



City of Westbrook
WESTBROOK PLANNING BOARD
EDWARD REIDMAN, CHAIRMAN

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**WESTBROOK PLANNING BOARD
CHAIRMAN'S REPORT 2013**

During 2013 the Planning Board conducted a review and approval or recommendation to the City Council of (6) Sketch Plans, (3) Site Plans, (1) Site Plan Amendment, (1) Extension of a Site Plan approval, (3) Subdivisions, (1) Subdivision Amendment, (4) Special Exceptions, (13) Public Hearings, (2) Village Review approval, (3) Comprehensive Plan Amendments/Updates, (1) Rezoning Request, (6) Land Use Ordinance Amendments, (1) Amendment to a Condition of Approval, (1) Contract Zone, and (1) Extension of a Non-Conforming Use in the Shoreland Zone.

Below is a list of activities of the Planning Board during 2013:

Public Hearings

Public Hearing - Contract Zone – Section 319 Contract Zone 9 - Gateway West – The City of Westbrook on behalf of Storage Realty Corporation and as owner of Saco Street for a Contract Zone that would enable a drive-thru bank as a use permitted as of right and use of a portion of Saco Street in exchange for the demolition of a dilapidated building, commonly known as “Maine Rubber”, and land necessary to construct an additional west-bound lane on William Clarke Drive. The subject property consists of approximately 1.5 acres and is generally located at 942 Main Street. Tax Map: 32, Lots: 46 and a portion of Lot 47 and Saco Street, Zone: City Center District. 02/05/2013

Public Hearing - Land Use Ordinance Amendments – Section 409 County Road Commercial Overlay Zone - To enable convenience retail/commercial uses to serve the industrial and manufacturing park surrounding County Road. Such uses would require Site Plan approval and conformance with performance standards established for the Overlay Zone. 02/05/2013

Public Hearing - Subdivision Plan – Knight’s Garden Estate – Methodist Road – Sebago Technics on behalf of DWN Asset Management for review of a 4-lot cluster residential subdivision on 4 acres with the remaining 19 acres of land preserved as public open space. Tax Map: 17, Lot 23, Zone: Rural District. 05/07/2013

Public Hearing - Land Use Ordinance Amendments – Section 306 Rural District – Tina and Erik Richardson have applied for a text change to the Land Use Ordinances to enable the Private Recreation Facility use as a Special Exception in the Rural District. Such facilities would require Special Exception approval by the Planning Board. 05/21/2013

Public Hearing - Land Use Ordinance Amendments – Section 201 Definitions – Clarify the definition of Accessory Use to establish parameters for yard sales. 05/21/2013

Public Hearing - Subdivision and Site Plan – 59 Falmouth Street – Terradyn Consultants, LLC on behalf of EC Builders, LLC for review of 2 duplex condominium buildings (4 units) on 0.67 acres. Tax Map: 43, Lot 86B, Zone: Rural District. 06/04/2013

Public Hearing - Subdivision and Site Plan – 18 Haskell Street – Sebago Technics on behalf of Michael Foley for review of a 3-unit multifamily residential building located on an approximately 0.19 acre lot. Tax Map: 40, Lot 207, Zone: City Center District. 06/04/2013

Public Hearing - Land Use Ordinance Amendments – Section 309 Gateway Commercial District and Section 310 Industrial Park District – This is a text change to the Land Use Ordinances to enable the Education Facility use as a Permitted Use in the Gateway Commercial District and the Industrial Park District. 06/04/2013

Public Hearing - Land Use Ordinance Amendments – Section 303 Residential Growth Area 2 District – This is a proposal by Mr. Carl Packer and Dr. Michael Batt of 50 Park Road for a text change to the Land Use Ordinances to enable the Business Office 2 use as a Special Exception use in the RGA-2 District. This zoning district generally runs along south Saco Street, north Bridge Street, East Bridge Street, Pride Street, Brook Street [and their side streets] and south Bridgton Road. 07/16/2013

Public Hearing - Land Use Ordinance Amendment – Section 201 Definitions – Clarify the definition of Accessory Use and define Yard Sale in order to establish parameters for yard sales. 09/03/2013

Public Hearing - Comprehensive Plan Amendment – 2012 City of Westbrook Comprehensive Plan – In compliance with the Maine Growth Management Act, the City has updated its Comprehensive Plan. The City Council adopted the 2012 Comprehensive Plan and the State of Maine conducted its review and found that the plan was incomplete. The subject amendments address those comments from the State that are consistent with the vision for the City of Westbrook. The subject amendments have been found sufficient by the State of Maine and the 2012 City of Westbrook Comprehensive Plan has been found complete and consistent with the Maine Growth Management Act. 09/17/2013

Public Hearing - Site Plan & Subdivision – Harrisburg Avenue Duplex Project – 110 Harrisburg Avenue – Terradyn Consultants, LLC on behalf of Harrisburg Development, LLC for construction of seven (7) duplex buildings for a total of fourteen (14) rental homes on approximately 2 acres. The project would be located on Tax Map: 7, Lot: 10. Zone: Residential Growth Area 1. 09/17/2013

Public Hearing - Land Use Ordinance Amendment – Section 309 Gateway Commercial District – Establish Bank Class 1 (drive through) and Restaurant Class 1 (drive through) as Special Exception uses and Bank Class 2 (without drive through) as a permitted use in the Gateway Commercial District. 12/03/2013

Development Plans

Extension of Site Plan Approval – 10 Speirs Street – Legacy Publishing - Construction of a parking lot with screening on property located at 10 Speirs Street. Tax Map: 33, Lot: 196, Zone: City Center, Village Review Overlay Zone and General Development Shoreland Zone. 01/08/2013

Contract Zone – Section 319 Contract Zone 9 - Gateway West – The City of Westbrook on behalf of Storage Realty Corporation and as owner of Saco Street for a Contract Zone that would enable a drive-thru bank as a use permitted as of right and use of a portion of Saco Street in exchange for the demolition of a dilapidated building, commonly known as “Maine Rubber”, and land necessary to construct an additional west-bound lane on William Clarke Drive. The subject property consists of approximately 1.5 acres and is generally located at 942 Main Street. Tax Map: 32, Lots: 46 and a portion of Lot 47 and Saco Street, Zone: City Center District. 01/08/2013 & 02/05/2013

Subdivision Plan – Knight’s Garden Estate – Methodist Road – Sebago Technics on behalf of DWN Asset Management for review of a 4-lot cluster residential subdivision on 4 acres with the remaining 19 acres of land preserved as public open space. Tax Map: 17, Lot 23, Zone: Rural District. 03/19/2013 & 04/02/2013 & 05/07/2013

Sketch Plan – Site Plan Broadway Gardens 302 – 610 Bridgton Road – Sebago Technics on behalf of Broadway Gardens, Inc., for review of a new retail and commercial greenhouse facility on the former Storey’s Greenhouse site to include a 2-story 960 square foot building, two new greenhouses and site improvements to facilitate visitor parking and circulation. The site consists of approximately 0.83 acres and is located on Tax Map: 18, Lot 3A, Zone: Prides Corner Smart Growth Area. 03/19/2013 & 04/02/2013 & 07/16/2013

Sketch Plan – Site Plan Compressed Natural Gas Filling Station – 594 County Road – St. Germain Collins on behalf of American Natural Gas and Pine Tree Waste, Inc. for the construction of a compressed natural gas filling station that will be open to the public. The facility will be located on its own lot on the frontage of the Pine Tree Waste property. This project will take advantage of the just adopted County Road Commercial Overlay Zone. 04/02/2013 & 08/06/2013

Special Exception - Day Care Center – 15 Doyle Street – Rebecca Palmer for a 10-child day care center on approximately 0.20 acres. Tax Map: 33, Lot 87, Zone: RGA-1. 05/07/2013

Land Use Ordinance Amendments – Section 306 Rural District – Tina and Erik Richardson have applied for a text change to the Land Use Ordinances to enable the Private Recreation Facility use as a Special Exception in the Rural District. Such facilities would require Special Exception approval by the Planning Board. 05/07/2013 & 05/21/2013

Subdivision and Site Plan – 59 Falmouth Street – Terradyn Consultants, LLC on behalf of EC Builders, LLC for review of 2 duplex condominium buildings (4 units) on 0.67 acres. Tax Map: 43, Lot 86B, Zone: Rural District. 05/07/2013 & 06/04/2013

Subdivision and Site Plan – 18 Haskell Street – Sebago Technics on behalf of Michael Foley for review of a 3-unit multifamily residential building located on an approximately 0.19 acre lot. Tax Map: 40, Lot 207, Zone: City Center District. 05/21/2013 & 06/04/2013

Land Use Ordinance Amendments – Section 303 Residential Growth Area 2 District – This is a proposal by Mr. Carl Packer and Dr. Michael Batt of 50 Park Road for a text change to the Land Use Ordinances to enable the Business Office 2 use as a Special Exception use in the RGA-2 District. This zoning district generally runs along south Saco Street, north Bridge Street, East Bridge Street, Pride Street, Brook Street [and their side streets] and south Bridgton Road. 06/04/2013 & 07/16/2013

Sketch Plan – Site Plan – Village Review Overlay Heart of Downtown Streetscape Improvements – City of Westbrook for improvements in the public way in the area of Bridge and Main Streets. This public project will be constructed in conjunction with the Maine DOT project to rebuild the Bridge Street bridge and a separated pedestrian bridge. The project would include portions of land generally located on Tax Map: 32, Lot: 114 and the right of way of Bridge Street and Main Street. Zone: City Center District, General Development Shoreland Zone, Village Review Overlay Zone, Downtown Housing Overlay District. 06/04/2013 & 08/06/2013

Village Review – Demolition of a Building at 942 Main Street - The City of Westbrook on behalf of Storage Realty Corporation for the demolition of the “Maine Rubber” building. Planning Board approval is required for the demolition of buildings in the Village Review Overlay Zone. Approval of the proposed demolition would enable the construction of a new building on the property. The subject building is located at 942 Main Street. Tax Map: 32, Lot: 46, Zone: Gateway West Contract Zone, Village Review Overlay Zone and Downtown Housing Overlay Zone. 06/04/2013

Subdivision Amendment – Knight’s Garden Estate – Methodist Road – DWN Asset Management for a change to a Condition of Approval. This would change Condition 5 to require the developer to build the site improvements, such as the private roadway, before building permits are issued. No changes are proposed to the subdivision plan for the property. Tax Map: 17, Lot 23, Zone: Rural District. 07/16/2013

Special Exception – Church – 36 Patrick Drive – The International Christian Fellowship for a Special Exception for a Church to be located in an existing building located at 36 Patrick Drive. Tax Map: 42B, Lot: 4D, Zone: Gateway Commercial District. 07/16/2013

Site Plan Amendment - SIGCO – 48 Spiller Drive - An approximately 50,000 square foot building addition to the rear of an 86,000 square feet building and expansion of an existing parking lot on approximately 7.17 acres. The property is located at Tax Map: 4, Lot: 306. Zone: Manufacturing Zoning District. 09/03/2013

Sketch Plan – Site Plan – Subdivision Harrisburg Avenue Duplex Project – 110 Harrisburg Avenue – Terradyn Consultants, LLC on behalf of Harrisburg Development, LLC for construction of seven (7) duplex buildings for a total of fourteen (14) rental homes on approximately 2 acres. The project would be located on Tax Map: 7, Lot: 10. Zone: Residential Growth Area 1. 09/03/2013 & 09/17/2013

Sketch Plan – Subdivision - Elmwood Avenue Subdivision – 81 Elmwood Avenue – Sebago Technics on behalf of Flaherty Real Estate for a 9-lot single-family detached residential subdivision on approximately 7.78 acres. The project would be located on Tax Map 18, Lot 44. Zone: Residential Growth Area 3 and 2 (mostly). 09/03/2013 & 11/12/2013 & 12/03/2013

Amended Condition of Approval – American Natural Gas – County Road – Amendment to the condition of approval that requires the Performance Guarantee to be submitted prior to signature of the mylar. The change would be to enable the mylar to be signed before the Performance Guarantee is provided but not before the first permit is issued for the project. 11/12/2013

Site Plan and Special Exception – Fitzgerald Woods Condominiums – Ethel Avenue - Sebago Technics, on behalf of Empire Development, LLC, for the addition of three (3) condominium units

(one building) to an existing condominium development. The units were approved in 2005 but never built. Tax Map: 43, Lot: 45, Zone: RGA1. 11/12/2013

Special Exception – Home Day Care Provider – 208 Halidon Road – Susan Quinlan for a 6-child home day care facility on approximately 0.25 acres. Tax Map: 49, Lot 10, Zone: RGA-2. 11/12/2013

Extension of a Non-Conforming Use – 925 Main Street – Beth Bernard on behalf of Gunjan Patel for the re-establishment of a gas station on the property formerly known as LeClerc's. The Planning Board may issue an extension to allow the continuance of a non-conforming use within 2 years of its discontinuance as a legal non-conforming use. Specifically, the Shoreland Zoning provisions allow for an additional year to re-establish a non-conforming use. 11/12/2013 & 12/03/2013

Sketch Plan – Willow Drive Subdivision – Terradyn Consultants, LLC on behalf of Robie Builders, LLC for construction of six (6) single-family house lots on the south side of an approximately 800 foot dead-end roadway that would be built to City standards. There are three single-family homes on the northern side of the existing, unimproved, Willow Drive. The new development would utilize the cluster provisions of the Land Use Ordinance. The total acreage of the property is 7.41 acres and 3.79 acres would be preserved as open space. The project would be located on Tax Map: 21, Lots: 26 and 27B. Zone: RGA-3. 11/12/2013

Rezoning and Comprehensive Plan Amendment – Map 9, Lots 3A and 30 and a portion of DOT right-of-way – Kimco Realty, J.B. Brown & Sons and City of Westbrook to rezone and amend the Comprehensive Plan Future Land Use Map and text on the subject property, which includes but is not limited to a portion of the 500 Westbrook LLC Contract Zone (commonly known as “Stroudwater Place”), to the Gateway Commercial District (45 +/- acres along the Westbrook Arterial) and Residential Growth Area 2 District (15 +/- acres along Stroudwater Street). 12/03/2013

Long Range Planning

Comprehensive Plan Amendment – 2012 City of Westbrook Comprehensive Plan – In compliance with the Maine Growth Management Act, the City has updated its Comprehensive Plan. The City Council adopted the 2012 Comprehensive Plan and the State of Maine conducted its review and found that the plan was incomplete. The subject amendments address those comments from the State that are consistent with the vision for the City of Westbrook. The subject amendments have been found sufficient by the State of Maine and the 2012 City of Westbrook Comprehensive Plan has been found complete and consistent with the Maine Growth Management Act. 08/06/2013

Comprehensive Plan Amendment – 2012 City of Westbrook Comprehensive Plan – In compliance with the Maine Growth Management Act, the City has updated its Comprehensive Plan. The City Council adopted the 2012 Comprehensive Plan and the State of Maine conducted its review and found that the plan was incomplete. The subject amendments address those comments from the State that are consistent with the vision for the City of Westbrook. The subject amendments have been found sufficient by the State of Maine and the 2012 City of Westbrook Comprehensive Plan has been found complete and consistent with the Maine Growth Management Act. 09/17/2013

City Initiated Zoning Amendments

Land Use Ordinance Amendments – Section 409 County Road Commercial Overlay Zone - To enable convenience retail/commercial uses to serve the industrial and manufacturing park surrounding County Road. Such uses would require Site Plan approval and conformance with performance standards established for the Overlay Zone. 01/08/2013 & 02/05/2013

Land Use Ordinance Amendment – Section 201 Definitions – Clarify the definition of Accessory Use to establish parameters for yard sales. 05/07/2013 & 05/21/2013 & 08/06/2013 & 09/03/2013

Land Use Ordinance Amendments – Section 309 Gateway Commercial District and Section 310 Industrial Park District – This is a text change to the Land Use Ordinances to enable the Education Facility use as a Permitted Use in the Gateway Commercial District and the Industrial Park District. 05/21/2013 & 06/04/2013

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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