



City of Westbrook
WESTBROOK PLANNING BOARD
EDWARD REIDMAN, CHAIRMAN

WESTBROOK PLANNING BOARD
CHAIRMAN'S REPORT 2014

During 2014 the Planning Board conducted the review and approval or recommendation to the City Council of (13) Public Hearings, (5) Sketch Plans, (2) Site Plans, (4) Site Plan Amendments, (2) Extensions of Site Plan approvals, (1) Subdivision, (2) Subdivision Amendments, (3) Special Exceptions, (4) Site Walks, (2) Village Review approvals, (2) Requests for Comprehensive Plan Amendments, (2) Contract Zone Amendments (1) Rezoning Request, (1) Paper Street Review, (1) Extension of a Non-Conforming Use in Shoreland Zone, (1) Joint Review - Subdivision in Gorham, (7) Land Use Ordinance Amendment recommendations.

Below is a list of activities of the Planning Board during 2014:

Public Hearings

- 1. Public Hearing - Rezoning and Comprehensive Plan Amendment – Map 9, Lots 3A and 30 and a portion of DOT right-of-way – Westbrook 1702, Inc., 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 Zoning District (49 +/- acres along the Westbrook Arterial) and Gateway Mixed Use Land Use Designation and Residential Growth Area 2 District (15 +/- acres along Stroudwater Street). 01/07/2014**
- 2. Public Hearing - Subdivision Amendment – Presumpscot Estates – Sebago Technics, on behalf of Stillwater, LLC, for removal of the requirement for community facilities from the approved subdivision plan for a 39 condominium unit subdivision on an approximately 56-acre parcel generally located at 536 Cumberland Street. Tax Map: 10, Lots: 5, 6 and 10, Zone: Rural District and Resource Protection. 02/04/2014 & 04-01-2014**
- 3. Public Hearing – Staff Initiated Land Use Ordinance Amendments – Sections 201, 202, 301, 306, 309 – 311 and 405 – Telecommunication Facilities and Towers and Section 404 Sign Regulations – Manufacturing Zoning District - The subject amendments are put forward by staff and represent a complete overhaul of our telecommunications provisions in order to meet the modern day needs of the general public and municipal officials. There is also a proposal to address signage in the Manufacturing Zoning District. Signage was not addressed when this district was established. Signage provisions would mirror those for the previous and surrounding Industrial Park District. 02/04/2014**
- 4. Public Hearing - Contract Zone Amendment – Millbrook Estates – St Germain Collins, on behalf of Westbrook Housing Authority for an amendment to the Millbrook Estates Contract Zone to allow the following primary changes: (1) a change the type of units approved (but unbuilt) from 50 affordable Congregate Care units for the elderly to up to 40 independent living units for the elderly, (2) to allow a 4-story building wing instead of the 3-story approved but unbuilt wing, (3) to create a new parcel for the new wing, and (4) establish an appropriate mechanism to pay for public services necessitated by the new**

residents. The property consists of approximately 100-acres located at 300 East Bridge Street. Tax Map 12, Lot 10, Zone: Millbrook Estates Contract Zone and Resource Protection Shoreland Zone. 04/15/2014

5. **Public Hearing - Citizen Petition – Contract Zoning Amendment and Comprehensive Plan Amendment – 59 acres lot on Tax Map: 9, Lot: 3A.** The Westbrook Planning Board is reviewing a suggested Contract Zoning Amendment and Comprehensive Plan Amendment for a mixed-use commercial project on an approximately 59 acre lot located on Tax Map: 9, Lot: 3A. Zone: Gateway Commercial (44+/- ac.) and Residential Growth Area 2 (15 ac.) districts. These amendments are proposed by a citizen petition submitted to the city after the City Council rezoned this parcel to GC and RGA-2 on February 10, 2014. **05/06/2014**
6. **Public Hearing – Staff Initiated Land Use Ordinance Amendments – Sections 201 and 309 – Definitions and Gateway Commercial District.** The subject amendments are put forward by staff in order to allow automobile dealerships as permitted uses. Automobile dealerships that were in existence in 2004 have been operating as legal non-conforming uses since that time. Staff acknowledges the recent level of investment at some of the dealerships and would like to see continued investment to improve the appearance of the Gateway Commercial District. **05/20/2014**
7. **Public Hearing - Site Plan Amendment – Animal Refuge League of Greater Portland (ARLGP) – 449 Stroudwater Street –** Sebago Technics on behalf of the ARLGP for construction of an approximately 25,000 sqf. building, parking and associated site improvements to include overflow parking for the adjacent Westbrook Middle School and Performing Arts Center. The proposed building and site improvements would be located on Tax Map 9, Lot 20. Zone: Rural. **07/01/2014**
8. **Public Hearing - Land Use Ordinance and Zoning Map Amendments – Sections 201 and 410 – Definitions and Gateway Commercial District Automobile Dealership Overlay Zone.** This is a referral by the City Council to establish an overlay zone in the Gateway Commercial District to allow automobile dealerships where they currently exist in the district. The use dominates the land area in this district and there is continued investment in the dealerships. **07/01/2014 – Continued 09-02-2014**
9. **Public Hearing - Site Plan and Subdivision Amendment – Millbrook Estates –** St Germain Collins on behalf of Westbrook Housing Authority for an amendment to the Millbrook Estates project to construct a 4-story building to connect to the existing building. The proposed building would consist of 38 one-bedroom independent senior housing units. The property consists of a 3-story building on 100-acres located at 300 East Bridge Street. Tax Map 12, Lot 10, Zone: Millbrook Estates Contract Zone and Resource Protection Shoreland Zone. **07/15/2014**
10. **Public Hearing - Site Plan & Subdivision - 375 Prides Street, LLC – Former Prides Corner School –** Sebago Technics on behalf of 375 Pride Street, LLC for construction of approximately 46 condominium units within 23 duplex buildings on an approximately 12 acre parcel. The property is located on Tax Map 58, Lot 26. Zone: RGA-2 and Highway Services. **09/16/2014**
11. **Public Hearing Staff Initiated Bulk Land Use Ordinance Amendments –** Chapter II General Provisions, Chapter III Zoning Districts, Chapter V Subdivision & Site Plan Review, Chapter VII Zoning Board of Appeals. **10/07/2014**
12. **Public Hearing - Land Use Ordinance Amendments – Sections 201 and 202 – Definitions and General Provisions.** This is a referral from the City Council to amend the definition of Automobile Dealership and to allow Automobile Dealerships in the Gateway Commercial District north of the Westbrook Arterial. The Automobile Dealership use is allowed as a permitted use in the Gateway Commercial District. **12/02/2014**

13. **Public Hearing - Land Use Ordinance Amendments – Sections 201, 202 and 310 – Definitions, General Provisions and Industrial Park District.** This is a referral from the City Council to establish a definition for Bottle Clubs, parameters for where they should be allowed and restrictions on their hours of operation and proximity to places of assembly and residences. **12/02/2014**

Development Plans

1. **Rezoning and Comprehensive Plan Amendment – Map 9, Lots 3A and 30 and a portion of DOT right-of-way – Westbrook 1702, Inc., 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 (49 +/- acres along the Westbrook Arterial) and Gateway Mixed Use Land Use Designation and Residential Growth Area 2 District (15 +/-acres along Stroudwater Street). **01/07/2014 & 01-21-2014**
2. **Subdivision - Willow Drive – 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 four (4) single-family homes on the northern side of Willow Drive. The total acreage of the property is 7.41 acres and of that, 2.79 acres would be preserved as open space and a 50 foot wide easement would be granted to the City for a future public street connection from Bridgton Road to Duck Pond Road. Tax Map: 21, Lots: 26 and 27B. Zone: RGA-3. **01/07/2014**
3. **Subdivision Amendment – Presumpscot Estates – Sebago Technics, on behalf of Stillwater, LLC,** for removal of the requirement for community facilities from the approved subdivision plan for a 39 condominium unit subdivision on an approximately 56-acre parcel generally located at 536 Cumberland Street. Tax Map: 10, Lots: 5, 6 and 10, Zone: Rural District and Resource Protection. **01/07/2014, 02-04-2014, 04-01-2014 & 04/15/2014**
4. **Special Exception – Culinary Mushroom Production – 33 Elmwood Drive – Prides Corner, LLC,** for approval of the Industry use for production of culinary mushrooms in an approximately 3,000 square foot space at 33 Elmwood Drive. Tax Map: 59, Lot 36, Zone: Highway Services District. **01/07/2014**
5. **Extension of Site Plan Approval – Fairlane 500 Industrial Drive - 84 Warren Avenue - St. Germain Collins,** on behalf of Selden Von Herten and Hissong Development, for a commercial condominium consisting of 13 condominium units (land areas with improvements). Most of the condominium units have been developed and the project is largely constructed. The major outstanding item is the paving of the driveway. The applicant is requesting a 9-month extension, to November 20, 2014, in order to complete the site plan during this construction season. The subject property is an approximately 20 acre parcel located at 84 and 84A Warren Avenue. Tax Map: 46, Lots: 17 18 & 19 and Tax Map 47, Lots: 202, 204 & 205, Zone: Industrial Park District and Gateway Commercial. **03/04/2014**
6. **Sketch Plan – Blue Spruce Farm Subdivision – 333 Spring Street – St.Clair Associates** on behalf of Risbara Properties, LLC for construction of 59 single-family/duplex lots and 70 rental apartments in three buildings on an approximately 32.6 acre parcel that runs along Spring Street and the Stroudwater River and bisects the river on the south side of the property. The project would be served by public streets. The project would be located on Tax Map: 8, Lots: 9A, 10 and part of 10A. Zone: RGA-1 and Resource Protection Shoreland Zone. **03/04/2014**
7. **Contract Zone Amendment – Millbrook Estates – St Germain Collins,** on behalf of Westbrook Housing Authority for an amendment to the Millbrook Estates Contract Zone to allow, among other changes, a change in unit type from congregate care to independent living, a 4-story building instead of 3

and a different plan for payment in lieu of real property taxes. If the changes are approved then the building will require separate approval by the Planning Board. The property consists of approximately 100-acres located at 300 East Bridge Street. Tax Map 12, Lot 10, Zone: Millbrook Estates Contract Zone and Resource Protection Shoreland Zone. **04/01/2014 & 04-15-2014**

8. **Citizen Petition – Contract Zoning Amendment and Comprehensive Plan Amendment – 59 acres lot on Tax Map: 9, Lot: 3A.** The Westbrook Planning Board is reviewing a suggested Contract Zoning Amendment and Comprehensive Plan Amendment for a mixed-use commercial project on an approximately 59 acre lot located on Tax Map: 9, Lot: 3A. Zone: Gateway Commercial (44+/- ac.) and Residential Growth Area 2 (15 ac.) Districts. These amendments are proposed by a citizen petition submitted to the city after the City Council rezoned this parcel to GC and RGA-2 on February 10, 2014. **04/01/2014**
9. **Site Plan & Village Review Overlay Zone – 21 Ash Street** – Robert Mitchell for the development of a 4-story commercial building on an approximately .23 acre parcel located at 21 Ash Street. Tax Map 33, Lot 142B, Zone: City Center District, Village Review Overlay Zone, General Development Shoreland Zone, Downtown Housing Overlay Zone. **04/01/2014**
10. **Extension of a Non-Conforming Use in the Shoreland Zone – 212 Brown Street** - Catherine Caswell dba Barn & Table Catering for the re-establishment of the catering use in the building located at 212 Brown Street. The use may be re-established pursuant to Sec. 203.4.B.2 of the Land Use Ordinances. Tax Map 33, Lot 250: Zone: RGA-1 and General Development Shoreland Zone. **04/15/2014**
11. **Sketch Plan – Animal Refuge League of Greater Portland (ARLGP) – 449 Stroudwater Street** – Sebago Technics on behalf of the ARLGP for construction of an approximately 25,000 sqf. building, parking and associated site improvements to include overflow parking for the adjacent Westbrook Middle School and Performing Arts Center. The existing residence on the property would be demolished but the existing main facility would remain as ancillary space. The property would tie into the future Landing Road that will be built with Phase 2 of the “Stroudwater Landing” project. The proposed building and site improvements would be locate on Tax Map 9, Lot 20. Zone: Rural. **05/06/2014**
12. **Special Exception – Home Day Care Provider – 33 Dunn Street** – Dawn True for an up to 12-child home day care facility on approximately 0.21 acres. Tax Map: 33, Lot 167, Zone: City Center District, Village Review Overlay Zone and General Development Shoreland Zone. **05/20/2014**
13. **Sketch Plan – 375 Prides Street, LLC** – Former Prides Corner School – Sebago Technics on behalf of 375 Pride Street, LLC for construction of approximately 46 condominium units within 23 duplex buildings on an approximately 12 acre parcel. The proposed buildings and site improvements would be located on Tax Map 58, Lot 26. Zone: RGA-2 and Highway Services. **06/17/2014**
14. **Site Plan Amendment – Animal Refuge League of Greater Portland (ARLGP) – 449 Stroudwater Street** – Sebago Technics on behalf of the ARLGP for construction of an approximately 25,000 sqf. building, parking and associated site improvements to include overflow parking for the adjacent Westbrook Middle School and Performing Arts Center. The proposed building and site improvements would be located on Tax Map 9, Lot 20. Zone: Rural. **07/01/2014 Site Walk 06/21/2014**
15. **Site Plan Amendment – Bill Dodge Auto Group** – Milone & MacBroom on behalf of the Bill Dodge Auto Group for the construction of a 28,000 sqf. BMW automobile dealership on approximately 4 acres generally located between 1 and 9 Saunders Way. Tax Map 42B, Lots 101, 103, 108, 109, 110 and 113. Zone: Gateway Commercial District. **07/01/2014**
16. **Site Plan and Subdivision Amendment – Millbrook Estates** - St.Germain Collins on behalf of Westbrook Housing Authority for an amendment to the Millbrook Estates project to construct a 4-story building to be connected to the existing building. The proposed building would consist of 38 one-

bedroom independent senior housing units. The property consists of a 3-story building with 100 units on 100-acres located at 300 East Bridge Street. Tax Map 12, Lot 10, Zone: Millbrook Estates Contract Zone and Resource Protection Shoreland Zone.

07/01/2014 & 07-15-2014

17. **Site Plan – Gray Goose Estates - Gadwell Court Condominiums** – Pinkham & Greer on behalf of Royal River Development Company for the construction of the last 3-unit condominium building originally approved with the Gray Goose Estates project in 2005. The Site Plan has since expired and this is a request to construct the last building as originally approved on Tax Map 7, Lot 217 Units K, L & M. Zone: RGA-1. **07/01/2014**
18. **Extension of Site Plan Approval - Heart of Downtown Streetscape Improvements** – This local streetscape enhancement project will be built in conjunction with the Maine DOT project to rebuild the Bridge Street bridge and a separated pedestrian bridge. Completion of the streetscape improvements will not take place until the end of the overall project. This is a request for an extension of the August 6, 2013 approval of the local streetscape project. The project will include portions of land generally located on Tax Maps: 32 and 33, Lots: 7A and 114 and 127 respectively 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. **07/01/2014**
19. **Review of Paper Street Development – Essex Street and Whitney Avenue** – BH2M, Inc. on behalf of Christopher & Faye Wilson for the extension of Essex Street and Whitney Avenue (paper streets) to provide access to 11 lots of record for the construction of 11 single-family homes. This is consistent with Sec. 406 Review of Paper Street Development. Tax Map: 43 Lot: Part of 47. Zone: RGA-1. **07/15/2014 Site Walk 06/21/2014**
20. **Subdivision Amendment – Knight’s Garden Estate – Methodist Road** – DWN Asset Management for a change to a Condition of Approval governing development of a 4-lot subdivision. The applicant would like to construct Lot 4 on Methodist Road separate from the 3 lots on the proposed Private Way. This would require a change to Condition of Approval number 5. No changes are proposed to the subdivision plan for the property. Tax Map: 17, Lot 23, Zone: Rural District. **08/05/2014**
21. **Site Plan & Village Review Overlay Zone – 925 Street** – Horizons Engineering for Mr. Gunjan Patel for the complete renovation of the former LeClerc’s gas and service station into a gas station and redemption facility across from Friendly Discount which is also owned by Mr. Patel. The redemption facility would be moved from Friendly Discount to the new Friendly Gas and Redemption. No building additions are proposed. The façade would be replaced and the site would be improved and defined by a sidewalk with granite curbing (on Main Street), a landscape island (easterly side) and perimeter curbing (westerly side). 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. **08/05/2014**
22. **Site Plan & Subdivision - 375 Prides Street, LLC** – Former Prides Corner School – Sebago Technics on behalf of 375 Pride Street, LLC for construction of approximately 46 condominium units within 23 duplex buildings on an approximately 12 acre parcel. The proposed buildings and site improvements would be located on Tax Map 58, Lot 26. Zone: RGA-2 and Highway Services. **09/02/2014 & 09-16-2014 Site Walk 06/21/2014**
23. **Joint Review – 11 Lot Subdivision in Gorham - Longfellow Woods.** The Town of Gorham has received a request for Subdivision approval for an 11 lot subdivision on Longfellow Road. There would be 11 residential lots located on 22 acres with 3 acres of open space at the back of the subdivision. The back corner of the subdivision, less than one acre of undeveloped proposed open space, is located in Westbrook, beyond the end of Harrisburg Avenue. For that reason the City of Westbrook is reviewing this item on a preliminary basis. **09/02/2014**

24. **Site Plan – Northland Enterprises, LLC – 200 Larrabee Road –** Sitelines P.A. on behalf of Northland Enterprises, LLC for the interior and exterior renovation of the Coastal Fitness gym for reuse as a Goodwill retail store. The project would include a 4,000 sqf building expansion on the street side of the building and site improvements on the 1.78 acre parcel. The approximately 17,000 sqf building is proposed on Tax Map 42A, Lot 11A. Zone: Gateway Commercial District. **09/16/2014**
25. **Site Plan Amendment - IDEXX Laboratories – One IDEXX Drive – FST, Inc.,** on behalf of IDEXX Laboratories for a previously approved but not constructed parking lot adjacent to Calpine Drive and approval of a new parking lot to connect existing lots on the west side of the site, closest to the building. The parking expansion would be located on an approximately 56 acre site located at One IDEXX Drive. Tax Map: 5B, Lot 5. **10/07/2014**
26. **Sketch Plan – 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, 98 market rate rental multifamily units (7 buildings) and 32 condominium units (8 buildings) on an approximately 48.81 acre parcel assemblage. The property straddles the Stroudwater River and no development is proposed on the south side of the river. The development would be served by public streets that would intersect with Spring Street in two locations; the northern intersection would be across from the future Landing Road that is to be built as part of the Stroudwater Landing project that extends from Spring Street to Stroudwater Street. The subject property is located on Tax Map 8, Lots 11, 10 & 10A pt. and 9. Zone: RGA-1 and Resource Protection Shoreland Overlay Zone. **Amended Sketch Plan 10/07/2014 Site Walk 11/08/2014**
27. **Sketch Plan – Westbrook Public Works Facility – 371 Saco Street –** Sebago Technics on behalf of the City of Westbrook for construction of new and renovation. The subject property is located on Tax Map 4, Lot 25. Zone: RGA-2. **10/21/2014**
28. **Extension of Site Plan Approval – Compressed Natural Gas Filling Station – 594 County Road –** American Natural Gas for the construction of a compressed natural gas filling station that will be open to the public. The extension is requested so that the initial supply of compressed natural gas may be coordinated with the construction of the facility. The applicant is requesting a 12-month extension, to November 12, 2015. Tax Map: 2, Lot: 24F. Zone: Industrial Park District and County Road Commercial Overlay Zone. **11/18/2014**
29. **Special Exception – 869 Main Street – Black Dinah Chocolatiers** for approval of the Industry use for production of chocolates and other candies in an approximately 2,500 sqf. space within the building known as The Edwards Block. Within this space there would be a small retail component. The retail use is a Permitted Use in the City Center Zoning District. Tax Map: 32, Lot 117, Zone: City Center District, Village Review Overlay Zone, Downtown Housing Overlay District and General Development Shoreland Zone. **12/02/2014**

City Initiated Zoning Amendments

1. **Land Use Ordinance Amendments – Sections 201, 202, 301, 306, 309 – 311 and 405 – Telecommunication Facilities and Towers.** The subject amendments are put forward by staff and represent a complete overhaul of our telecommunications provisions in order to meet the modern day needs of the general public and municipal officials. **01/07/2014**
2. **Land Use Ordinance Amendments – Sections 201, 202, 301, 306, 309 – 311 and 405 – Telecommunication Facilities and Towers and Section 404 Sign Regulations – Manufacturing District.** The subject amendments are put forward by staff and represent a complete overhaul of our telecommunications provisions in order to meet the modern day needs of the general public and municipal officials. There is also a proposal to address signage in the Manufacturing Zoning District. Signage was

not addressed when this district was established. Signage provisions would mirror those for the previous and surrounding Industrial Park District. 02/04/2014

3. **Land Use Ordinance Amendments – Sections 201 and 309 – Definitions and Gateway Commercial District.** The subject amendments are put forward by staff in order to allow automobile dealerships as permitted uses. Automobile dealerships that were in existence in 2004 have been operating as legal non-conforming uses since that time. Staff acknowledges the recent level of investment at some of the dealerships and would like to see continued investment to improve the appearance of the Gateway Commercial District. 05/06/2014
4. **Land Use Ordinance Amendments – Sections 201 and 410 – Definitions and Gateway Commercial District Automobile Dealership Overlay Zone.** The subject overlay zone is referred to the Planning Board by the City Council in response to a proposal put forward by staff in order to allow automobile dealerships as permitted uses. Automobile dealerships that were in existence in 2004 have been operating as legal non-conforming uses since that time. Staff acknowledges the recent level of investment at some of the dealerships and would like to see continued investment to improve the appearance of the Gateway Commercial District. 06/17/2014, 07/01/2014 & 09/02/2014
5. **Land Use Ordinance Amendments – Chapter II General Provisions, Chapter III Zoning Districts, Chapter V Subdivision & Site Plan Review, Chapter VII Zoning Board of Appeals.** 09/02/2014 & 10/07/2014 & 10/21/2014
6. **Land Use Ordinance Amendments – Sections 201 and 202 – Definitions and General Provisions.** This is a referral from the City Council to amend the definition of Automobile Dealership and to allow Automobile Dealerships in the Gateway Commercial District north of the Westbrook Arterial. The Automobile Dealership use is allowed as a permitted use in the Gateway Commercial District. 11/18/2014 & 12-02-2014
7. **Land Use Ordinance Amendments – Sections 201, 202 and 310 – Definitions, General Provisions and Industrial Park District.** This is a referral from the City Council to establish a definition for Bottle Clubs, parameters for where they should be allowed and restrictions on their hours of operation and proximity to places of assembly and residences. 11/18/2014 & 12-02-2014

Sincerely,



Edward Reidman,
Westbrook Planning Board

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