



**City of Westbrook
WESTBROOK PLANNING BOARD
EDWARD REIDMAN, CHAIRMAN**

**WESTBROOK PLANNING BOARD
CHAIRMAN'S REPORT 2015**

During 2015 the Planning Board conducted (5) Workshop, (3) Sketch Plan, (15) Site Plans, (10) Site Plan Amendment, (2) Extension Site Plan, (2) Subdivision, (4) Subdivision Amendments, (7) Special Exceptions, (1) Special Exception Amendment, (6) Site Walks, (8) Public Hearings, (1) Village Review, (4) (1 Pending) Land Use Ordinance Amendment recommendations to City Council

Below is a list of activities of the Planning Board during 2015:

Public Hearings

1. **Public Hearing - Subdivision, Site Plan & Special Exception – Blue Spruce Farm at 333 and 275 Spring Street** – St. Clair Associates on behalf of Risbara Properties for construction of over 50 single-family/duplex units on individual lots on new public streets, 98 market rate rental multifamily units (7 buildings) and 32 condominium units (8 buildings) on an approximately 37-acre parcel assemblage. The subject property is located on Tax Map 8, Lots 10, 10B, and 11 (part). Zone: RGA-1 and Resource Protection Shoreland Overlay Zone. **07-07-15**

2. **Public Hearing - Land Use Ordinance Amendments – Sections 201, 202, 203, 310, and 311 - Definitions, General Provisions, Nonconforming Use Provisions, Industrial Park District, and Manufacturing District.** This is a proposal by staff to amend the definition of accessory use to provide more clarity on where farm animals are allowed, to more clearly define the difference between types of “childcare” facilities, to relocate for clarity the provisions for nonconforming uses in the Shoreland Zone, and to allow the Greenhouse and Warehouse uses as a matter of right in the Industrial Park and the Manufacturing Zones. **07-07-15**

3. **Public Hearing – Section 401 Land Use Ordinance and Zoning Map Amendments – Stroudwater River** - This is a proposal by staff and the Administration to review the Shoreland Zoning Designation for properties in or near the Resource Protection Shoreland Zoning Overlay. Some parcels along the Stroudwater River will be rezoned to General

Development Shoreland Zoning Overlay and some to a new designation of Limited Residential District Shoreland Zoning Overlay. The balance would retain their existing Resource Protection designation. The underlying zoning

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4. **Public Hearing – Section 401 Land Use Ordinance and Zoning Map Amendments – Summit Circle** - This is a proposal by staff and the Administration to review the Shoreland Zoning Designation of properties in or near the Resource Protection Shoreland Zoning Overlay. Parcels along Summit Circle that currently have the Resource Protection Shoreland Zoning Overlay designation will be rezoned to a new designation of Limited Residential District Shoreland Zoning Overlay. The underlying zoning designation would not change. **07-07-15**

5. **Public Hearing – Section 401 Land Use Ordinance and Zoning Map Amendments – Near Mast Road** - This is a proposal by staff and the Administration to review the Shoreland Zoning Designation of properties in or near the Resource Protection Shoreland Zoning Overlay. Some parcels close to Falmouth and on or near Mast Road will be added to the Resource Protection Shoreland Zoning Overlay and others to a new designation of Limited Residential District Shoreland Zoning Overlay. The underlying zoning designation would not change. **07-07-15**

6. **Public Hearing - Riverwalk North** – Sebago Technics on behalf of the City of Westbrook for the planned construction of a riverwalk along the north side of the Presumpscot River, from Bridge Street to the Black Bridge, and on Brown Street from that point. The project includes a redesigned streetscape along the 350 feet of Brown Street from the Black Bridge to Cumberland Street. Construction is not budgeted for at this time and so an extended approval period will be requested. The Riverwalk North will be located on Map 32, Lot 223 and Map 39, Lot 31. Zone: Residential Growth Area-1. **10-06-15**

7. **Public Hearing - Subdivision Amendment, Site Plan & Special Exception** – 434 Cumberland Street – Terradyn Consultants, LLC on behalf of MTR Development LLC and Christopher Wilson for review of a 7-unit multifamily residential development in 2 buildings on a 1.1 acre parcel. The project also includes the creation of 1 new lot. Tax Map 43, Lot 47, Zone: Residential Growth Area – 1. **10-20-15**

8. **Public Hearing - 290 Bridgton Road – Chase Custom Homes** – Sebago Technics, on behalf of Chase Custom Homes, for the construction of a 3,600 sqf. Storage space at the rear of the parking lot for the 3-story office building approved in 2012 and located on an approx. 3.5 acre property. Tax Map: 58, Lot: 1D & 1E, Zone: Highway Services. **10-20-15**

Development Plans

1. **Special Exception – Home Day Care Provider – 213 West Valentine Street** – Laura Groves for an up to 5-child home day care facility on approximately 0.22 acres. Tax Map: 28, Lot 95, Zone: Residential Growth Area 1. **02-03-15 & 06-02-15 (Amendment)**

2. **Site Plan – Westbrook Public Works Facility – 371 Saco Street** – Sebago Technics on behalf of the City of Westbrook for construction of a new 22,632 sqf building for fleet, maintenance and administrative space.. The subject property is located on Tax Map 4, Lot 25. Zone: RGA-2 and Resource Protection Shoreland Zone. **03-03-15**

3. **Site Plan Amendment – Airtemp, Inc. – 20 Thomas Drive** – Sebago Technics, Inc. on behalf of Airtemp, Inc. for construction of a screened outdoor storage area and parking lot expansion. Airtemp is an HVAC fabrication and installation contractor currently located in South Portland. The subject property consists of approx. 3 acres and is located on Tax Map 3, Lot 107. Zone: Industrial Park. **04-07-15 & 05-05-15**

4. **Site Plan Amendment – Dead River Company Terminal Expansion – 14 Terminal Street** – St. Germain Collins on behalf of Dead River Company for installation of an additional rail spur and three liquid propane unloading stations. The subject property consists of approximately 4 acres and is located on Map 42B, Lot 12C. Zone: Gateway Commercial. **04-07-2015 & 05-05-15**

5. **Site Plan Amendment – Animal Refuge League of Greater Portland (ARLGP) – 449 Stroudwater Street** – Sebago Technics, Inc. on behalf of the ARLGP for construction of an approximately 26,500 sqf. building, parking and associated site improvements to include overflow parking for the adjacent Westbrook Middle School and Performing Arts Center. The subject property consists of approximately 22 acres and is located on Tax Map 9, Lot 20. Zone: Rural. **04-07-15 & 05-05-15**

6. **Special Exception Amendment, Subdivision Amendment & Site Plan Amendment – Stroudwater Landing Phase II – Across from 320 Spring Street** - Sebago Technics, Inc., on behalf of Stroudwater Landing, LLC for an amendment to Phase II of Stroudwater Landing. The original approval for Phase II included a 120-room assisted living facility and the applicant now proposes a 95-unit assisted living facility. The subject property consists of approximately 16 acres and is located on Tax Maps 8 and 9, Lots 3B, 3D and 21 (part), respectively. Zone: Residential Growth Area 1. **04-07-15 & 05-05-15 & 06-02-15**

7. **Sketch Plan – Larrabee Commons – 10 Liza Harmon Drive - St. Germain Collins** on behalf of Larrabee Commons LP for construction of a 38-unit affordable independent senior living building on 4-stories consisting of approximately 32,000 sqf. The building will be located behind the Larrabee Woods building on the Westbrook Housing campus. The subject property will consist of approximately 2.38 acres and will be located on Tax Map 42A, Lot 14. Zone: Gateway Commercial. **04-07-15 & 05-05-15**

8. **Site Plan – Westbrook Public Works Facility – 371 Saco Street** – Sebago Technics on behalf of the City of Westbrook for construction of a new 22,632 sqf building for fleet, maintenance and administrative space, a new 14,000 sqf covered salt and sand shed, a new 1,750 sqf transportation building, renovation of the existing maintenance building for storage, and expansion of parking on the property. The subject property is located on Tax Map 4, Lot 25. Zone: RGA-2 and Resource Protection Shoreland Zone. **05-19-15 & 06-02-15**

9. **Subdivision, Site Plan & Special Exception – Blue Spruce Farm at 333 and 275 Spring Street** – St. Clair Associates on behalf of Risbara Properties for construction of over 50 single-family/duplex units on individual lots on new public streets, 98 market rate rental multifamily units (7 buildings) and 32 condominium units (8 buildings) on an approximately 37-acre parcel assemblage. The subject property is located on Tax Map 8, Lots 10, 10B, and 11 (part). Zone: RGA-1 and Resource Protection Shoreland Overlay Zone. **06-02-15**

10. **LANCO Assembly – Site Plan Amendment – 14 Thomas Drive** – Sebago Technics on approved in 1995 and amended in 2012. Tax Map: 3, Lot: 106, Zone: Industrial Park District. **06-02-15**

11. **Site Plan – 8 Spiller Drive** – FST on behalf of 8 Spiller Drive, LLC for construction of a 9,000 sqf office/laboratory on a 1.28 acre parcel at 8 Spiller Drive. Tax Map: 4, Lot: 304, Zone: Manufacturing. **07-07-15**

12. **Site Plan – Woodlawn Cemetery Columbarium – 300 Stroudwater Street** – Sebago Technics on behalf of the City of Westbrook for the construction of a columbarium along Stroudwater Street, to include a landscaped area for visitors. The improvements would be to a 2,500 sqf area of the cemetery. Tax Map: 9, Lot 999, Zone: RGA-1. **07-07-15**

13. **Site Plan & Special Exception – 499 Cumberland Street Condominiums** – BH2M, Inc., on behalf of Empire Development, LLC, for the construction of seven (7) condominium units on a 0.86 acre parcel of land located at 499 Cumberland Street

(subdivision previously approved as Fox Knoll). Tax Map: 43, Lot: 114, Zone: RGA1.
08-04-15

- 14. Site Plan – 398 Bridgton Road – Stoneledge Animal Hospital –** Sebago Technics on behalf of the Stoneledge Animal Hospital for construction of a 4,102 square foot addition to an existing building located at 398 Bridgton Road. Stoneledge Animal Hospital would relocate from their current leased space at 607 Bridgton Road. The subject property is located on Tax Map 57, Lot 11. Zone: Highway Services. **08-04-15**

- 15. Site Plan Amendment - IDEXX Laboratories – One IDEXX Drive –** Woodard & Curran, on behalf of IDEXX Laboratories for a previously approved but not constructed parking lot with approximately 213 spaces just south of Clark Brook and adjacent to Calpine Drive. The parking expansion and overall IDEXX campus is located on an approximately 56 acre site located at One IDEXX Drive. Tax Map: 5B, Lot 5. **08-08-15**

- 16. Site Plan Amendment & Village Review Overlay Zone – 925 Street – Don’s Lunch Van at Friendly Gas –** Craig Bernier for the addition of Don’s Lunch Van in the eastern back corner of the Friendly Gas site. The subject property is an approximately 0.29 acre parcel located at 925 Main Street. Tax Map 32, Lot 104, Zone: City Center District, Village Review Overlay Zone, General Development Shoreland Zone, Downtown Housing Overlay Zone. **09-01-15**

- 17. Site Plan Amendment - SIGCO – 22 Spiller Drive –** FST on behalf of Lake Creek Properties for a 40 space parking lot on their vacant property located at 22 Spiller Drive (2.38 acres), abutting their main building on its northeast lot line. There would be no new curb cut on Spiller Drive. The property is located at Tax Map: 4, Lot: 305. Zone: Manufacturing Zoning District. **09-01-15**

- 18. Village Review Overlay Zone – Demolition at 660 Main Street –** Eric Higgins for demolition of an existing home and garage. Demolition requires Village Review Overlay Zone Committee review and Planning Board approval in the Village Review Overlay Zone. The subject property consists of approximately 0.13 acres. Tax Map 33, Lot 29, Zone: City Center District and Village Review Overlay Zone. **09-01-15**

- 19. Site Plan – 59 Falmouth Street –** Terradyn Consultants, LLC on behalf of Balsam Ridge, LLC for review of 1 previously approved but unbuilt duplex building (2 units) on 0.67 acres. Tax Map: 43, Lot 86B, Zone: Residential Growth Area - 1. **09-15-15**

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22. **Site Plan - Riverwalk North** – Sebago Technics on behalf of the City of Westbrook for the planned construction of a riverwalk along the north side of the Presumpscot River, from Bridge Street to the Black Bridge, and on Brown Street from that point. The project includes a redesigned streetscape along the 350 feet of Brown Street from the Black Bridge to Cumberland Street. Construction is not budgeted for at this time and so an extended approval period will be requested. The Riverwalk North will be located on Map 32, Lot 223 and Map 39, Lot 31. Zone: Residential Growth Area-1. **09-15-15 & 10-06-15**

23. **Site Plan – 39 Warren Avenue** – Casco Bay Engineering on behalf of Warren Mechanical for site improvements and an approx. 5,000 sqf. building addition onto the back of the existing building fronting on Warren Avenue. The subject property consists of 2.03 acres on Map 46, Lots 9, 10, & 10A. Zone: Industrial Park District 10-06-15

24. **Site Plan Amendment – 55 Bradley Drive** – Sebago Technics on behalf of Two Eisenhower Drive, LLC for an approx. 16,200 sqf building addition on the back of an existing 25,700 sqf. building that consists of multiple tenants that are engaged in light manufacturing and warehousing. The subject property consists of 3.08 acres on Tax Map 5B, Lot 29, Zone: Manufacturing. **10-20-15**

25. **Subdivision Amendment – Gray Goose Estates** – Pinkham & Greer on behalf of The Smith Family Revocable Trust for the division of 0 Grebe Way (off of Merganser Street) which is a part of the Gray Goose Estates subdivision, approved in 2006. The proposal is to split the subject property into two lots for subsequent development. The subject property consists of 6.8 acres and is located on Tax Map: 7, Lot: 230, Zone: Residential Growth Area-1. **10-20-15**

26. **Subdivision Amendment & Site Plan – Snow Goose Estates** – Pinkham & Greer on behalf of The Smith Family Revocable Trust for Site Plan approval of 12 duplex units in

6 buildings on an area of the Gray Goose Estates project that was approved for 10 units in 2 multifamily buildings. The subject property consists of 2.82 acres and is located on Tax Map: 7, Lot: 230, Zone: Residential Growth Area-1. **10-20-15**

27. **Special Exception – 40 Park Road – Mercy Hospital** – Mercy Hospital requests a Special Exception to allow the Business Office 2 use on the subject property. This use is allowed by Special Exception in the subject zoning district. The subject property consists of 4.3 acres and located on Tax Map: 44, Lot: 68, Zone: Residential Growth Area – 2. **10-20-15**

28. **Site Plan & Special Exception** – 920 Main Street – Northeast Civil Solutions on behalf of Storage Reality Corp. requests a Special Exception to allow the change in use from office to a micro-brewery. Additionally, an accessory use of a Tasting Room is part of the operation. Located on tax Map: 32 Lot: 38 Zone: City Center District. **11-17-15**

29. **Sketch Site Plan** – Dirigo Plaza – Jones & Beach Engineers, Inc. on behalf of J & J Gove Development, LLC has proposed a 495,915 sq ft regional retail shopping center. The current owner is Pike Industries. Located on Larrabee Road and Main Street Tax Map: 42B Lots: 9, 10, 11, & 14. **11-17-15**

30. **Extension of Site Plan Approval** – 594 County Road – American Natural Gas - This project received Site Plan approval on November 12, 2013. ANG is requesting a second one (1) year extension. The current owner is Pine Tree Waste. Tax Map: 2 Lot: 24D. Zone: Industrial Park District **12-01-15 & 12-15-15**

31. **Sketch Site Plan and Subdivision** – Merganser Street Duplex Project – CJL Investments, LLC – Proposed development of ten (10) duplex buildings off Merganser Street and Wigeon Lane. The parcel is part of the Gray Goose Subdivision. Part of Tax Map: 7 Lot: 23. Zone: Residential Growth Area 1 **12-01-15**

32. **Request Land Use Amendment – Section 303.2 – RGA2 Special Exception Uses** – 50 Park Road – Michael Batt, M.D. – requesting an amendment to the RGA2 Zone to allow by Special Exception a “Service Business”. Tax Map: 44 Lot: 68A. Zone: Residential Growth Area 2. **12-01-15**

33. **Special Exception** – 9 Cumberland Street – Union Bagel Comp. – Proposed Light manufacturing special exception for wholesale bagel production with retail bagel, sandwich, and coffee sales. Located on Tax Map: 40 Lot: 13. Zone: City Center District **12-15-15**

City Initiated Zoning Amendments

- 1. Land Use Ordinance Amendments – Sections 201, 202, 203, 310, and 311 - Definitions, General Provisions, Nonconforming Use Provisions, Industrial Park District, and Manufacturing District.** This is a proposal by staff to amend the definition of accessory use to provide more clarity on where farm animals are allowed, to more clearly define the difference between types of “childcare” facilities, to relocate for clarity the provisions for nonconforming uses in the Shoreland Zone, and to allow the Greenhouse and Warehouse uses as a matter of right in the Industrial Park and the Manufacturing Zones. **07-07-15**

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Sincerely,

Edward Reidman,
Westbrook Planning Board

Cc: Mayor Colleen Hilton
Members of the City Council
Jerre Bryant, City Administrator
Planning Department