



City of Westbrook

Westbrook Planning Board

2018 Chairman's Report

Edward Reidman, Chair

During 2018 the Planning Board conducted (33) Public Hearings, (39) Workshops, (8) Land Use Ordinance Amendments, (5) Site Plan Amendments, (3) Amended Site/Subdivision Plan/Conditional Use, (5) Site Plans, (9) Site / Subdivision Plan / Conditional Use, (1) Zoning Amendment, (1) Subdivision, (1) Subdivision Amendment, (1) Site Plan / Village Review, (1) Contract Zone, (1) Site Plan Extension

Below is a list of activities of the Planning Board during 2018:

Public Hearings

2017.31 – Amendment to the Land Use Ordinance – Medical Marijuana (Cultivation/Dispensary): Establish requirements for operations of medical marijuana caregiver cultivation facilities in the Industrial Park Districts and medical marijuana dispensaries in the Gateway Commercial District. **01/02/18**

2018.01 – Site Plan - 401 Brook – Spurwink Services, Inc. an expansion to their existing parking area to accommodate 20 additional parking spaces. **02/06/18**

2017.70 – Conditional Use/Home Daycare - 14 Glenwood Ave – Tatyana Nsankete Ekila 12-child home daycare in her residence. **03/06/18**

2018.07 – Amendment to the Land Use Ordinance – Section 201 Definitions, 202 General Provisions - Accessory Dwelling Unit: Proposed renaming and enhancing of the standards the Accessory Apartments. **03/06/18**

2018.04 – Site Plan – 1 IDEXX Drive – IDEXX Laboratories – Synergy East Expansion a 135,000+/- sf expansion to the existing building, 4 additional parking lots and other associated site improvements. **04/03/18**

2018.12 – Land Use Ordinance Amendment - Contract Zone 3 – Hannaford Brothers. Co – To amend Contract Zone 3 performance standards to be in alignment with the City Center District standards **05/01/18**

2018.11 - Land Use Ordinance Amendment – Adult Use/Retail Marijuana all the definitions necessary associated with Maine's Adult Use/Retail Marijuana State Regulations, including language on prohibiting all of the 5 Marijuana related Adult Use/Retail uses provided for in Maine's Marijuana Legalization Act. **05/01/18**

2018.08 - Land Use Ordinance Amendment – Chapter VIII Penalty Provisions - New Section 805 – Stop Work Order codifies the process the Codes Office utilize to address site non-compliance. **05/15/18**

2018.09 - Land Use Ordinance Amendment – Chapter II Section 201 Definitions - Service Business clarify the definition of Service Business. **05/15/18**

2018.10 - Land Use Ordinance Amendment – New Private Way Ordinance: establishes standards and a review process for New Private Ways within the City. **05/15/18**

2018.15 – Site Plan Amendment – 33 Elmwood Ave – Prides Corner, LLC: construct a new 14,000+/- patio. Tax Map: 59 Lot: 36 Zone: Highway Services **06/05/18**

2018.18 – Site / Subdivision Plan / Conditional Use – 270 Spring Street – DM Roma: new duplex, paved driveway and parking area on a newly created lot, which requires subdivision review. **06/05/18**

2018.03 – Site/Subdivision Plan - 688 Main Street – Ryan Le: construct a new 12-unit apartment building and expand an existing parking lot. **06/05/18**

2017.57 – Site Plan Amendment – 7 Hardy Road – Nelson Properties: expand their garage for storage, relocate an onsite material storage bin, and create new parking areas for their property service company. **06/05/18 & 07/03/18**

2018.20 - Site Plan Amendment – 920 Main Street– Mast Landing Brewery: demolish a single-family dwelling to allow for an expansion of an existing outdoor tasting room **06/05/18**

2018.17 – Site / Subdivision Plan / Conditional Use – 48 Seavey St – Seavey & Associates, LLC construct 8 new dwelling units (Condos) in two 4-unit buildings, associated parking area and accessory storage units **07/03/18 & Continued 08/07/18**

2018. 28 – Zoning Amendment – 35 Cumberland Street – Casco Federal Credit Union change in zoning district from the Industrial District to the City Center District **08/07/18**

2018.27 – Site Plan - 36 Patrick Drive – Bethel Christian Center – The applicant is proposing a 3,136 sf building expansion to an existing building. Tax Map 042B Lot: 004D Zone: Gateway Commercial **08/07/18**

2017. 56 – Subdivision/Site Plan Review – 500 Spring Street – Twin Falls – Westbrook Housing Group, LLC: 41-lot subdivision (1 existing residence, 36 new single-family residential house lots, four commercial lots and open space parcels) **08/07/18**

2018.10 – REFERRAL FROM CITY COUNCIL - Land Use Ordinance Amendment – New Private Way Ordinance: establishes standards and a review process for New Private Ways **08/07/18**

2018.24 – Site / Subdivision Plan / Conditional Use – Larrabee Heights II – Westbrook Housing: a lot split to accommodate a new 61-unit and 30-unit senior living facility, private access drive and other associated site improvements **08/21/18**

2018.23 – Site / Subdivision Plan / Conditional Use - 27 Jefferson Street – Archie Giobbi: demolish a single-family home and construct a 3-unit multi-family with associated parking. **09/04/18**

2018. 30 – Contract Zone #11 - 212 Brown Street – Clark Painting, Inc.: a new contract zone for this parcel to allow for the utilization of the existing 3rd floor of the structure for 4 new residential units. **09/04/18**

2018.31 – Site Plan Review - 600 Saco St – Storage Realty, LLC: new 20,000 sf warehouse and associated parking area/site amenities to be constructed on a currently vacant lot in the Westbrook Heights Business Park subdivision **09/04/18**

2018.35 – Site Plan Amendment – 65 Bradley St – Alderbrook, LLC: 10,580 square foot expansion to an existing structure and associated site improvements **09/04/18**

2018.34 – Amended Site Plan, Subdivision & Special Exception – Rock Row (previously called “Dirigo Plaza”) – 58 & 80 Main Street – Waterstone Properties Group: an amendment to a previously approved site plan to reconfigure building layouts and internal traffic circulation. The amendment is for Phase 1 of a 495,915 +/- square foot regional retail shopping center. **09/18/18**

2018.36 – Site Plan / Village Review – 16 Locust St – DWN Asset Management: new duplex and parking area on an existing vacant lot. **10/02/18**

2018.37 – Ordinance / Zoning Map Amendment – Business Professional Office District: rezoning of the Business Professional Office District to increase conformity of the existing uses within the zone. **10/02/18**

2018.40 – Conditional Use – 155 Warren Ave – Daniel O’Connell medical marijuana cultivation facility as a change of use within an existing structure. **11/06/18**

2018.45 – Conditional Use – 155 Warren Ave – Brian Stone medical marijuana cultivation facility as a change of use within an existing structure. **11/06/18**

2018.41 – Site Plan– 380 Main Street – H.A. Mapes, Inc. redevelop an existing gas station and office space to be a self-service gas station with convenience store. **12/04/18**

2018.32 – Subdivision - Minnow Brook Subdivision – DWN Asset Management: 7-lot single family cluster subdivision with 2 private ways and an approximate 34 acre open space lot **12/04/18**

2018.34 – Amended Site Plan & Conditional Use – Rock Row (previously called “Dirigo Plaza”) – 58 & 80 Main Street – Waterstone Properties Group: an amendment to the previously approved site plan for 495,915 +/- square foot regional retail shopping center. The amendment is a proposal for an 8,000+/- seat amphitheater and associated parking area on the campus. **12/04/18**

WORKSHOP

2017.70 – Conditional Use/Home Daycare - 14 Glenwood Ave – Tatyana Nsankete Ekila 12-child home daycare in her residence. **02/06/18**

2018.03 –Site/Subdivision Plan - 688 Main Street – Ryan Le construct a new 12-unit apartment building and expand an existing parking lot. **02/06/18**

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2018.09 - Land Use Ordinance Amendment – Chapter II Section 201 Definitions - Service Business amending the language to clarify the definition of Service Business. **03/06/18**

2018.10 - Land Use Ordinance Amendment – New Private Way Ordinance: establishing standards and a review process for New Private Ways within the City. **03/06/18**

2018.12 – Land Use Ordinance Amendment - Contract Zone 3 – Hannaford Brothers. Co amendment to Contract Zone 3 to permit an accessory Clynk structure and clarify the standards of the contract zone. **04/03/18**

2018.11 - Land Use Ordinance Amendment – Adult Use/Retail Marijuana all definitions necessary associated with the Adult Use/Retail Marijuana State Regulations and to include language on prohibiting all the 5 Marijuana related Adult Use/Retail uses provided in the state regulations, as per the recommendations of the City Council. **04/03/18**

2018.15 – Site Plan – 33 Elmwood Ave – Jack Soley construct a new 15,200+/- sf patio, with outdoor recreational amenities, associated with the existing restaurant business. **05/15/18**

2018.16 – Site Plan – 717 Bridgton Road – Francis Registe raze an existing single-family dwelling and adjacent commercial building to construct a new 6,000+/- sf building in connection with an existing automobile repair business. **05/01/18**

2018.17 – Site / Subdivision Plan / Conditional Use – 48 Seavey St – Seavey & Associates, LLC construct 8 new dwelling units (Condos) in two 4-unit buildings, associated parking area and accessory storage units on an existing vacant lot. **05/01/18**

2018.18 – Site / Subdivision Plan / Conditional Use – 270 Spring Street – DM Roma new duplex, paved driveway and parking area on a newly created lot **05/01/18**

2018.20 – Site Plan Amendment – 920 Main Street– Mast Landing Brewery: demolish a single-family dwelling to allow for an expansion of an existing outdoor tasting room associated with Mast Landing Brewery **05/01/18**

2018.23 – Site / Subdivision Plan / Conditional Use - 27 Jefferson Street – Archie Giobbi: demolish a single-family home and construct a 3-unit multi-family with associated parking. **06/05/18**

2018.24 – Site / Subdivision Plan / Conditional Use – Larrabee Heights II – Westbrook Housing: lot split to accommodate a new 91-unit senior living facility, private access drive and other associated site improvements. **06/05/18**

2017.56 – Subdivision/Site Plan Review – 500 Spring Street – Twin Falls – Westbrook Housing Group, LLC: develop 36 single-family residential house lots and four commercial lots along Spring Street. **07/03/18**

2018.27 – Site Plan - 36 Patrick Drive – Bethel Christian Center 3,136 sf expansion to an existing building. **07/03/18**

2018.28 – Zoning Amendment – 35 Cumberland Street – James Stone change zoning district to the City Center District for their parcel located at 35 Cumberland Street. **07/03/18**

2016. 12 – Amended Site Plan, Subdivision & Special Exception – Rock Row (previously called “Dirigo Plaza”) – 58 & 80 Main Street – Waterstone Properties Group: update the Board and the public on the status of the approximately 495,915 +/- square foot regional retail shopping plaza. The applicant intends submit an amendment to the site plan originally approved by the Planning Board on October 18, 2016 which could include a mixed-use complex with a revised phasing schedule. The presentation will display a sketch of a proposed master plan for the site along with a presentation by the Developer on the potential uses that may be included in the complex. Presentation is purely informational and is not considered a formal submission. **07/17/18**

2018. 30 – Contract Zone #11 - 212 Brown Street – Clark Painting, Inc.: contract zone for this parcel to allow for the utilization of the existing 3rd floor of the structure for 4 new residential units. **08/07/18**

2018.31 – Site Plan Review - 600 Saco St – Storage Realty, LLC: 20,000 sf warehouse and associated parking area/site amenities to be constructed on a currently vacant lot in the Westbrook Heights Business Park subdivision. **08/07/18**

2018.32 – Subdivision - Minnow Brook Subdivision – DWN Asset Management: 6-lot single family cluster subdivision with 2 private ways and an open space lot **08/07/18**

2018.34 – Amended Site Plan, Subdivision & Special Exception – Rock Row (previously called “Dirigo Plaza”) – 58 & 80 Main Street – Waterstone Properties Group: amendment to a previously approved site plan to reconfigure building layouts and internal traffic circulation. The amendment is for Phase 1 of a 495,915 +/- square foot regional retail shopping center. **08/21/18**

2018.36 – Site Plan / Village Review – 16 Locust St – DWN Asset Management: duplex and parking area on an existing vacant lot. **09/04/18**

2018.37 – Ordinance / Zoning Map Amendment – Business Professional Office District: rezoning of the Business Professional Office District to increase conformity of the existing uses within the zone. **09/04/18**

2018.40 – Conditional Use – 155 Warren Ave – Delta Realty medical marijuana cultivation facility as a change of use within an existing structure. **10/02/18**

2018.41 – Site Plan– 380 Main Street – H.A. Mapes, Inc. redevelop an existing gas station and office space to be a self-service gas station with convenience store **10/02/18**

2018.34 – Amended Site Plan, Subdivision & Conditional Use – Rock Row (previously called “Dirigo Plaza”) – 58 & 80 Main Street – Waterstone Properties Group: amendment to a previously approved site plan for a 495,915 +/- square foot regional retail shopping center. The applicant is proposing an 8,000 seat amphitheater and parking area on the south parcel of the campus. **10/02/18**

2018.46 – Site Plan, Subdivision & Conditional Use - 212 Brown St – Clark Painting, Inc. additional 4-units within an existing mixed use, commercial and residential multifamily structure. **11/06/18**

2018.47 – Site Plan, Subdivision & Conditional Use - 388 Austin St – Hill Street Apartments, LLC develop 28 duplexes, totaling 56 units, on an existing vacant lot and associated off-site improvements to a portion of Austin Street. **11/06/18**

2018.48 – Site Plan, Subdivision & Conditional Use - Cumberland Woods – Graiver Family Holdings, LLC - develop a 60-unit multifamily subdivision located at 425 Cumberland Street. **11/06/18**

2018.34 – Amended Site Plan, Subdivision & Conditional Use – Rock Row (previously called “Dirigo Plaza”) – 58 & 80 Main Street – Waterstone Properties Group amendment to a previously approved site plan for a 495,915 +/- square foot regional retail shopping center. The applicant is proposing an 8,000 seat amphitheater and parking area on the south parcel of the campus. **11/06/18**

2018. 49 – Ordinance Amendment – Business Professional Office District: removing all language associated with the Business Professional Office District from the Land Use Ordinance to be in compliance with the previously approved Zoning Map Amendment. **12/04/18**

2018.50 – Ordinance Amendment – Village Review Overlay Zone: identifying and clarifying the role of the Village Review Overlay Committee within the Ordinance. **12/04/18**

2018.51 – Ordinance Amendment – Sign Ordinance: clarifying sign standard language within the City Center District. **12/04/18**

2018.52 – Ordinance Amendment – Artisan Food and Beverage: defining and establishing standards for an Artisan Food and Beverage use within the City of Westbrook as well as identifying appropriate locations to permit. **12/04/18**

2018.53 – Ordinance Amendment – Veterinary Office and Kennel: clarifications on the uses of Veterinary Office and Kennels and establishing standards for a Kennel operation. **12/04/18**

2018.54 – Ordinance Amendment – Gateway Commercial District: amending the permitted and conditional uses allowed within the Gateway Commercial District. **12/04/18**

2018.55 – Ordinance Amendment – Administrative Changes several administrative changes to the Land Use Ordinance within Chapters II, III & V to improve consistency and conformity throughout the ordinance. **12/04/18**

Amendment to the Land Use Ordinance

2017.31 – Amendment to the Land Use Ordinance – Medical Marijuana (Cultivation/Dispensary): Establish requirements for operations of medical marijuana caregiver cultivation facilities in the Industrial Park Districts and medical marijuana dispensaries in the Gateway Commercial District. **01/02/18**

2018.07 – Amendment to the Land Use Ordinance – Section 201 Definitions, 202 General Provisions - Accessory Dwelling Unit: Proposed renaming and enhancing of the standards the Accessory Apartments. **03/06/18**

2018.12 – Land Use Ordinance Amendment - Contract Zone 3 – Hannaford Brothers. Co –amend Contract Zone 3 performance standards to be in alignment with the City Center District standards with appropriate setbacks from residential uses and specifications on building height, lot size and signage. **05/01/18**

2018.11 - Land Use Ordinance Amendment – Adult Use/Retail Marijuana –all the definitions necessary associated with Maine’s Adult Use/Retail Marijuana State Regulations, including language on prohibiting all of the 5 Marijuana related Adult Use/Retail uses provided for in Maine’s Marijuana Legalization Act. **05/01/18**

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Amended Site Plan

2017.04 – Amended Site Plan – 20 School Street Commercial Building – Owner, MTR Development, and LLC: amend their previous approval to construct a 3,285-square foot single story commercial building for a café and rental space. *(Previously approved project was a two-story commercial building.)* **01/02/18**

2018.15 – Site Plan Amendment – 33 Elmwood Ave – Prides Corner, LLC: construct a new 14,000+/- sf patio, with outdoor recreational amenities associated with the existing restaurant business. **06/05/18**

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Amended Site/Subdivision Plan/Conditional Use

2018.02 – Amended Site/Subdivision Plan/Conditional Use – 95 Maple Street & 95 Blue Spruce Farm Road – Autumn Woods – Risbara Properties, LLC: amendment to approval condition 4b on the site/subdivision plan approved February 21, 2017 to adjust criteria for CO issuance related to off-site improvements. Request is due to an extended traffic plan review process and winter conditions. No changes to the on-site plans are proposed. Minor adjustments (widening) to the offsite improvements in Spring Street are required per MDOT’s traffic movement permit process. **02/06/18**

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Zoning Amendment

2018.28 – Zoning Amendment – 35 Cumberland Street – Casco Federal Credit Union requesting a change in zoning district from the Industrial District to the City Center District for the parcel located at 35 Cumberland Street. **08/07/18**

Subdivision Amendment

2018.38 – Subdivision Amendment – Five Star Industrial Park – Pike Industries Inc. merge parcels and adjust lot lines within the previously approved Five Star Industrial Park located along Eisenhower Drive. **10/02/18**

Subdivision

2018.32 – Subdivision - Minnow Brook Subdivision – DWN Asset Management: 7-lot single family cluster subdivision with 2 private ways and an approximate 34 acre open space lot **12/04/18**

Site Plan / Village Review

2018.36 – Site Plan / Village Review – 16 Locust St – DWN Asset Management: duplex and parking area on an existing vacant lot. **10/02/18**

Contract Zone

2018. 30 – Contract Zone #11 - 212 Brown Street – Clark Painting, Inc.: new contract zone for this parcel to allow for the utilization of the existing 3rd floor of the structure for 4 new residential units. **09/04/18**

Site Plan Extension

2017.60 – Request for Site Plan Extension – 590 County Road – Rickett Bros. LLC: requesting a one-year extension on an approval for a new 7,450 sq. ft. building. The Planning Board approved this item on December 5th, 2018. **11/06/18**

Sincerely,

Edward Reidman,
Westbrook Planning Board

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