

**WESTBROOK PLANNING BOARD
CHAIRMAN'S REPORT 2016**

During 2016 the Planning Board conducted (14) Workshop, (10) Sketch Plan, (8) Site Plans, (11) Site Plan Amendment, (5) Subdivision, (3) Subdivision Amendments, (5) Special Exceptions, (1) Special Exception Amendment, (12) Public Hearings, (1) Contract Zone Amendment, (2) Shoreland Zoning, (5) Site Walk (1) Service Business Overlay (Referred by City Council), (2) School Expansion Projects, (1) Referral by City Council Review Building Standards, (1) Land Use Ordinance Amendment recommendations to City Council

Below is a list of activities of the Planning Board during 2016:

2016.01 – Public Hearing & Land Use Ordinance Amendment – Section 303.2 – RGA2 Special Exception Uses - requesting an amendment to the RGA2 Zone to allow by Special Exception a “Service Business”. Zone: Residential Growth Area 2 – Applicant: Michael Batt, M.D. (50 Park Road Tax Map: 44 Lot: 68A.) **01-05-2016**

2016.02 – Public Hearing & Final Subdivision/Site Plan Review– 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. Tax Map: 7 Lot: 230. Zone: Residential Growth Area 1 **01-05-2016**

2016.03 - Amendment to previously Approved Subdivision – Running Brook Subdivision - 7 Running Brook Road – Richard Eaton on behalf of Alexander Juniewicz -proposes to split an approved lot in this subdivision. Tax Map: 22 Lot: 110 Zone: Residential Growth Area 2 **01-05-2016**

2016.04 – Public Hearing & Site Plan and Subdivision Review – Snow Goose Estates – Royal River Development – Proposed development of 12 units on 2.82 acres off Merganser Street. Two buildings are single story structures; four are duplex buildings. Tax Map: 7 Lot: 230B Residential Growth Area 1 **01-19-2016**

2016.05 – Amended Site Plan – Proposed Laydown Area – 65 Bradley Drive – Alderbrook, LLC has proposed a small laydown area to the back of the existing building. The existing building is currently leased to CCB, Inc. for office and warehouse space. The company is currently consolidating their Old Town facility to this location and will require additional laydown area for parking vehicles and storing the materials associated with a general contracting business. Tax Map: 5B Lot: 28 Zone: Manufacturing Zoning District **01-19-2016**

2016.07 – Sketch Plan Review – Proposed Medical Office – 942 Main Street – Storage Realty Corp. NCS Proposed a medical office approximately 1.65 acres. Please note that the property is to be split into two lots with Mast Landing Brewing Company and Convenient MD medical office building. Tax Map: 32 Lots: 38, 46, 47 Zone: City Center District **01-19-2016**

2016.07 – Contract Zone #10 Amendment – 942 Main Street – On behalf of Convenient MD, Richard Uchida has proposed an amendment to Gateway West Contract Zone #10 regarding

building signage for the Convenient MD medical office building. Tax Map: 32 Lots: 38, 46, 47
Zone: Contract Zone #10 **02-02-2016 Public Hearing 03-01-2016**

2016.07 –Public Hearing & Site Plan – Convenient MD – 942 Main Street - Storage Realty Corp. NCS has proposed the development of a 5,000 sq. ft. Convenient MD, Medical Office Building. The subject property, approximately 1.65 acres is located at 942 Main Street with access off William Clarke Drive & Main St. Tax Map: 32 Lots: 38, 46, & 47. Zone: Contract Zone #10. **03-01-2016 & 03-15-2016**

2016.08 – Shoreland Zoning Permit - Site Plan Amendment – Subdivision & Special Exception Amendment – Blue Spruce Farm – 6 Jacqueline Way – Waterside Apartments, LLC has proposed revisions for their approved site plans located at 6 Jacqueline Way. This site is part of Blue Spruce Farm Subdivision. Specifically addressing changes to the layout of the Apartments. Tax Map: 8 Lot: 256 Zone: Residential Growth Area 1. **03-01-2016**

2016.11 – Site Plan Amendment – Bill Dodge Infinity – 1 Saunders Way – Bill Dodge Auto Group and WWs Properties, LLC has proposed building and site renovations to the property located at 1 Saunders Way. The property is currently home to the Bill Dodge Used Vehicle Superstore, and is proposed to be occupied by Bill Dodge Infinity following a building expansion and minor site redevelopment. Tax Map: 42B Lot: 113 Zone: Gateway Commercial. **03-01-2016**

2106.12 – Site Plan, Subdivision & Special Exception – Dirigo Plaza – 58 & 80 Main Street 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. Zone: Gateway Commercial. **03-01-2016 & 03-15-2016 (Workshop) & 04-15-2016 (Workshop) & 05-03-2016 (Workshop) & 05-17-2016 (Workshop joint meeting with City of Portland) & 07-19-2016 (Public Hearing) & 09-20-2016 (Workshop) & 10-18-2016 (Final)**

2016.18 –Special Exception Permit – Rusco, Inc. – 50 Park Rd Unit 1: Rusco, Inc is proposing to operate a service business (hair salon) in the previous medical office space at Unit 1 50 Park Rd. Applicant has a P&S with Dr. Michael Batt, the current owner. Tax Map: 44 Lot: 68A Zone: Residential Growth Area 2. **03-15-2016**

2016.14 – Amended Site Plan – Two Eisenhower Drive, LLC (Maine Uniform Rental) – 2 Eisenhower Drive: The proposed project consists of the construction of a 7450 +/- square foot building addition along the western side of the facility and associated site improvements. Tax Map: 005B Lot: 001 Zone: Manufacturing Zoning District. **04-15-2016**

2016.16 – Amended Site Plan – Matheson Tri-Gas – 75 Scott Drive: The proposed project consists of the construction of concrete pads along the northerly side of the existing building to support the installation of five gas storage tanks with associated site improvements. Tax Map: 002 Lot: 043 Zone: Industrial Park District. **04-15-2016**

2016.24 – Amended Site Plan – Woodfords Family Service – 15 Saunders Way: The proposed project consists of a two story 4,680 sq. ft. building addition to an existing building on the site with associated

parking improvements, re-striping, landscaping and minor drainage relocations. Tax Map: 042B Lot: 013 Zone: Industrial District. **05-03-2016**

2016.23 – Amended Site Plan – Willow Creek Condominiums – 59 Falmouth Street: The proposed amendment a request to leave the existing utility pole and overhead utilities in place to install a light fixture on the existing pole. Tax Map: 043 Lot: 086B Zone: Residential Growth Area 1. **05-03-2016**

2016.27 – Amended Site Plan, Subdivision and Special Exception – Risbara Properties, LLC – 121 Blue Spruce Farm Road: The applicants are proposing to convert the previously approved 32 unit condominium project to 48 apartments, (four building, each with 12 apartments). In addition, four free standing garages will be constructed to offer enclosed parking for some of the units. Tax Map: 008 Lot: 257 Zone: Residential Growth Area 1. **05-03-2016**

2016. 35 – Amended Site Plan – Sigco Inc. – 22 Spiller Drive: The proposed project consists of a parking lot expansion to create 185 parking spaces and a new primary site entrance off of Spiller Drive. Tax Map: 004 Lot: 305 Zone: Manufacturing Zoning District **06-07-2016**

2016. 40 –RGA2 – Service Business Overlay: Referral from the City Council – To create a specified area within the RGA2 zone to allow “Service Business” as a Special Exception Use and remove Service Business from the general RGA2 zone. (Park Street/Bridge St/Cumberland St area) Proposed lots 44/56, 44/56A, 44/68A, 44/67, 44/68, 10/29B **06-07-2016 & 07-05-2016 (Public Hearing)**

2016.36 – Site Plan – 2 Story, 4 Unit Commercial Building – 688 Main Street: The applicant is proposing to remove the current residential and commercial structures on the site to build a new 2 story, 4-unit commercial building approximately 4,000 square feet. Tax Map: 33(1) Lot: 33 Zone: City Center District. **06-07-2016 & 07-23-2016 (Site Walk) 08-02-2016**

2016.37 – Sketch Plan – Blue Spruce Phase 2 – Risbara Properties, LLC: This project is proposing a mix of single family homes, duplexes and multi-family units including market rate apartments and condominiums. Approximately 275 dwelling units are proposed. Tax Map: 26 Lots: 20, 14A & Map: 36 Lot: 3 Zone: Residential Growth Area 1. **06-07-2016 & 08/02/2016 (Workshop) & 11-05-2016 (Site Walk)**

Saccarappa School Expansion Project: The Westbrook School Department is presenting concept designs for potential renovations and additions to Saccarappa School and associated site improvements. Tax Map: 7 Lots: 19 & 20A Zone: Residential Growth Area 1. **06-21-2016**

Middle School Expansion Project: The Westbrook School Department is presenting concept designs for potential additions to Westbrook Middle School (6 new classrooms on the second floor) and associated site improvements. Map: 9 Lot 19 Zone: Contract Zone 7. **06-21-2016**

2016.44 – Site Plan Amendment – 920 Main Street – Mast Landing Brewery: The applicant has acquired an adjacent lot to the current manufacturing building to accommodate a small fenced in outdoor seating for the associated Mast Landing tasting room. Tax Map: 032 Lots: 037, 038, 046, & 047. Zone: Contract Zone 10, City Center District. **07-05-2016 & 07-19-2016 (Public Hearing)**

2016.41 – Sketch Plan & Workshop – 855 Bridgton Road: The applicant is proposing to split the lot into two lots and construct a two story duplex on each lot. The lots will share a common driveway off Bridgton Road. Tax Map: 021 Lot: 033. Zone: Prides Corner Smart Growth **07-05-2016 & 08-20-2016 (Site Walk)**

2016.41 – Sketch Plan – 855 Bridgton Road: The applicant is proposing a 4-unit residential subdivision. Tax Map: 021 Lot: 033. Zone: Prides Corner Smart Growth Area. **07-05-2016 & 08-02-2016 (Workshop) & 08-20-2016 (Site Walk) & 09-06-2016 (Public Hearing)**

2016.49 – Sketch Plan – 91 Spiller Drive: The applicant is proposing to install a solar panel system between Spiller Drive and Saco Street. Tax Map: 4 Lot: 303. Zone: Manufacturing Zoning District. **08-02-2016 (Workshop) & 09-06-2016 (Public Hearing)**

2016.48 – Sketch Plan – 645 East Bridge Street: The applicant is proposing a 5-unit residential subdivision. Tax Map: 13 Lot: 13 Zone: Residential Growth Area 2. **08-02-2016 (Workshop) 08/20/2016 (Site Walk) & 10-04-2016 (Public Hearing)**

2016.42 – Sketch Plan – 388 Austin Street: The applicant is proposing to construct 96-unit condominium development. Tax Map: 55 Lot: 2 Zone: Residential Growth Area 2. **08-02-2016 (Workshop)**

2016.53 – Special Exception – 18 Constitution Drive – Julie Higgins: The applicant is proposing to open a day care facility within their home. Tax Map: 52 Lot: 193. Zone: Residential Growth Area 2. **09-06-2016**

2016.56 – Special Exception – 235 Pride Street – Danielle Hodgkins: The applicant is proposing to operate a preschool in the classroom space at Prides Corner Congregational Church. This would be a three hour a day, morning program, providing Nursery school only. Tax Map: 55 Lot: 22. Zone: Residential Growth Area 2. **09-06-2016**

2016.55 – Site Plan – 165 Warren Avenue – Delta Realty, LLC: The applicant is proposing a 12,000 square foot warehouse project. Tax Map: 46 Lot: 2A. Zone: Industrial Park District. **09-06-2016 & 10-04-2016 (Public Hearing)**

2016.54 – Amended Site Plan – 15 Saunders Way – JB Brown & Sons: The applicant is proposing a 60,000 square foot one story warehouse building. This plan modifies a site plan that was approved in May 2016. Tax Map: 42B Lot: 13. Zone: Industrial. **09-06-2016 & 10-04-2016 (Public Hearing)**

2016.52 – Sketch Plan – 290 Bridgton – John Chase: The applicant is proposing a modular home sales office and display. The site is located on the west side of Bridgton Road (Route 302). Tax Map: 58 Lot: 1E. Zone: Highway Services. **09-06-2016 & 10-04-2016 (Public Hearing)**

2016.58 – Special Exception – 609 Main Street, Suite 2 – Yes Brewing: The applicant is proposing a brewery and tasting room. Tax Map: 33(1) Lot: 206 Zone: City Center District. **10-04-2016 (Public Hearing)**

2016.57 – Sketch Plan – 95 Maple Street & 95 Blue Spruce Farm Road – Risbara Properties: The applicant is proposing to build (9) new 12-unit apartment buildings in addition to two existing dwelling units on the parcel. Access to the project is from Blue Spruce Farm Road off Spring St. Tax Map: 26 Lot: 20 & 14A and Tax Map: 8 Lot 216 Zone: Residential Growth Area 1. **10-18-2016 (Workshop)**

2016.63 – Sketch Plan – Extension of Berkshire Way Subdivision – Tim Flaherty:

The applicant is proposing a subdivision of 13 single-family, residential lots and an approximately 1,200 foot extension of Berkshire Way that will connect into Wildwood Circle. Tax Map: 19 Lot: 33 & 34 Tax Map: 59 Lot: 42 & 49. Zone: Residential Growth Area 2. **11-01-2016 & 11-19-2016 (Site Walk)**

2016.57 – Final Site Plan, Final Subdivision Review and Special Exception Review – 95 Maple Street & 95 Blue Spruce Farm Road – Risbara Properties: The applicant is proposing to build (9) new 12-unit apartment buildings and continue the use of two existing dwelling units on the parcel. Access to the project is from Blue Spruce Farm Road and Jacqueline Way, off Spring St. Tax Map: 26 Lot: 20 & 14A and Tax Map: 8 Lot 216 Zone: Residential Growth Area 1. **11-15-2016 & 12-06-2016**

Referral from the City Council: Request to review the Land Use Ordinance and provide a recommendation back to the City Council on any proposed changes, including but not limited to dimensional requirements and review standards. **11-15-2016**

Shoreland Zoning Ordinance: Zoning Ordinance changes per MDEP State updates and subsequent Zoning Map amendments. (Introduction to the proposal.) **11-15-2016**

Referral from the City Council – Request to review the following items and provide a recommendation back to the City Council on any proposed changes:

- a. ***SPECIAL EXCEPTION***
- b. ***DESIGN STANDARDS***
- c. ***BOARDING HOMES / GROUP HOMES 12-02-2016***

Sincerely,



Edward Reidman,
Westbrook Planning Board

Cc: Mayor Michael Sanphy
Members of the City Council
Jerre Bryant, City Administrator
Planning Department

