lugin Street as well as the existing drainage?
- The existing wet land extends from the second building on the left of the property to Lugin Street extension, and appears to originate on property on Bridge Street. How will building on that wet land impact the surrounding properties? Will there be a hydrological study?
- How are you able to build on such wet land?
- What assurances and protections from damage from falling trees, water, blasting and construction will you provide? What steps will you take to insure that there is no property/foundation damage to homes near and abutting the project?
- Will there be a traffic impact study?
- Who is the intended buyer for these units?
- How will emergency vehicles exit the property?

Please attend this meeting if you can! It is their job to reassure us that this is a worthy and wonderful project. Let them know that we don't agree

For the Planners:

This project eliminates a wooded 4 acre parcel that is the only wooded area on Bridge Street and is home to numerous species of birds and plants as well as deer, fox, possum and the occasional moose.

The original owner of the home on Bridge Street told neighbors that he purchased the parcel to *protect it* from development.

This is the third time this parcel has been presented to the city for development. What makes this one different and what is better about it?

This parcel is part of an area designated as habitat for the endangered New England Cottontail. As the only truly wild parcel within the designation, it should be left to support the Cottontail.

Westbrook has been listed in the Tree City USA register for over 40 years. This wooded area should be preserved to support that designation.

Traffic has steadily increased on Bridge Street in the past few years. It will surely increase when the new day care center begins operation. This project continues that trend. Lugin Street and Graham Road have become by-passes for drivers rushing to avoid the light at Cumberland St and Bridge. The entrance is not visible from Lugin Street and is a source of potential accidents. We request a traffic study.

This unsightly and tightly packed project will impact the property values of all the surrounding properties. Will there be a cost/benefit analysis done?

Abutters and neighbors already deal with water issues from poor drainage from this property. What are the legal issue of attempting to piggy back on the drainage serving Lugin Street Extension?

This project negatively impacts the well-established surrounding neighborhoods with loss of privacy, increase in noise and traffic, and lower property values.

What is the hurry with this project? We would like to wait until face to face meetings and walk throughs are possible.

Please email us with any questions.

Kevin Webster	51 Lugin Street	bearlaw@msn.com	207 749-4941
Ann Laliberte	42 Lugin	alalib22@gmail.com	207 854 0949
Street Brad Straight	39 Lugin	btstraight52@gmail.co	
Street		m	

Remember!! Contacting the City Planners is essential! We need many voices to get their attention. Emails by May 15. Attend the Planning board meeting May 19.

Attend St. Germain's meeting to let them know we are not pushovers!

Rebecca Spitella

From: DAVID COLLINS <decpower@msn.com>
Sent: Tuesday, May 12, 2020 3:23 AM
To: patrickc@stgermain.com; David Collins; David Finocchietti; Linda Gain; Brian Stetson; Michael Foley; Clerk; Jerre Bryant; Katherine Kelley; Eric Dudley; Gary Rairdon; Victor Chau; Anna Turcotte; Daniel Stevenson; Katherine Kelley; Rebecca Spitella; Jennie Franceschi
Subject: questions - Fawn Woods Way Neighborhood Meeting

"Fawn Woods Way Neighborhood Meeting" what exactly is this meeting for & will the city representatives be present?

- what if any are your needed variances to existing sight zone map regulations
- what dose this do to the traffic flow during peck hours of the day
 - a. during school arrival & departure times
 - b. during new day care operation next door
 - c. during already backed up traffic between 7am & 8:30 am
 - d. what affect will this have on existing in home daycare's in the area (4)
 - e. have you *I*will you - a traffic count - study in regards to the above
- water run-off into the existing poor drainage along bridge street
- will there be new street water drainage added *I*how & where
- is the bridge street sewer capable of handling the additions
 - a. Bridge street sewer already has problems, what is the projected effect of the additional
 - b. will the natural gas line be extended up to this development

I have already asked these questions to you, and requested your info.

You avoided the questions and did not forward contact meeting info so that i could be prepared. As the design / developers representative i would have expected more cooperation and community support. Please forward these questions to your city contacts so that the meeting will have value, and answers.

Normally meetings of this nature would be at a later time, I am still working and find this change to be most irregular, and inappropriate. The short notice of this meeting is disappointing, as i know i am not the only resident of the area with concerns. i will be attending this meeting an sharing my thoughts on the above mentioned items, and the timing of this meeting. The lack of access to the general public, One letter and a mandatory response is not what i would have expected in a Neighborhood Meeting. The current conditions are no excuse for not finding a method of communication that could reach a large community in an open & efficient manor.

sincerely yours
David Collins
207-671-5286

Rebecca Spitella

Ann Laliberte <alalib22@gmail.com>

Thursday, May 14, 2020 7:44 AM

From:

Rebecca Spitella

Sent:

Fawn Woods Way neighborhood

To:

Subject

:

May 14, 2020

To Jennie Franceschi and Rebecca Spitella:

I am writing to join my neighbors in opposing the ironically named Fawn Woods Way "neighborhood" proposed to be wedged into wet land at 527 Bridge Street.

This development destroys the only wooded area on Bridge Street, which is a home for many species of birds as well as deer and fawns, raccoons, possums, rabbits and other animals, and wildflowers. In addition it is a wet piece of property providing water for the above mentioned fauna and flora. It is identified as habitat of the **endangered** New England Cottontail and the only one identified between Bridgton road and Spring Street in Westbrook.

This development negatively impacts at least 20 homes that back directly onto the property as well as many others that are within 500 and beyond.

Negative impact includes but is not limited to:

- Noise- 16 more homes in this tiny area will surely add noise to our peaceful neighborhoods.
- Traffic-the ever increasing traffic on Bridge Street makes it difficult for drivers on East Bridge, Lugin and Graham Road to enter traffic. Lugin Street especially has very limited visibility looking towards the driveway of the development, especially since that driveway is on a curve in the road. The new day care center will add exponentially to the already challenging traffic.
- Water-run off from this property already floods yards and basements of homes on Alberta Drive, well over 500 feet away from this development. It can also flood backyards on Lugin Street. All of this happens with an even abatement system already in place.
- Loss of Privacy-this development backs up to the backyards of homes on Lugin Street and in the Graham Road condos. What has been a peaceful backyard oasis will become a crowded downtown like environment, out of sync with the quiet private yards residents are accustomed to and indeed expected to keep when they purchased their homes.
- Decrease in Home Values-this development will impact the resale value of the homes contiguous to the property and near it.

Residents on Lugin Street have long understood that the late owner of the property purchased it with the intention of preserving it from development. Destroying the simple beauty of this property goes against the expressed wishes of the late owner.

With hundreds of housing units coming into play both at Rock Row and off of Cumberland Street, these few units represent a minor impact on housing needs in Westbrook.

In sum, this project enriches the sellers and the developers while it permanently changes an ecosystem, increases water problems, adds an eyesore that changes privacy and views, increases traffic and noise, and impacts property values and the equality of life of at least one hundred abutters and neighbors. It is unfair and simply wrong that so few people should profit at the expense of so many.

For all the reasons above I cannot state my opposition to this project strongly enough. Please consider the overwhelming negative impact of this project and deny permission.

Thank you for your
attention. Ann M Laliberte

42 Lugin Street

Jennie Franceschi Dave Carroll
From: <dcarroll@yorkmfg.com> Thursday,
May 14, 2020 8:50 AM Jennie
Sent: Franceschi;Rebecca Spitella
To: patrickc@stgermain.com
Cc: Fawn Woods Way
Subject:

Westbrook City Planners,

I am writing to express my concerns for the Fawn Woods Way project being considered in my immediate neighborhood. I have lived at 30 Ennis Street for 20 years. My concerns are many. As far as I can tell this is a natural wetland area that supports wildlife, allows for natural drainage and provides a visual and sound buffer between the athletic fields and our neighborhood. How can a project of this size not completely destroy this small sanctuary.

Extensive blasting & digging to install a new drainage system would certainly impact the closest neighbors on Lugin Street. Are their rights being considered? Are there assurances their foundations would not be damaged during the drainage upgrades? Will their basements flood if this is not done properly? Is there going to be an environmental impact study? What type of engineering study will be performed to guarantee this project will not have a detrimental impact on these longtime Westbrook homeowners/taxpayers properties and the environment?

Another concern is the traffic impact and another entrance road in the beginning of an already dangerous curve in the road. I exit Lugin Street every morning onto Bridge Street. This is a challenge every day as the traffic coming into the curve (heading to Methodist Road) can only see the cars waiting on Lugin at the very last second (even at proper speed). The cars exiting Lugin to enter Bridge can only see the approaching traffic in the last seconds. I've seen many accidents at this location. Adding another street in this curve is irresponsible, at best. Will there be a study on this impact also?

I hope you will give respectful considerations to my concerns and those of others, especially those homeowners on Lugin Street. Given the considerable impact this project will have on our community, shoehorning this development into that area really seems to be an idea that will bring more problems than it's worth in tax dollars.

Thank you for listening.

Respectfully,

David Carroll
30 Ennis Street
Westbrook, Maine 04092

To: Planning Board Date:

3May2020

I Kevin Webster of 51 Lugin St. am opposing the Fawn Woods Way Project of 527 Bridge Street. I have personally walked around the neighborhood speaking to people that are directly affected by this project as well as people that are not. I can honestly say that people were not in favor of this project. In fact I could not find anybody that was.

Some of the issues that I have as well as others.

Traffic: The entrance and exit of this project comes out onto Bridge St. on a blind curve. This project would increase vehicle traffic by at least 30 vehicles. That is not counting visitors or any maintenance being a private way. The traffic in this area has increased significantly over the years. The community center, Congin School and ball fields. A new day care center has been approved for 100 Kids just up from this. It is very difficult to get out Lugin St. where I live. Vehicles are cutting through Lugin and Graham Rd. in order to avoid the light at Bridge and Cumberland. A lot of people walk and walk their pets on these streets. The traffic on Cumberland is always backed up in the morning and only going to get worse when the other project behind Congin School is completed.

Noise: This is a quiet area and the woods acted as a buffer between Streets. With the new day care going in the woods would have helped with the noise when the kids were going outside. Adding more houses in a small area and cutting down the trees will only channel and increase the noise. The people living close to this project will have to put up the heavy trucks maybe blasting and building for months. This especially a bad time when everyone is trapped at home with this virus.

Loss of Privacy: This project is putting houses between two established neighborhoods Graham Rd. and Lugin St. there will be no buffer zones. Property owners on Lugin St. will be looking up at two story town houses just feet from their rear property.

Water: The area of the project is wet most of the year and the end of the woods never dries out. The original houses on Lugin were built over 60 years ago with the drainage going out back into the woods. The woods slope down from Bridge St. into an area shaped like a bowl and then drains into a runoff at the end. The problem being when you add houses next to the property line where does the water go. I listened to the proposal from the builder on May 12th. It looks like there is something on the Street side but nothing on the back where our properties are.

The Woods: The woods are home to many species of animals. It is a perfect area for them living in the city. The name of Fawn Woods Way would be a perfect name for the area if it stayed untouched. Putting in this development would destroy the woods as well as the nature. This development is way to much for this area. Westbrook is known to be tree city. This certainly won't help cutting down the trees.

This land has been looked at for more than 30 years. I know of other people and builders had looked at and said it was not worth doing because of the cost or the resistance of the neighborhood. I hope you on the planning board come out and see this. This cannot be done virtually you have to take a look at this. Please look at the whole picture how this affects the neighborhood. Westbrook is adding a lot of housing. The project on Cumberland Ave. and the big project at Rock row. This not a good area to add more housing.

Thank You for your attention Kevin

Webster

51 Lugin St.

Please send receipt

Rebecca Spitella

From: Jacob Jordan <jpjordan567@gmail.com>
Sent: Thursday, May 14, 2020 4:58 PM
To: Jennie Franceschi
Cc: Rebecca Spitella; Alison Cronkhite
Subject: 527 Bridge St Subdivision
Comments

Good afternoon,

I'm a landowner on Longley Rd, close to the proposed subdivision. I have some concerns about impacts to my property should this subdivision move forward. Our property is on a well. Our well is located next to a stream that comes from the direction of the proposed site. I am mainly concerned about the following:

- The construction could greatly increase or decrease the flow of water to my property potentially speeding up erosion along the banks, or drying up the stream
- The construction could cause damage to the quality of the water in our well, making it unsafe for consumption
- Or the construction could possibly even cause the well to go dry.

My wife and I are also concerned about increased noise, decrease in privacy, and displacement of wildlife in this wooded area. We purchased our property last year because of the unique opportunity to have wooded backyard within a neighborhood setting.

I appreciate your consideration in this process.

Thank you.

Jacob Jordan

207-650-8830

Water and flooding have been a problem with this property. The back of our property often does get wet and we had flooding occur in our basement from the excess water. Clearing the woods, building new homes and asphalt will only add to the problems that have occurred on Lugin and Alberta Drive drainage systems.

Increase noise will result from this development. Currently we have two great and established neighborhoods with Lugin Street and the Graham Hill Road Condominiums. There has never been a problem with noise in these area, even

with the Sappi Paper Mill operating close by. This existing patch of woods always dampened the noise level. With this new development taking out the woods and building homes for 14 families will increase the noise level to these peaceful neighborhoods. This too will worsen when the 100 child daycare center opens.

The woods will be gone. Westbrook has been named in the Tree City USA for the 42 consecutive year on June 5, 2019 as seen on the Westbrook Public Service Facebook Page. This is one of the few remaining wooded areas in the city. When the planning board was meeting for the daycare on June 4, 2019 one planning board member stated for every tree you take down, you plant two.

This will eliminate the wildlife population. Living in our home for the past 32 years, we have seen a lot of wildlife in this little patch of woods. This area has been an habitat for deer, fox, possum, racoons, eagles, and birds of all types. We have even spotted a moose running in the woods. We find it ironic that the names proposed for this new development have been Deer Lane Neighborhood and now Fawn Woods Way Neighborhood.

There will be a lack of privacy that will impact certain Lugin Street residents. With the development homes being so close to our property lines, the type of trees recommended by St. Germain were leaf bearing trees that will shed leaves in season and provide no privacy. We spend a lot of time enjoying our back yards. It appears the engineering for this development is has done little to benefit the Lugin Street residents. We have seen our neighborhood remain stable over the years, but this new development is being squeezed between two established neighborhoods is overgrowth. And what will this do to our property value?

Other concerns:

- What are the dimensions of these buildings? How far are the buildings and back decks from the Lugin Street properties? These all look fine on drawings and photographs but in reality are not as good.
- When will their be a walk through?
- This whole process appears to being rushed. Why? With the pandemic going on their should be more flexibility.
- The virtual meetings process was not very effective. They presented what they wanted us to hear, but we were not able to participate only through written questions.
- From an engineering perspective, we are concerned about these homes being build on wetlands, adequate drainage controls, and the possibility of blasting as there is ledge on many of our properties.

We are not in support to this new development for the reasons above and more. It will only worsen the traffic issues and overcrowd a small patch of wooded area that the City of Westbrook is known as Tree City USA for. The wildlife will be driven from their habitats and the neighborhood will be changed.

Thanks you for your attention.

Brad and Terry Straight
39 Lugin Street

P.S. Please send us a receipt of this email.

Rebecca Spitella rbrown21
<rbrown21@maine.rr.com>
From: Thursday, May 14, 2020 8:18 PM
Sent: Rebecca Spitella
To: FW: Fawn Woods Way Development
Subject
:

Rebecca King

----- Original message -----

From: rbrown21 <rbrown21@maine.rr.com>
Date: 5/14/20 8:13 PM {GMT-05:00}
To: jfranceschi@westbrook.me.us
Cc: rsptella@westbrook.me.us
Subject: Fawn Woods Way Development

Good evening,

I am writing to voice my serious concerns about this development project as a home owner at 30 Lugin st. The daycare that is going in on Bridge st. is a huge concern in itself and now this. Have you even considered the traffic increase on Bridge and Cumberland that is already a huge issue?! You don't even have an arrow on the street light for people going left which creates a monstrous line of traffic every morning for travelers like myself. You definitely need to do a traffic study in this area to see for yourselves.

This development will surely upset what little wildlife we already have in this area. And for one I am a huge supporter of saving what little wildlife is left.

I grew up in Westbrook and I am very saddened by all of the development that has transpired within the last few years and now this proposal in my own backyard is very disheartening. How do you intend on dealing with water issues that neighbors already have? Will there be proper drainage and how will this affect properties on Lugin st? Will this also impact property value?

The increase in noise, traffic and loss of privacy will all be affected by each and every home owner in our neighborhood. We deserve at the very least to have a face to face meeting and or communication when all of the issues with Covid are better under control.

In closing, I ask that you please take the highlights of traffic, wildlife and drainage into consideration seriously before forging ahead with another subdivision. And ask yourselves, would you want all of this in your neighborhood? Thank you for your time.

Sincerely,

Rebecca King

Rebecca Spitella Leo Gerrior <lgerrior@daysjewelers.com >
From: Thursday, May 14, 2020 8:30 PM
Sent: Jennie Franceschi; Rebecca Spitella
To: 527 Bridge street subdivision
Subject
:

Jenni Franceschi and Rebecca Spitella,

My name is Leo Gerrior. My family and I live at 31 Alberta Drive. We have lived in our neighborhood for more than 10 years and in that time have watched a lot of growth in the area around us. I am writing to express a couple of concerns I have with the proposed development and have suggested solutions to them.

1. Turning left out of Lugin Street onto Bridge Street is dangerous due to low visibility and speeding vehicles. Additional vehicles in the area will only add to this.

- I propose adding a speed bridge to Bridge street to help slow traffic, along with installing sidewalks from the development leading to Lugin, to improve visibility and help pedestrians walk more safely.

2 Alberta Drive is already regularly used by drivers as a cut through between Bridge and Park Street, often traveling a rate of speed much too fast for our street. As a parent of a toddler, I've become frustrated by this. It is making it unsafe for my child and other children playing. I fear this new development (as well as the potential new daycare next to it) will only add to the speeding traffic on Alberta.

- I would ask that a speed bridge be added on the straightaway portion of Alberta Drive. This would help slow vehicles and may persuade them to stay on East Bridge rather than cutting through.

My wife and I think Westbrook is a great place to live and raise our child. We chose our neighborhood because of its family-friendly environment. I greatly appreciate the opportunity to share my concerns and appreciate you reading through my email.

Take care,

Leo Gerrior
(207) 838-9807

Leo Gerrior
South Portland Store Manager
South Portland Store | South Portland, ME 04106
(207) 780-6052 | lgerrior@daysjewelers.com | www.daysjewelers.com <<http://www.daysjewelers.com>>

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Rebecca Spitella

From: Sent: To: Subject:

Betty McIntyre <bmcintyre7478@gmail.com>

Thursday, May 14, 2020 9:15 PM

Rebecca Spitella; jfranceschi@westbrook.me.us

"Fawn Woods Way" development proposal at 527 Bridge Street

Dear Westbrook City Planners,

I am the property owner of 27 Lugin Street, which will be directly affected if you allow this development to occur. I purchased my home in 1983, and was told that the woods abutting my property could not be developed due to wetlands status. Development has been attempted over the years, but it was always prevented by a thoughtful City Planning Board.

There was a "neighborhood meeting" online recently, although we were not allowed to speak, and could not see who was in attendance other than those that the project manager chose to show (his "team"). I have several concerns about how this was handled - especially holding the meeting now, when we are unable to have a walk-through of the property. Computer simulations are not always the same as reality. I question why the developers are in such a hurry, especially given the current health concerns and financial volatility.

Concerns for you, the Westbrook City Planning Board include:

- 1). **Preserving the woods.** This project eliminates a wooded 4-acre parcel that is the only wooded area on Bridge Street and is home to numerous species of birds and plants, as well as deer, fox, opossum, squirrels and the occasional moose. Urban planners recognize the need for "green space" and since Westbrook has been listed in the Tree City USA register for over 40 years, I feel this wooded area should be preserved to support that designation as well as the character of our neighborhood. In addition, the project manager indicated that they would be planting "red maples", which the Westbrook City Arborist recently told me were an invasive species and should not be planted. Is there any oversight on this?
- 2) **Impact on property values.** This potential unsightly and tightly packed project will impact the property values of all the surrounding properties. Will there be a cost/benefit analysis done?
- 3). **Overcrowding in neighborhood.** The plan we were shown puts 7 or 8 multi-unit buildings, plus the existing house/yard, a road, parking lots and landscaping in less than 4 acres. There appears to be VERY little space between the units. Is there a regulation "lot" size? Can you look into the effect that this packed housing, plus the new approved day care will have on our population density? Correlating issues are a lack of privacy if the woods are removed, and increased noise pollution from the proposed development, incoming day care, and traffic.
- 4) **Effects on existing homes.** If they are allowed to put 7 or 8 2-story homes in that small piece of woods, and cut most of the trees down, they will need to bring in a lot of fill to "absorb" the wetlands. The new units would "loom" over the existing houses as well as intrude right up to our property lines. Please look at the elevation description of this parcel of land and surrounding neighborhood.
- 5). **Drainage.** We already have a back yard with poor natural drainage. If that area is deforested, and filled/raised to allow building, gravity will compel the water to drain towards Lugin Street. I have already had to patch my basement walls, and have two sump pumps which run frequently when it rains. *Who will be legally liable* if I have

more damage from added drainage and/or heavy equipment/blasting?

6) **Traffic.** Traffic has steadily increased on Bridge Street in the past few years. It will surely increase when the new day care center begins operation. This project continues that trend. It is already dangerous to exit from Lugin Street due to the curve in the street and the overhanging bushes/trees just south of the intersection

.. .. I!!

with Bridge Street. Has there been a traffic study done? How do we address the safety issue? Children also have to cross Bridge Street to get to school. One last traffic concern - with the very crowded project and single access road, would emergency vehicles be able to access this development, especially in the winter?

7). **History.** If this project is considered "grandfathered in", is that legal document available for citizens to read? Are the current project specs the same as those in this rumored "grandfathered" document?

In summary, this proposed project would negatively impact my home with loss of privacy, increase in noise and traffic, lower property values, exacerbate my property drainage issues and potentially damage my basement. I feel that parcel of land is inappropriate for a housing development, especially the one currently proposed. I am proud to be a member of this Westbrook community, and hope that you will listen to my concerns, as well as the similar concerns of many in our neighborhood.

Sincerely,
Betty McIntyre
27 Lugin Street
Westbrook, ME. 04092

To City of Westbrook Planning Board

page 1 of 2

May 13, 2020

We, Roger Bernier (who has lived here 40 years), and Penny Pulsoni of 45 Lugin St are writing to oppose the development at 527 Bridge Street that will abut our backyard.

We have many concerns about this development.

Water: Our basement is dry but the lower back yard is wet. After listening to the St Germain zoom on 5/12, it did not adequately address this issue. He talked about holding tanks, but it was not understood where they would be. How deep are holding tanks placed in the ground so they would not freeze? What is the capacity of said holding tanks? What assurances are abutters given that we will not have increase problems with water on our property? The land at the end of the cu-de-sac of Lugin is particularly wet. Why isn't this project being placed closer to Bridge Street where it is somewhat dryer and they would use considerably less asphalt as they would need a shorter road.

Loss of Privacy and Wildlife: One of the beauties of this neighborhood is the peace and quite we have. How we as neighbors all know one another and enjoy time in our back yards. We love watching the wildlife in our back yards. It was a little disconcerting to hear St Germain staff say that the City of Westbrook deemed this area not necessary to keep for wildlife. I thought this city was proud of the fact that it is named a "Tree City". Why then would you remove this section of woods (home to so many wildlife and birds) and cram in too many units that will be so close together with no yards to speak of? It is not clear if all the trees will be coming down at our end. St Germain staff said White Pine (really?!?! White Pine?!?) and Red Maple would be planted as buffers. How are those two trees affording both sides buffers? These are not trees that will provide any privacy screening. Maple trees are leafed out for what- 4, 5 months at the most. And not to mention all the extra raking of said leaves. And the White Pine is a very flimsy tree with shallow roots and wide spaced apart branches (as opposed to a Blue Spruce that is tightly compacted). And having these trees here helps buffer the noise from the Little League fields, Congin School, and the Community Center. Planting arborvitae or cedars would offer the best type of privacy hedge for both sides year-round. Another issue not answered at the 5/12 zoom was what is the buffer zone between abutters and this project? Are these buffer trees they speak of planted in that buffer zone or is that buffer zone left empty and trees planted on their side of buffer line?

Traffic: Trying to turn left out of Lugin is not an easy feat. One problem is cars do not abide by the 25mph speed limit in either direction. There is also a curve making it hard to see cars while turning left and this same curve is where this development will enter/exit. The city has approved a 100-child day care that will abut this development and add more cars. We on Lugin and friends on Graham has seen an increase in traffic as people try to avoid the light at Bridge and Cumberland and cut through our neighborhoods. And let us not forget the added cars on Cumberland when the large apartment complex behind Congin opens up.

We feel this development will negatively affect not only the abutters but the neighborhood as a whole. Has the city done a tax analysis? What is the benefit to the city in taxes as opposed to the negative effect

on not only the people of this neighborhood but the wildlife as well? What if it brings down our property values giving the city less income?

I understand we have a pandemic and that legally allows for Zoom instead of face-to-face meetings. When we have watched planning board meetings recently, you only see the planning board members. Not seeing all the participants takes away from the cohesiveness of this neighborhood. We feel like we are being kept apart. We also have some elderly that cannot participate as they do not have smart phones or computers. On the St Germain zoom meeting he mentioned a virtual walkthrough of this site. We oppose this. We should all wear mask and keep our distance but there should be a walk through.

On the St Germain zoom meeting, staff mentioned that ledge should not be a problem. But what if it is? How does the city handle blasting? Are homes videotaped? How are damages taken care of? We know there was ledge that needed to be blasted at the Graham Hill condos.

Other projects have come before the planning board for this site and been rejected. How is this project different?

In summary, we feel this is too big a project to fit into this 60 year old community. This project benefits very few, but adversely affects many, many people and wildlife on ALL sides of it.

Thank you for your time to read this.

Roger Bernier
Penny Pulsoni
45 Lugin St
Westbrook

Please send receipt that this was received and added to the planning minutes. Thank you.

To Whom it May Concern:

As the home owners of 517 Bridge St., which directly borders the proposed development to be called Fawn Woods Way Neighborhood at 527 Bridge St., we would like to express our strong opposition to this project.

Some reasons for our opposition are our privacy, water drainage, increased foot and vehicle traffic and noise levels.

After living here for 30 years we have seen an incredible increase in traffic and adding an additional at minimum 28 vehicles entering and exiting Bridge St. on this corner is not safe. Not to mention the traffic that will be added once the Day Care opens up at 511 Bridge Street. On any given day, especially when school is in session, the traffic is backed up way beyond where this project is being proposed. After the morning traffic dies down, most drivers are speeding through this area and around this corner all day long and not just 5 or 10 miles over the posted limit. When a radar trap is set in this area the police are constantly stopping vehicles. I have had road rage expressed at me on many occasions just trying to exit my driveway. The corner along with vehicle speed makes this a very dangerous area. Trying to walk across the street is nearly impossible.

Also, as somebody who has walked on this property at all times of the year for years I know how wet that property is year-round. I am very concerned about water run off to our property.

Our concerns are valid not only for us but for the Westbrook Community. We look forward to expressing more of our opposition to this Project at the Planning Board Meeting.

Kenneth & Diane Winton 517
Bridge St.
Westbrook,
207-854-2475 or 207-776-5733

Rebecca Spitella

From:
Sent: Jennie Franceschi
To: Friday, May 15, 2020 9:13
Subject: AM Rebecca Spitella
FW: Fawn Woods Way

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: Patti Watson
<pjwatson@maine.rr.com> Sent: Friday, May
15, 2020 8:32 AM
To: Jennie Franceschi <jfranceschi@westbrook.me.us>; 'rspitella@westbrook.me.us.'
Subject: Fawn Woods Way

To whom it may concern:

We are residents of 89 Longley Road and are writing to express our concerns about the Fawn Woods Way proposed condominium project. The following are our concerns that we would like addressed by the planners.

1. Drainage Concerns – we are very concerned how this construction project may affect drainage in nearby homes. We know that our neighbors never had water in their basement until the Graham Street condominium project and we fear this may happen also with this project. How will this be addressed and averted?
2. Traffic - with the daycare going in at the top of Graham and East Bridge, traffic in this area, will be greatly increased. Adding more residential housing in this area, will have an even greater impact. Has a traffic study been done and can this area support this increased traffic? Plus Graham, Longley and Lugin will be used for shortcuts to get to Fawn Woods Way, and these streets will greatly be impacted by the increased traffic.
3. Blasting – we are deeply concerned about the impact the blasting will have on all the residential houses in this neighborhood. How will the planners ensure that the neighboring houses will not sustain structural damage during this process?
4. A lot of the Graham Street Condominiums are now used as rental units. Will there be an ordinance in place to protect the neighborhood from an influx of rental residents? How will they control investors from coming in and buying the condos for investment purposes?
5. Natural Habitat – the woods are populated by many birds and deer and this project will force them to leave their protective environment.

In conclusion, we oppose a project of this magnitude coming into our neighborhood. We feel the ramifications will be significant and adversely affect the structural integrity, quality of life, the property values and the neighborhood feel.

Thank you so much for allowing us to share our concerns.

Royce and Patricia Watson

22

AARON BURNS
35 Alberta Dr.
Westbrook, ME 04092
apburns@gmaii.com

May 15, 2020

Rene Daniel, Chairman & Members
Westbrook Planning Board

Re: 2020.07 — 527 Bridge Street -Subdivision -1025 Ocean Ave., LLC, Tax Map
048, Lot 045, Zone: Residential Growth Area 2 (RGA2)

Dear Chairman Daniel and Members of the Planning Board:

My name is Aaron Burns. My family and I live at 35 Alberta Drive, which is within 500 feet of the 17-unit subdivision ("Development") proposed for 527 Bridge St. ("Property") by 1025 Ocean Avenue, LLC ("Developer"). I am writing to outline my concerns about the Development which is before you on a sketch plan review. If the Development moves forward as currently proposed, I reserve my right to provide a more detailed critique at the appropriate time.

1. The Development does not fulfill the stated purpose of the RGA2 Zone development to utilize an interconnected road system.

The Development is located in the Residential Growth Area 2 ("RGA2") zone. Section 303 of the City of Westbrook Land Use Ordinances states:

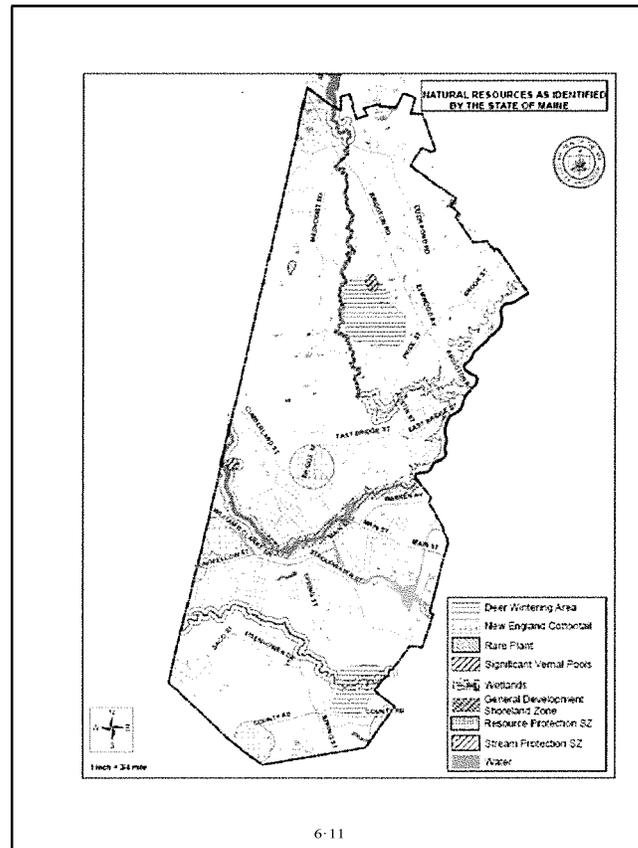
The purpose of the Residential Growth Area 2 is to develop suburban neighborhoods in areas that can be easily served by municipal infrastructure. This zone is a mixture of older subdivisions and vacant land that would best be served with interconnected road systems. Development, through density incentives, is encouraged to bring water and sewer to sites

Westbrook, Me. Land Use Ordinances ("Ordinance") § 303 (emphasis added). The Development does not propose an interconnected road system, and in fact, is proposing to use a dead-end driveway to access the proposed subdivision lots.

2. The Development does not meet the stated goal in the Comprehensive Plan to preserve critical natural resources.

A stated goal in the City of Westbrook's 2012 Comprehensive Plan is: *"To preserve the State's other critical natural resources, including, without limitation, wetlands, wildlife and*

fisheries habitat, sand dunes, shore/ands, scenic vistas and unique natural areas."¹ The New England Cottontail is an endangered species in the State of Maine. The resources map at page 6-11 of the Comprehensive Plan acknowledges that the Property has been designated as essential New England Cottontail habitat.



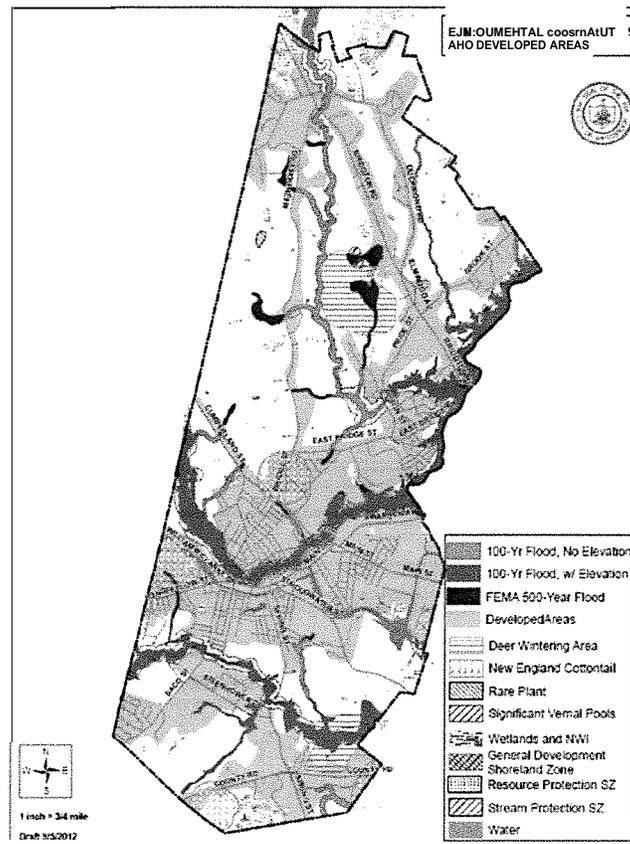
The Comprehensive Plan acknowledges that:

Most residential development capacity is located north of Cumberland and East Bridge Streets. New roadways would need to be built to connect currently inaccessible tracts of land to existing roadways. Figure 2-4 depicts the environmental constraints that hamper total build out of available tracts of land. *Environmental constraints do not prevent development, but they can limit maximum build out.* There is enough land available to accommodate demand for future residential development.²

(The following appears to be "Figure 2-4", but it is not marked as such in the Comprehensive Plan).

¹ City of Westbrook 2012 Comprehensive Plan p. 6-10.

² Comprehensive Plan p. 2-11 (emphasis added).



The Development, proposing eight duplexes, in addition to the existing residence would be close to a "maximum build-out" in the face of identified environmental constraints.

In the context of Site Plan and Subdivision Review, the Planning Board will need to determine the amount of "Unusable Land" within the Development. Section 201 of the Ordinance defines "Unusable Land" as

Unusable Land. An environmentally sensitive area which if disturbed or destroyed, can adversely affect unique ecological balances in the environment. Although specific areas require a case-by-case analysis, the following factors may be included in the determination of unusable land:

C. Any area identified as a wetland. The wetland area has been identified as having one or more critical purposes as determined by a licensed soil scientist of the State of Maine during a site evaluation,

E. Unique wildlife areas as identified in the review process,

F. Unique wildlife areas as identified in the review process or by the State of Maine's botanical or natural areas programs.

The Planning Board will need to scrutinize whether all or part of the Property constitutes "Unusable Land." The Planning Board will also need to consider whether the proposed Development should be modified to provide for the preservation of the identified wildlife areas in the Comprehensive Plan.

3. Stormwater issues.

I have outlined my concerns about stormwater discharge in a separate e-mail to the City Planner. Additional stormwater discharge into the swale abutting my property cannot be allowed. The stormwater system from Lugin Street Extension to Alberta Drive is already overburdened and prone to flooding my yard.

4. Traffic.

The Development presents substantial traffic concerns. The Development is very close to the Westbrook Community Center, Congin School, and the Westbrook Little League complex. Sightlines on this section of Bridge Street are poor. This Board also recently approved a nearby day care center which will also add to traffic issues. Bridge Street is already too congested.

5. Conclusion.

While the owners of the Property should be permitted to develop it reasonably, this proposal presents a "maximum buildout" that is out of harmony with the adjacent area. While I acknowledge that the Development is merely at the sketch plan phase, I am concerned about the potential adverse impacts that it may have based on what I have seen. I look forward to reviewing the plans when they are made public.

Thank you for your consideration.

Aaron P. Burns

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Rebecca Spitella

From: J. Nappi <joannnappi@gmail.com>
: Friday, May 15, 2020 11:05 AM
Sent: rsptella@westbrook.me.us; Rebecca Spitella
To: Honey
Cc: 527 Bridge St. Subdivision, Fawn Woods Way
Subject:

As a landowner at 71 Lugin St. (within 500 feet) of the proposed above mentioned development, we would like to **OPPOSE** for the following reasons:

1. Water runoff from the wetland and additional housing is a HUGE concern for our property. Will it be properly drained? Well planned actions don't always live up to the end result.
2. How will the sewage from an additional housing be handled? Can the existing lines handle 16 more?
3. The wooded habitat behind our home, has been enjoyed for 17 years. There are deer, many species of birds, plant life and other wildlife living in this area. Destroying this land by removing trees, excavating, etc. will eliminate all of that.
4. These woods also provide privacy and act as sound buffers to our whole quiet/serene neighborhood.
5. Will our home values depreciate because of development so close? We chose our home partially due to the location. It provides us again, with privacy and quietness.
6. Currently, traffic volume is a large issue. Exiting Lugin Street onto Bridge Street is a challenge daily. Additional housing will create even more traffic on an already busy roadway. What will be done to handle additional traffic from Fawn Woods Way?
7. How will vehicle headlights impact our homes entering and exiting this development?
8. What is the proposal for the parcel of land at the end of the development? That is closest to our home. Our neighbors are quiet and we all respect this serenity.

We (the Nappi's) would appreciate it if this project could be put off to a later date so that we would have an opportunity to meet face to face and have a walkthrough of the area to visualize how the development would impact the existing homes on Lugin Street.

Thank you for your time.... Russell & Joann Nappi

Hello,

My name is Victor Ross. I live at 48 Lugin Street in Westbrook Maine. I live with my fiancée Kayla Dunphe and I also have my two daughters. I am writing to state my opposition to the proposed housing project called Fawn Woods Way.

I tuned in to the developers zoom meeting on May 12 and after seeing their proposal we are now *even* more, less than thrilled about this proposed project.

Some of our concerns about this project are as follows:

1. It appears that a majority of the trees that are currently acting as a visual and sound buffer will be removed. Even though the developers have proposed to plant new trees, there is no replacing mature growth. I also don't believe there is enough room to plant trees to act as a buffer in the proposed plan, which leads me to my second concern.
2. In the developers plan it appears they want to build right up to the 15' buffer to the property line. This doesn't leave much if any room to leave the existing trees or room for new growth.
3. Although some wouldn't call it much of a view easement I am not too excited to have my view from the house go from mature woods to crammed together 2 story buildings.
4. I believe that the runoff will be significantly increased off of the project site with the number of buildings and amount of paving proposed. I am not a civil or environmental engineer but I don't believe that the current wetland on site will be able to handle the additional runoff.
5. I believe that the addition of a road entrance on the already busy Bridge Street poses a safety hazard along with the already proposed daycare center on Bridge Street. I believe we need to see what the traffic impact is going to be from the already approved daycare center before adding another traffic impact from the Fawn Woods site.
6. I haven't heard from one of my neighbors any excitement about this proposed project. Every one of them is against it.

Thank you for your time. I hope these concerns along with my neighbors will be taken into consideration for this proposed project.

Victor Ross and Kayla Dunphe

48 Lugin Street

Westbrook, Maine 04092

207-712-0963

25

Jennie Franceschi

From: Bbianchi Bianchi <bbianchi684@gmail.com>
Sent: Friday, May 15, 2020 11:31 AM
To: Jennie Franceschi
Subject: 527 Bridge Street subdivision
:

Good morning!

I am the property owner of 170 Park Rd. My property backs up to the a portion of this proposed subdivision.

My main concern regarding this project is water shed. Currently, due to the pitch of land backing up to my property i have an enormous amount of watershed that flowes to the lowest part of my yard, which is my foundation and garage. My yard stays very soggy in several areas. Neighbors to the left and right of me have drains in their yard to divert water under the street. For some reason, i do not.

I am fearful that this project will increase the amount of water onto my property and ultimately towards my foundation. I have a few questions listed below.

1. Where will the discharge for ground and surface water be directed?
- 2 How will the water be directed?

There is a small stream on my property that seems to begin where the new buildings will be built.

- 3 What are the plans to address that wet area and stream?

With the water concern being my main issue, I am also leary of noise, traffic and wildlife infringements.

Thank you for your time. I look forward to understanding the above listed issues a bit better.

Warmly,
Barbra
Bianchi 585-
727-9183

26

Jennie Franceschi

From: Maria Lundy
Sent: <lundymaria95@yahoo.com> Friday,
To: May 15, 2020 11:36 AM
Subject Jennie Franceschi
: Fawn Woods Proposed Complex

To the Planning Board of Westbrook Maine--

I strongly oppose the the construction of an additional complex on an already saturated space of land between Graham Hill Condos and the neighborhood of Lugin Street and the proximity to the the site of 511 Bridge Street. This complex would be a burden in so many ways as the usage of 511 Bridge Street will be. Of major concern is the building on wet land and the water/run off that will effect the surrounding water table. I strongly urge you not to approve of such a complex in a small, wet, over saturated populated area.

Sincerely,
Maria A
Lundy

17 Graham Road #5