



City of Westbrook

DEPARTMENT OF PLANNING

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WESTBROOK PLANNING BOARD MINUTES TUESDAY, APRIL 19, 2011, 7:00 P.M. WESTBROOK HIGH SCHOOL, ROOM 114

Present: Ed Reidman, (Chair) (Ward 5), Rene Daniel (Vice-Chair) (Ward 1), Dennis Isherwood (Ward 2), Cory Fleming (Ward 4)

Absent: Scott Herrick (Ward 3), Greg Blake (At Large), Michael Taylor (At Large), Rebecca Dillon (Alternate)

Staff: Molly Just, Richard Gouzie

Chairman Reidman called the Westbrook Planning Board meeting to order at 7:00 p.m. in Room 114 of the Westbrook High School. Chairman Reidman explained the purpose of a Public Hearing is to hear Public input.

Ed Reidman I am going to read the next item into the record, then ask for a motion to continue this to May 17th, 2011 because the item was not posted to the city's web-site. This is a precautionary motion due to legalities for notifications.

- 1. Public Hearing – Land Use Ordinance Amendments** – Section 201 Definitions, Section 204 Special Exception, Section 301 City Center District, Section 302 Residential Growth Area 1, Section 303 Residential Growth Area 2, Section 304 Residential Growth Area 3, Section 305 Prides Corner Smart Growth Area, Section 306 Rural District, Section 307 Highway Services District, Section 308 Business Professional Office District, Section 309 Gateway Commercial District, Section 310 Industrial Park District, Section 311 Manufacturing District. The proposed changes are primarily for “housekeeping” purposes. The changes include treating traffic impacts for changed or expanded uses uniformly across zoning districts. In addition, the changes address “assembly” uses, such as churches and theaters. Such uses were special exception uses in the prior ordinance and are allowed “by-right” in the current ordinance. It is common practice for uses that may generate increased traffic in “bursts” and/or that may have hours of operation that are outside the norm for a neighborhood to be allowed by special exception approval. The special exception approval process allows such conflicts to be managed while still allowing the use.

Ed Reidman may I have a motion?

Dennis Isherwood moved to continue the Public Hearing – Land Use Ordinance Amendments to May 17th, 2011 at 7:00 pm.

2nd by Cory Fleming

The vote was unanimous in favor 4-0

Adjourn