

**WESTBROOK PLANNING BOARD
CHAIRMAN'S REPORT 2017**

During 2017 the Planning Board conducted – (29) Workshops, (6) Sketch Plans, (9) Site Plans, (4) Site Plan Amendments, (5) Subdivision, (2) Subdivision Amendments, (4) Special Exceptions, (4) Conditional Uses, (30) Public Hearings, (1) Shoreland Zoning, (9) Site Walks, (2) School Expansion Projects, (4) Referral by City Council, (6) Land Use Ordinance Amendment recommendations to City Council

Below is a list of activities of the Planning Board during 2017:

2016.12 – Amended Site Plan, Subdivision & Special Exception – Dirigo Plaza – 58 & 80 Main Street – J & J Gove Development: Jones & Beach, Inc. Tax Map: 42B Lots: 9, 10, 11, & 14. Zone: Gateway Commercial. 01/03/17, 03/21/17 A 7-0, 06/06/17, 9/5/17 (A 6-0)

2016.69 – Site Plan Change of Use – Child Care Facility – Applied Behavior Consultants, Inc. – 39 Mechanic Street: Tax Map: 28 Lot: 84, 102, & 17. Zone: City Center. 01/03/17 (A 7-0)

2016.63 – Subdivision – Extension of Berkshire Way Subdivision 13 Single Family residential lots – Tim Flaherty: Tax Map: 19 Lot: 33 & 34 Tax Map: 59 Lot: 42 & 49. Zone: Residential Growth Area 2. 01/03/17 Workshop, 03/07/17, 04/04/17 Pubic Hearing (A 5-0 1 Recused J. Marden)

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. BOARDING HOMES / GROUP HOMES.

01/03/17 Workshop

2016.07 – Site Plan Amendment – 942 Main Street – Convenient MD: Tax Map: 32 Lots: 38, 46 & 47. Zone: Contract Zone 10 02/07/17 (A 4-0)

2017.02 – Sketch Site Plan – 381 Bridgton Road – Delta Realty, LLC: Tax Map: 58(2) Lot: 22 Zone: Highway Services. 02/07/17 Workshop (No Action)

2017.15 Referral from the City Council – Downtown Standards: The intent of this ordinance is to establish design and development standards for the Downtown district. 02/07/17 Workshop 04/18/17 Public Hearing (A 7-0)

Continuation of a Public Hearing from December 6, 2016 – Final Site Plan, Final Subdivision Review and Special Exception Review – 95 Maple Street & 95 Blue Spruce

Farm Road – Autumn Woods – Risbara Properties: Tax Map: 26 Lot: 20 & 14A and Tax Map: 8 Lot 216 Zone: Residential Growth Area 1. **02/21/17 Public Hearing Continued from 12-6-16 (A 4-1 Dennis Isherwood Opposed) (Rene Daniel unavailable at time of vote)**

Referral from the City Council: Changing the term Special Exception to Conditional Use throughout the Code of Ordinances **Public Hearing 02/21/17 (A 3-2)**

Referral from the City Council: Proposed definitions and permitted zones to be added to the Westbrook Land Use Ordinance for the following uses: Community-Based Residential Facilities, Boarding house or Lodging home, boarding home for sheltered care, Treatment facilities **Public Hearing 02/21/17(A 5-1) (Definition D&C (A 6-0)) (Definition A (A 4-2))**

2016.45 – Sketch Site Plan - Saccarappa School Expansion – 110 Huntress Avenue – Westbrook School Department: Tax Map: 7 Lots: 19 & 20A Zone: Residential Growth Area 1 **03/07/17 Workshop 04/04/17 Public Hearing, 05/02/17 (A 7-0)**

2016.46 – Sketch Site Plan – Middle School Expansion – 471 Stroudwater Street – Westbrook School Department: Tax Map: 9 Lot: 19 Zone: Contract Zone 7. **03/07/17 Workshop 04/04/17 Public Hearing, 05/02/17 (A 7-0)**

2017.05 – Special Exception – Theater Use – 907 Main Street, Transformation Project – Owner, Ken Hawley: Tax Map: 32 Lot: 111 Zone: City Center District. **03/07/17 Workshop, 06/06/17 Public Hearing (A 6-0)**

2017.07 – Ordinance Change – Shoreland Zoning: The proposal is to change the current Shoreland Zoning Ordinance to meet Maine Department of Environmental Protection law and related Zoning Map amendments. **03/21/17 Public Hearing (A 7-0)**

2017.04 – Sketch Site Plan – 20 School Street Commercial Building – Chris Wilson: Tax Map: 33 Lot: 277 Zone: City Center District. **03/21/17 Workshop, 05/02/17 Public Hearing (A 7-0)**

2017.11 – Sketch Site Plan/Subdivision/Special Exception – 127 Saco Street 5 new duplexes – Owner, Kelley Development, LLC: Tax Map: 28 Lot: 23 Zone: Residential Growth Area 1. **04/04/17 Workshop, 05/02/17 Public Hearing, 06/06/17 (A 6-0)**

****Training workshop presented by the City Solicitor and Planning Staff about the roles and responsibilities of the two boards. 04/11/17**

2017.16 – Subdivision – Mitchell Farms Properties – discussion of a joint planning board meeting with the Town of Falmouth 622 Brook Road: Tax Map: 22 Lot: 1 Zone: Residential Growth Area 2. **04/18/17, 05/02/17 (A 7-0 Waive Joint Meeting) 08/01/17 Workshop**

2017.20 – Final Site Plan Amendment – 10 Liza Harmon Drive – Larrabee Village: install utility poles along the back side of the property - Tax Map: 42A Lot: 14 Zone: Gateway Commercial. 06/06/17(A 6-0)

2017.19 – Final Site Plan Amendment – 30 Liza Harmon Drive – Larrabee Commons: modify their construction - Tax Map: 42A Lot: 12 Zone: Gateway Commercial. 06/06/17 (A 5-1 (E. Reidman opposed))

2017.22 – Final Conditional Use (Home Daycare Provider) – 15 Madison Street (Kimberly Clark): Tax Map: 7 Lot: 6 Zone: Residential Growth Area 1. 06/06/17

2017.18 – Conditional Use & Shoreland Zoning (General Development) - (CBRF Use) 907 Main Street – Transformation Project: Tax Map: 32 Lot: 111 Zone: City Center District/Village Review Overlay Zone/SZ-GD. 06/06/17 Workshop, Site Walk 06/24/17, 07/18/17 Public Hearing (A 7-0)

2017.28 – Amendment to the Land Use Ordinance – Chapter 9 Section 900 General Provisions, Impact Fees: Discussion on establishing general language and requirements for any impact fee enacted by the City. 06/20/17 Workshop, 08/01/17 Public Hearing (A 6-0)

2017.29 – Amendment to the Land Use Ordinance – Section 910 School Expansion Impact Fee: Discussion on establishing an impact fee system towards the school expansion projects at the Middle School and Saccarappa Elementary School. 06/20/17 Workshop, 08/01/17 Public Hearing (A 6-0)

2017.30 – Amendment to the Land Use Ordinance – Section 920 Sewer Impact Fee: Discussion on establishing a sewer impact fee system to offset costs associated with increasing capacity at the City's Wastewater treatment plant facility. 06/20/17 Workshop, 08/01/17 Public Hearing (F 3-3)

2017.31 – Amendments to the Land Use Ordinance – Medical Marijuana (Cultivation/Dispensary): Discussion on establishing requirements for operations of medical marijuana cultivation and dispensaries as well as proposing zone locations. 06/20/17 Workshop, 08/01/17 Workshop, 10/03/17 Workshop

2017.32 – Conditional Use (Home Daycare Provider) – 51 Presidential Way – Tamara Gallagher: Tax Map: 24 Lot: 134 Zone: Residential Growth Area 3. 07/18/17 Workshop, 08/15/17 Public Hearing (A 6-1)

2017.34 – Sketch Subdivision – 261 Pride Street – 3 lot subdivision – Daigle Financial & Development: Tax Map: 55 Lot: 20 Zone: Residential Growth Area 2. 07/18/17 Workshop, 07/29/17 Site Walk, 08/15/17 Public Hearing (A 7-0)

2017.36 – Amendment to the Land Use Ordinance – Chapter III, Sec. 300 – Prohibited Uses: Discussion on establishing an ordinance statement whereby if a use is not expressly stated

in our ordinance as allowed , it is determined to be prohibited, if it's not definitive in our ordinance, it's prohibited. **07/18/17 Workshop, 08/15/17 Public Hearing (A 7-0)**

2017.45 – Amended Subdivision – 0 Beechwood Avenue – 4-Unit Multifamily Building – Chris Wilson: Tax Map: 44 Lot: 8 Zone: Residential Growth Area 1 09/05/17 Workshop, 09/23/17 Site Walk, 11/21/17 Public Hearing, 12/05/17 Continued Public Hearing (A 6-1 Rene Daniel Opposed)

2017.46 – Site Plan – 742 Main Street – Dunkin' Donuts – ESW Realty, LLC: Tax Map: 33 Lots: 101 & 102 Zone: City Center District 09/05/17 Workshop, 10/03/17 Public Hearing (A 7-0)

2016.54 – Site Plan Approval Extension – 15 Saunders Way – JB Brown & Sons: Tax Map: 42B Lot: 13 Zone: Industrial. 10/03/17 (A 7-0)

2017.48 – Conditional Use – 23 Highland Street – Class 1 Bed &Breakfast – Axel Christensen: Tax Map: 33 Lot: 79 Zone: Residential Growth Area 1 10/03/17 Workshop, Public Hearing 11/21/17, Continued Public Hearing 12/05/17 (A 7-0)

2017.54 – Site Plan – 1 Idexx Drive – Parking Lot Expansion – Idexx: Tax Map: 5B Lot: 5 Zone: Manufacturing Zoning District. 11/21/17 Public Hearing (A 4-0)

2017.45 – Amended Subdivision – 0 Beechwood Avenue – 3-Unit Multifamily Building – Chris Wilson: Tax Map: 44 Lot: 8 Zone: Residential Growth Area 1 11/21/17 Public Hearing, 12/05/17 (A 7-0)

2017.53 – Subdivision, Site Plan Approval Extension – Merganser St. - Snow Goose Estates – SGE, LLC: Tax Map: 7 Lot: 230 Zone: Residential Growth Area 1 11/21/17 (A 5-0)

2017.62 - Amended Subdivision - Berkshire Way - HTM Partners LLC Tax Map: 19 Lot: 33 & 34 and Tax Map: 59 Lot: 42 & 49 Zone: Residential Growth Area 2. 11/21/17, 12/05/17 Public Hearing (A 7-0 Joe Marden Recused)

2017.57 – Amended Site Plan – 7 Hardy Road – garage expansion – Nelson Properties: Tax Map: 23 Lot: 8E Zone: Highway Services District 11/21/17 Workshop

2017.56 – Subdivision/Site Plan Review – 500 Spring Street – Twin Falls – 38 single family house lots and 3 commercial lots – Westbrook Housing Group, LLC: Tax Map: 8 Lot: 8 Zone: Residential Growth Area 1 11/21/17 Workshop

2017.60 – Site Plan – 590 County Road – new 7,450 sq. ft. building Rickett Bros. LLC: Tax Map: 2 Lot: 24C Zone: Industrial Park District. 11/21/17 Workshop, 12/05/17 Public Hearing (A 7-0)

2017.63 – Conditional Use – 529 Main Street - theater use – James & Mary Ernst: Tax Map: 40 Lot: 195 Zone: City Center District 11/21/17 Workshop, 12/05/17 Public Hearing (A 7-0)

2017.04 – Amended Site Plan – 20 School Street Commercial Building amend previous approval to construct 3,285 sq. ft. single story building – Owner, MTR Development, LLC: Tax Map: 33 Lot: 277 Zone: City Center District. 12/05/17 Workshop

Sincerely,



Edward Reidman,
Westbrook Planning Board

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

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