



## City of Westbrook

### DEPARTMENT OF PLANNING, ENGINEERING AND CODE ENFORCEMENT

2 York Street Westbrook, Maine 04092 (207) 854-0638 Fax: (207) 854-0635

### WESTBROOK PLANNING BOARD TUESDAY, APRIL 18<sup>TH</sup>, 2006, 7:00 P.M. WESTBROOK HIGH SCHOOL, ROOM 114 MINUTES

Present: Ed Reidman, (Chair), Rene Daniel (Vice-Chair), Luc Bergeron (At-Large), Corey Fleming (Alternate), Dennis Isherwood

Absent: Brian Beatti, Greg Blake, Anna Wrobel, Paul Niehoff (Alternate)

Staff: Rick Gouzie, Brooks More

Chairman Reidman called the Westbrook Planning Board meeting to order at 7:00 p.m. in Room 114 of the Westbrook High School. Mr. Reidman introduced the new Planning Board members Corey Fleming and Dennis Isherwood and explained that the Planning Board needs at least four members for a quorum. Mr. Reidman informed the Public that the City was informed by the Cumberland County Superior Court that the Clearwater Bend Project has been remanded back to the Westbrook Planning Board on the Agenda of the 16<sup>th</sup> of May. This will strictly be a Board action with no input from the Public or the Developer. Mr. Reidman explained to the Planning Board about ex parte communication as Planning Board members are quasi judicial officials. The only members of the Planning Board that will be able to participate are the members who voted on the original decision.

Mr. Reidman informed the audience of the purpose for the public hearing, and asked everyone who would speak to do so at the podium, being certain to speak clearly and provide the Board with their name and address. Mr. Reidman stated that the Board would hear a presentation accept any additional Staff comments, and then receive questions and commentary from the public. Mr. Reidman noted that any questions received by the Board would be answered at the end of the public presentation. Mr. Reidman explained that any action taken at this meeting would be dependant upon time constraints.

### **Public Hearing - Sign Ordinance Amendment – City of Westbrook for amendments to Section 404 Sign Regulations. Proposed amendments will increase the allowable area and materials of signs in the Industrial Park District and Business/Professional Office District.**

**Brooks More** presented all aspects of the proposed changes to the Sign Ordinance.

**No Comments**

**Public Hearing Closed**

**Continuing Business**

- 1 Land Use Ordinances – Sign Ordinance Amendment – City of Westbrook for amendments to Section 404 Sign Regulations. Proposed amendments will increase the allowable area and materials of signs in the Industrial Park District and Business/Professional Office District.**

Enclosed are amendments to the sign ordinance standards in the Industrial District and the Business/Professional Office District. The intent of the changes in the Business/Professional Office District is to allow marquee signs on multi-story office buildings. The intent of the changes in the Industrial District is to allow greater sign area. This change was necessitated by the needs of the new Cinemagic movie theater that was approved by the Board in 2005. The theater is scheduled to open in June of 2006.

Per the Planning Board's instructions at the April 4<sup>th</sup>, 2006 meeting, amendments have been made to reflect the signs proposed for the Cinemagic Theater.

**Luc Bergeron moved to recommend to the City Council to the changes on the Sign Ordinance amendment as presented to the Planning Board.**

**2<sup>nd</sup> by Rene Daniel**

**The vote was unanimous in favor 5-0 (Fleming voting)**

**New Business**

- 2. Final Subdivision Plan - Railway Subdivision – Pinkham & Greer, on behalf of ECM Properties, for the creation of a 12 lot subdivision on a combined 3.8 acre parcel located at 99 Tolman Street and 101 Tolman Street. Tax Map: 41, Lots: 24 & 25, Zone: RGA1.**

**Jeff Reed** with Pinkham & Greer, on behalf of ECM Properties, presented all aspects of the creation of a 12 lot subdivision on a combined 3.8 acre parcel located at 99 Tolman Street and 101 Tolman Street. Tax Map: 41, Lots: 24 & 25, Zone: RGA1.

**Rene Daniel moved to find this application complete**

**2<sup>nd</sup> by Luc Bergeron**

**The vote was unanimous in favor 5-0**

**Luc Bergeron moved to deny the waiver request for the granite curbing requirement**

**2<sup>nd</sup> by Rene Daniel**

**The vote was unanimous in favor 5-0**

**Rene Daniel move to schedule a Public Hearing for May 2<sup>nd</sup>, 2006 at 7:00 pm**

**2<sup>nd</sup> by Luc Bergeron**

**The vote was unanimous in favor 5-0**

**Rene Daniel moved to schedule the Site Walk for April 29<sup>th</sup>, 2006 at 10:00 am**

**2<sup>nd</sup> by Luc Bergeron**

**The vote was unanimous in favor 5-0**

**3. Amended Subdivision Plan - Stagecoach Station Amendment – Sebago Technics, on behalf of Vance Land Development, for the replacement of the 10,000 S.F. commercial building with two (2) duplex buildings. Tax Map: 18, Lot: 15, Zone: PCSG.**

**Dustin Roma with Sebago Technics** on behalf of Vance Land Development presented to the Planning Board all aspects of the amended replacement of the 10,000 S.F. commercial building with two (2) duplex buildings. Tax Map: 18, Lot: 15, Zone: PCSG.

**Rene Daniel moved to schedule the Public Hearing on May 2<sup>nd</sup> at 7:00 PM**

**2<sup>nd</sup> by Luc Bergeron**

**The vote was unanimous in favor 5-0**

**Rene Daniel moved to adjourn to workshop**

**2<sup>nd</sup> by Corey Fleming**

**The vote was unanimous in favor**

**4. Adjourn to workshop**

**Workshop**

**Note: Public Comment will be accepted as part of the following reviews.**

5. **Sketch Subdivision Plan, Site Plan and Special Exception – Stroudwater Landing – Land Use Consultants, on behalf of Sandy River Health System and The Northbridge Companies, for the creation of an adult residential village composed of 67+/- cottages, 48+/- townhouses and a 3,000 S.F. private community center. The project is proposed on two contiguous parcels. Parcel 1 is located between 300 and 228 Spring Street and parcel 2 is located at 449 Spring Street. The combined area of the parcels is approximately 65 acres. Tax Map: 3, Lot: 3A and Tax Map 9, Lot: 20, Zones: RGA1 and Rural.**

**Michal Prior** from Stroudwater Landing also known as Sandy River Health Systems presented to the Planning Board aspects of the creation of an adult residential village.

**David Camilla** from Land Use Consultants, on behalf of Sandy River Health System and The Northbridge Companies, presented to the Planning Board all aspects of the creation of an adult residential village composed of 67+/- cottages, 48+/- townhouses and a 3,000 S.F. private community center. The project is proposed on two contiguous parcels. Parcel 1 is located between 300 and 228 Spring Street and parcel 2 is located at 449 Spring Street. The combined area of the parcels is approximately 65 acres. Tax Map: 3, Lot: 3A and Tax Map 9, Lot: 20, Zones: RGA1 and Rural.

**Bob Grondin** 446 Stroudwater Street **spoke** in opposition to this project due to the request of maintaining the rural flavor of the neighborhood.

Will access accommodate DeWolfe Development?

What offsite improvements would Sandy River do for Spring Street and Stroudwater Street?

Does the City have any plans to retain the rural character of Stroudwater Street?

**Guy Cote** 19 Laffin Drive spoke in favor of this project. Guy asked for another traffic report as numbers are low in the summer; peak traffic is in the fall am hours. Stroudwater site distance works although 35 mph is ok on paper, but actual traveled speeds are greater. Not in favor of through street, but is in favor of a gated access.

**Ed Reidman** thanked the Public for their comments and explained the purpose of the workshop is to bring concerns to the Developer so items may be resolved.

**6. Sketch Site Plan & Village Review – Maine Medical Office Building – Sebago Technics, on behalf of Maine Medical Partners, for the construction of a 17,000 S.F. medical Office building on a combined 1.68 acre parcel located at 1 Harnois Avenue and 70 Cumberland Street. Tax Map: 40, Lots: 203 and 205, Zone: City Center.**

**Steve Kasabian** the president of Maine Medical Partners explained an overview for the use of this project as a relocation of Greater Portland Medical Offices currently on 50 Park Road as well as the addition of a Nordex Lab on the second floor.

**William Conway** with Sebago Technics on behalf of Maine Medical Partners, presented to the Planning Board the construction of a 17,000 S.F. Medical Office building on a combined 1.68 acre parcel located at 1 Harnois Avenue and 70 Cumberland Street. Tax Map: 40, Lots: 203 and 205, Zone: City Center.

**Rene Daniel** would like to see trees on the side of the property.

**Luc Bergeron** requested crosswalk improvements to Rite Aid.

**Rene Daniel moved to adjourn to regular session**

**2<sup>nd</sup> by Luc Bergeron**

**The vote was unanimous in favor 5-0**

**7. Adjourn to regular session**

**8. Adjourn**

*Respectfully submitted by Linda Gain PECE Secretary*

*MINUTES MAY NOT BE TRANSCRIBED VERBATIM. SECTIONS MAY BE PARAPHRASED FOR CLARITY. A COMPLETE RECORDING MAY BE OBTAINED BY CONTACTING THE ENGINEERING, PLANNING AND CODE ENFORCEMENT DEPARTMENT. THANK YOU*