



City of Westbrook

Westbrook Planning Board

2019 Chairman's Report

Edward Reidman, Chair

During 2019 the Planning Board reviewed a total of 80 items with the following breakdown of plan sets affiliated with each item until completed: (1) Amended Subdivisions, (12) Conditional Uses, (2) Extension Requests, (26) Ordinance Amendments, (34) Public Hearings, (6) Shoreland Zoning, (40) Site Plans, (16) Subdivisions, (7) Village Reviews, (27) Workshops, (6) Zoning Map Amendments, (2) Amended Site Plans

Below is a list of activities of the Planning Board during 2019:

1. **2018.46 – Site Plan, Subdivision & Conditional Use - 212 Brown St – Clark Painting, Inc – Public Hearing** The applicant is proposing an additional 4-units within an existing mixed use, commercial and residential multifamily structure. Tax Map: 033 Lot: 250 Zone: 212 Brown Street Contract Zone. **01/15/19**
2. **2018. 49 – Ordinance Amendment – Business Professional Office District - Public Hearing:** The proposed amendment removes 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. **01/15/19**
3. **2018.50 – Ordinance Amendment – Village Review Overlay Zone Public Hearing:** The proposed amendment identifies and clarifies the role of the Village Review Overlay Committee within the Ordinance. **01/15/19**
4. **2018.51 – Ordinance Amendment – Sign Ordinance Public Hearing:** The proposed amendment updates sign standards within the City Center District to increase signage opportunities within the downtown business community. **01/15/19**
5. **2018.52 – Ordinance Amendment – Artisan Food and Beverage Public Hearing:** The proposed amendment defines and establishes standards for an Artisan Food and Beverage use within the City of Westbrook as well as identifies appropriate locations to permit. **01/15/19**
6. **2018.53 – Ordinance Amendment – Veterinary Office and Kennel Public Hearing:** The proposed amendment provides clarification on the uses of Veterinary Office and Kennels and establishes standards for a Kennel operation. **01/15/19**
7. **2018.54 – Ordinance Amendment – Gateway Commercial District Public Hearing:** The proposed amendment adds permitted and conditional uses within the Gateway Commercial District to promote a diverse commercial center. **01/15/19**
8. **2018.55 – Ordinance Amendment – Administrative Changes Public Hearing:** The proposed amendment provides several administrative changes to the Land Use Ordinance within Chapters II General Provisions, III Zoning Districts, IV Special Standards and Overlay Districts, & V Subdivision and Site Plan Review, to improve clarity, consistency and conformity throughout the ordinance. **01/15/19**

9. **2018.56 – Site Plan – 1 Ledgeview Drive – Regional Transportation Program Workshop:** The applicant is proposing a new 8,500 sf office building, 2-bay garage, 11,760 sf enclosed parking structure and associated site improvements on an existing 5.46-acre vacant lot. Tax Map: 002 Lot: 104 Zone: Industrial Park District **01/15/19**
10. **2018.57 – Site Plan – 369 County Road - Central Maine Power Workshop:** The applicant is proposing an approximate 4,247 sf expansion of an existing electric substation yard. Tax Map: 002 Lot: 030 Zone: Manufacturing and Industrial Park District **01/15/19**
11. **2018.58 – Site Plan – 594 County Road - Pine Tree Waste, Inc. Workshop:** The applicant is proposing a 3,000-sf construction and demolition debris transfer pad within the Casella Environmental Park. Tax Map: 002 Lot: 024D Zone: Industrial Park District **01/15/19**
12. **2018.59 – Subdivision Plan – 138 Hardy Road – Michael Pednault Workshop:** The applicant is proposing an 8-lot subdivision located at 138 Hardy Road. Tax Map: 020 Lot: 005 Zone: Rural District **01/15/19**
13. **2018.60 – Ordinance Amendment – Rock Row Contract Zone – 58 & 80 Main Street – Waterstone Properties Group Workshop:** Discussion on a new contract zone to accommodate a 495,915+/- regional mixed-use shopping plaza. The contract zone will address permitted uses, density requirements and maximum building footprint and height standards. Tax Map: 42B Lots: 9, 10, 11 & 14 Zone: Gateway Commercial **01/15/19**
14. **2018.56 – Site Plan – 1 Ledgeview Drive – Regional Transportation Program Public Hearing:** The applicant is proposing a new 8,500 sf office building, 2-bay garage, 11,760 sf enclosed parking structure and associated site improvements on an existing 5.46-acre vacant lot. Tax Map: 002 Lot: 104 Zone: Industrial Park District **03/05/19**
15. **2018.57 – Site Plan – 369 County Road - Central Maine Power Public Hearing:** The applicant is proposing an approximate 4,247 sf expansion to relocate a control house at the existing electric substation yard at the intersection of County Rd and Spring St. Tax Map: 002 Lot: 030 Zone: Manufacturing and Industrial Park District. **03/05/19**
16. **2019.06 – Site Plan/Shoreland Zoning – 921 Main Street – Sappi North America, Inc Public Hearing:** The applicant is proposing the demolition and removal of two spillways associated with the Saccarappa dam, the powerhouse and modifications to the bedrock to create fish passage (natural and Denil Fishway) up the Falls in the Presumpscot River. Tax Map: 032 Lots: 108, 105A Zone: City Center District, General Development Shoreland Zone **03/05/19**
17. **2019.01 – Site Plan/ Village Review Overlay Zone/Shoreland Zoning – 3 Vallee Square – Vallee Square Holding, LLC Workshop:** The applicant is proposing a 3,300+/- sf expansion to an existing commercial business (restaurant) including a new second floor event space, roof-top deck and covered porch. Tax Map: 032 Lot: 229 Zone: City Center District, Village Review Overlay Zone, General Development-SZ **03/05/19**
18. **2019.02 – Site Plan – 590 Bridgton Road – Coastal Road Repair Workshop:** The applicant is proposing a new 10,000 sf structure for their commercial business with associated parking area. Tax Map: 018 Lot: 001, 002A Zone: Prides Corner Smart Growth Area **03/05/19**

19. **2019.03 – Site Plan – 15 Saunders Way – J.B. Brown & Sons Workshop:** The applicant is proposing a new 40,000 sf warehouse/office building. Tax Map: 042 Lot: 013 Zone: Industrial
03/05/19
- ~~20. **2018.48 – Site Plan, Subdivision & Conditional Use – Cumberland Woods – Graiver Family Holdings, LLC** – The applicant is proposing to develop a 72-unit multifamily subdivision located at 425 Cumberland Street. Tax Map: 010 Lot: 028B Zone: Residential Growth Area 1 **Item removed at the request of the applicant** 03/05/19~~
21. **2019.04 – Ordinance/Zoning Map Amendment – Industrial Zone Workshop:** The proposed amendment rezones parcel 042-000-013 to Industrial Park District to bring the parcel up to date with current zoning districts and associated standards of Appendix A, Land Use Ordinance.
03/05/19
22. **2019.05 – Ordinance Amendment – Chapter V Subdivision and Site Plan Review Workshop:** The proposed amendment re-organizes and clarify the subdivision and site plan submission requirements and review process. 03/05/19
23. **2018.60 – Ordinance Amendment – Rock Row Contract Zone #12 – 58 & 80 Main Street – Waterstone Properties Group Public Hearing:** The applicant is proposing a new contract zone #12 to accommodate a proposed 2.2 Million sf mixed-use master plan. The contract zone proposes specific language regarding density requirements, allowable uses, signage and maximum building footprint and height standards. Tax Map: 42B Lots: 9, 10, 11 & 14 Zone: Gateway Commercial
03/19/19
24. **2019.03 – Site Plan – 15 Saunders Way – J.B. Brown & Sons Public Hearing:** The applicant is proposing a new 40,000 sf warehouse/office building. Tax Map: 042 Lot: 013 Zone: Industrial
04/02/19
25. **2018.59 – Subdivision Plan – 138 Hardy Road – Michael Pednault Public Hearing:** The applicant is proposing a 7-lot subdivision located at 138 Hardy Road. Tax Map: 020 Lot: 005 Zone: Rural District 04/02/19
26. **2019.01 – Site Plan/ Village Review Overlay Zone/Shoreland Zoning – 3 Vallee Square – Vallee Square Holding, LLC Public Hearing:** The applicant is proposing a 3,300+/- sf expansion to an existing commercial business (restaurant) including a new second floor event space, roof-top deck and covered porch. Tax Map: 032 Lot: 229 Zone: City Center District, Village Review Overlay Zone, General Development-SZ 04/02/19
27. **2019.04 – Ordinance/Zoning Map Amendment – Industrial Zone Public Hearing:** The proposed amendment rezones parcel 042-000-013 to Industrial Park District to bring the parcel up to date with current zoning districts and associated standards of Appendix A, Land Use Ordinance.
04/02/19
28. **2019.07 – Subdivision/Site Plan – 477 Saco St – STJ, Inc Workshop:** Discussion on a proposed 38 single-family house lot subdivision located at 477 Saco Street. Tax Map: 004 Lot: 018 Zone: Residential Growth Area 2 04/02/19
29. **2019.05 – Ordinance Amendment – Chapter V Subdivision and Site Plan Review Workshop:** The proposed amendment re-organizes and clarify the subdivision and site plan submission requirements and review process. 04/02/19

30. **2018.48 – Site Plan, Subdivision & Conditional Use - Cumberland Woods – Graiver Family Holdings, LLC Public Hearing-** The applicant is proposing to develop a 72-unit multifamily subdivision on an existing vacant lot located at 425 Cumberland Street. Tax Map: 010 Lot: 028B Zone: Residential Growth Area 1 **05/07/19**
31. **2019.05 – Ordinance Amendment – Chapter V Subdivision and Site Plan Review Public Hearing:** The proposed amendment re-organizes and clarifies the subdivision and site plan submission requirements and review process. **05/07/19**
32. **ITEM ON THE TABLE - 2018.59 – Subdivision Plan – 138 Hardy Road – Michael Pednault Unfinished Business:** The applicant is proposing a 7-lot subdivision located at 138 Hardy Road. Tax Map: 020 Lot: 005 Zone: Rural District **05/07/19**
33. **2019.08 – Site Plan, Subdivision, Village Review – 50 Pleasant Street – RMC Properties LLC Workshop:** The applicant is proposing a lot split and a new 3-unit multi-family with associated parking and site improvements. Tax Map: 033 Lot: 097 Zone: City Center District, Village Review Overlay Zone **05/07/19**
34. **2019.10 – Site Plan – 2 Eisenhower Drive – 2 Eisenhower Drive, LLC Workshop:** The applicant is proposing a 16,060sf expansion to an existing 30,000sf commercial building to include new walkways, loading docks and an amended parking layout. Tax Map 05B Lot: 001 Zone: Manufacturing **05/07/19**
35. **2019.08 – Site Plan, Subdivision, Village Review – 50 Pleasant Street – RMC Properties LLC Public Hearing:** The applicant is proposing a lot split and a new 3-unit multi-family with associated parking and site improvements. Tax Map: 033 Lot: 097 Zone: City Center District, Village Review Overlay Zone **06/04/19**
36. **2019.10 – Site Plan – 2 Eisenhower Drive – 2 Eisenhower Drive, LLC Public Hearing:** The applicant is proposing a 16,060sf expansion to an existing 30,000sf commercial building to include new walkways, loading docks and an amended parking layout. Tax Map 05B Lot: 001 Zone: Manufacturing **06/04/19**
37. **2016.45 – Final Site Plan – Saccarappa School Expansion – 110 Huntress Avenue Public Hearing:** The applicant is returning to the Planning Board as per their condition of approval to provide the playground plan associated with the Saccarappa Elementary School Additions and Renovations project (swings, an open sand area, mud kitchen, water pump and other natural play features). Tax Map: 007 Lots: 019 & 020A Zone: Residential Growth Area 1 **06/04/19**
38. **ITEM ON THE TABLE - 2018.59 – Subdivision Plan – 138 Hardy Road – Michael Pednault unfinished Business:** The applicant is proposing a 7-lot subdivision located at 138 Hardy Road. Tax Map: 020 Lot: 005 Zone: Rural District **06/04/19**
39. **2018.48 – Site Plan, Subdivision & Conditional Use - Cumberland Woods – Graiver Family Holdings, LLC Unfinished Business -** The applicant is proposing to develop a 72-unit multifamily subdivision on an existing vacant lot located at 425 Cumberland Street. Tax Map: 010 Lot: 028B Zone: Residential Growth Area 1 **06/04/19**
40. **2017.05 – Conditional Use & Shoreland Zoning - 907 Main Street (Theater Use) – Transformation Project:** The applicant is requesting a one year extension on project completion, originally approved June 6th 2017, for a theater use to host events in a 651 +/- square foot venue

space on the first floor of the building. Tax Map: 032 Lot: 111 Zone: City Center District/Village Review Overlay Zone/Shoreland Zoning – General Development. 06/04/19

41. **2017.18 – Conditional Use & Shoreland Zoning – 907 Main Street (CBRF Use) – Transformation Project:** The applicant is requesting a one year extension on project completion, originally approved July 18, 2017, for a residential unit on the second floor for a Community-Based Residential Facility to provide transitional housing for juvenile and adult offenders. Tax Map: 032 Lot: 111 Zone: City Center District/Village Review Overlay Zone – General Development. 06/04/19
42. **2019.12 - 380 Main Street – Zoning Map Amendment – H.A. Mapes, Inc Workshop:** The applicant is requesting an amendment to the Zoning Map to rezone the parcel located at the corner of Main Street and Lamb Street from Residential Growth Area 1 to City Center District. Tax Map: 040 Lot: 089 Zone: Residential Growth Area 1 06/04/19
43. **2019.13 - 511 Bridge Street – Site Plan & Conditional Use – Chase Custom Homes & Finance, Inc. Workshop:** The applicant is proposing a 100-child daycare facility within the existing structure and associated playground and parking lots site components. Tax Map: 048 Lot: 046 Zone: Residential Growth Area 2 06/04/19
44. **2019.12 - 380 Main Street – Zoning Map Amendment – H.A. Mapes, Inc Public Hearing:** The applicant is requesting an amendment to the Zoning Map to rezone the parcel located at the corner of Main Street and Lamb Street from Residential Growth Area 1 to City Center District. Tax Map: 040 Lot: 089 Zone: Residential Growth Area 1 07/02/19
45. **2018.48 – Site Plan, Subdivision & Conditional Use - Cumberland Woods – Graiver Family Holdings, LLC Public Hearing -** The applicant is proposing to develop a 72-unit multifamily subdivision on an existing vacant lot located at 425 Cumberland Street. Tax Map: 010 Lot: 028B Zone: Residential Growth Area 1 07/02/19
46. **2018.27 – Site Plan - 36 Patrick Drive – Bethel Christian Center –** The applicant is requesting a one-year extension on the August 7, 2018 approval for a 3,136-sf expansion to an existing building. Tax Map 042B Lot: 004D Zone: Gateway Commercial 07/02/19
47. **2019.19 – Site Plan, Subdivision, Village Review - 660 Main Street – MTR Development, LLC Workshop–** The applicant is proposing the demolition of an existing residential building and construction of a two-story multi-use building with first floor commercial space and three residential units on the second floor. Tax Map: 033 Lot: 028 Zone: City Center District, Village Review Overlay Zone 07/02/19
48. **2019.20 – Site Plan - 959 Spring Street – A and C Builders, LLC Workshop –** The applicant is requesting to construct a car wash, coffee shop and associated parking and site improvements. Tax Map: 002 Lot: 015 Zone: Highway Services 07/02/19
49. **2019.21 – Ordinance Amendment – Chapter II Section 203 Nonconforming Use Provisions Workshop:** The proposed amendment establishes and clarifies standards for the alteration, reconstruction and expansion of existing nonconforming uses, structures and lots. 07/02/19
50. **2019.07 – Subdivision/Site Plan – 477 Saco St – STJ, Inc Public Hearing:** The applicant is proposing a 36-lot residential subdivision located at 477 Saco Street. Tax Map: 004 Lot: 018 Zone: Residential Growth Area 2 08/06/19

51. **2018.24 – Site Plan/Subdivision/Conditional Use – Larrabee Heights II – Westbrook Housing – Extension Request:** – The applicant is requesting a 6-month extension on the August 21, 2018 approval for a 61-unit and 30-unit senior living facility, private access drive and other associated site improvements. Tax Map 042A Lot: 012 Zone: Gateway Commercial **08/06/19**
52. **2017.11 – Final Site Plan Amendment – 127 Saco Street – Kelly Development:** The applicant is proposing an amendment to the previously approved plan to install +/- 56-feet of fencing along a portion of the southerly property line. Tax Map: 028 Lot: 023 Zone: Residential Growth Area 1 **08/06/19**
53. **2019.21 – Ordinance Amendment – Chapter II Section 203 Nonconforming Use Provisions Workshop:** The proposed amendment establishes and clarifies standards for the alteration, reconstruction and expansion of existing nonconforming uses, structures and lots. **08/06/19**
54. **2019.22 – Ordinance Amendment – Chapter IV Section 403 Village Review Overlay Zone. Section 404 Sign Regulations Workshop:** The proposed amendment addresses inconsistencies in sign language within the City Center District. **08/06/19**
55. **2019.21 – Ordinance Amendment – Chapter II Section 203 Nonconforming Use Provisions:** The proposed amendment establishes and clarifies standards for the alteration, reconstruction and expansion of existing nonconforming uses, structures and lots. **09/03/19**
56. **2019.22 – Ordinance Amendment – Chapter IV Section 403 Village Review Overlay Zone. Section 404 Sign Regulations:** The proposed amendment addresses inconsistencies in sign language within the City Center District. **09/03/19**
57. **2019.24 – Site Plan – 85 Bradley Drive – Clear H2O Workshop:** Discussion on a proposed renovation and 20,000 sf expansion to an existing structure and associated access drives and parking areas located within the Five Star Industrial Park. Tax Map: 005 Lot: 026 Zone: Manufacturing District **09/03/19**
58. **2019.26 – REFERRAL FROM CITY COUNCIL - Land Use Ordinance Amendment –Retail Class 4 Workshop:** The proposed Ordinance establishes standards for Retail Class 4 establishments located within the City Center District. **09/03/19**
59. **2019.21 – Ordinance Amendment – Chapter II Section 201 Definitions; 202 General Provisions; 203 Nonconforming Use Provisions Unfinished Business:** Hold a public hearing and take action on a proposed amendment that defines, establishes and clarifies standards for the alteration, reconstruction and expansion of existing nonconforming uses, structures and lots. **10/01/19**
60. **2019.22 – Ordinance Amendment – Chapter IV Section 403 Village Review Overlay Zone; Section 404 Sign Regulations Unfinished Business:** Hold a public hearing and take action on a proposed amendment that addresses inconsistencies in sign language within the City Center District and clarifies standards for the Manufacturing District. **10/01/19**
61. **2019.07 – Subdivision/Site Plan – 477 Saco St – STJ, Inc Unfinished Business:** Hold a public hearing and take action on a proposed 36-lot residential subdivision located at 477 Saco Street. Tax Map: 004 Lot: 018 Zone: Residential Growth Area 2 **10/01/19**
62. **2018.35 – Site Plan Amendment - 65 Bradley – Alderbrook, LLC:** Discuss and take action on a requested one-year extension on the September 4, 2018 approval for a 10,580 square foot expansion

to an existing structure and associated site improvements to a previously approved site plan. Tax Map: 005B Lot: 028 Zone Manufacturing District 10/01/19

63. **2019.30 – Shoreland Zoning – Mill Brook Preserve – Presumpscot Regional Land Trust:** Hold a public hearing and take action on the proposed construction of a 45-foot glulam bridge to cross over Mill Brook as part of the Mill Brook Preserve Accessibility Project. Tax Map: 014 Lot: 017 Zone: Rural, Shoreland Zoning – Stream Protection 10/01/19
64. **2019.19 – Site Plan, Subdivision, Village Review - 660 Main Street – MTR Development, LLC** – Hold a public hearing and take action on a proposed demolition of an existing residential building and construction of a two-story multi-use building with first floor commercial space and three residential units on the second floor. Tax Map: 033 Lot: 028 Zone: City Center District, Village Review Overlay Zone 10/01/19
65. **2019.13 - 511 Bridge Street – Site Plan & Conditional Use – Chase Custom Homes & Finance, Inc.:** Hold a public hearing and take action on a proposed 2,816 sf expansion to an existing building and associated playground and parking lots to accommodate a 100-child daycare facility. Tax Map: 048 Lot: 046 Zone: Residential Growth Area 2 10/01/19
66. **2018.34 – Amended Subdivision – Rock Row - 58 & 80 Main Street – Waterstone Properties Group:** Hold a public hearing and take action on a proposed amendment to a subdivision plan approved September 18, 2018. Jones and Beach, In. on behalf of Waterstone Properties Group, is proposing to split Parcel 2, Lots #1, 2 and 3 into six (6) parcels, creating lots 4, 5 and 6. The amendment is for Phase 1 of a 495,915 +/- square foot regional retail shopping center. No changes to the remainder of the site, including the approval of the amphitheater use, are proposed. Tax Map: 42B Lots: 9, 10, 11 & 14 Zone: Gateway Commercial. 10/01/19
67. **2019.31 – Site Plan – 150 Main Street – Cumberland County Federal Credit Union Workshop:** A discussion on the proposed redevelopment of an existing building and construction of associated site improvements to accommodate a Bank Class 1 use. Tax Map: 042B Lot: 042E Zone: Gateway Commercial 10/01/19
68. **2019.32 – Site Plan – 267 Conant Street – MGM Builder, Inc Workshop:** A discussion on the proposed construction of a +/- 16,000 square foot commercial complex and shared parking area. Tax Map: 031 Lot: 033 Zone: City Center District, Rural District 10/01/19
69. **2019.02 – Site Plan – 590 Bridgton Road – Coastal Road Repair – Public Hearing:** The applicant is proposing an approximate 11,575 sf commercial building with associated parking area and site improvements. Tax Map: 018 Lot: 001, 002A Zone: Prides Corner Smart Growth Area 11/05/19
70. **2019.20 – Site Plan - 959 Spring Street – A and C Builders, LLC – Public Hearing** – The applicant is proposing a combination self-serve/automatic car wash and associated site improvements. Tax Map: 002 Lot: 015 Zone: Highway Services 11/05/19
71. **2019.31 – Site Plan-Conditional Use – 150 Main Street – Cumberland County Federal Credit Union – Public Hearing:** The applicant is proposing to redevelop an existing building to accommodate a Bank Class 1 use. Tax Map: 042B Lot: 042E Zone: Gateway Commercial 11/05/19

72. **2019.33 – Site Plan, Conditional Use – 100 Larrabee Road – Maine Community Bancorp Workshop** – The applicant is proposing a new 3-story building to accommodate a business office and bank class 1 use. Tax Map: 042 Lot: 006 Zone: Gateway Commercial **11/05/19**
73. **2019.34 – Site Plan – 34 Spring Street – Bath Savings Institution Workshop** – The applicant is proposing a 3,187-sf building, parking area and associated off-site improvements to accommodate a bank class 1 use. Tax Map: 033 Lot: 115 Zone: City Center District **11/05/19**
74. **2019.35 – Site Plan – 185 Warren Avenue – Delta Realty, LLC Workshop** – The applicant is proposing to construct a 6,000-sf steel building for the storage of vehicles. Tax Map: 046 Lot: 001 Zone: Industrial Park District **11/05/19**
75. **2019.26 – REFERRAL FROM CITY COUNCIL - Land Use Ordinance Amendment –Retail Class 4 Overlay District Workshop:** The proposed Ordinance establishes standards for Retail Class 4 establishments located within the City Center District. **11/05/19**
76. **2019.36 – REFERRAL FROM CITY COUNCIL – Land Use Ordinance Amendment and Zoning Map Amendment – 301 City Center District, 403 Village Review Overlay Zone, 407 Downtown Housing Overlay District Workshop:** The proposed amendment extends and expands the standards of the existing Downtown Housing Overlay District. **11/05/19**
77. **2019.33 – Site Plan, Conditional Use – 100 Larrabee Road – Maine Community Bancorp – Public Hearing:** The applicant is proposing a 6,527 square foot, 3-story building to accommodate a business office and bank class 1 use. Tax Map: 042 Lot: 006 Zone: Gateway Commercial **12/03/19**
78. **2019.20 – Site Plan - 959 Spring Street – A and C Builders, LLC – Public Hearing:** The applicant is proposing a combination self-serve/automatic car wash and associated site improvements. Tax Map: 002 Lot: 015 Zone: Highway Services **12/03/19**
79. **2019.26 – REFERRAL FROM CITY COUNCIL - Land Use Ordinance Amendment –Retail Class 4 Overlay District – Public Hearing:** The proposed Overlay District permits and establishes standards for Retail Class 4 use. **12/03/19**
80. **2019.36 – REFERRAL FROM CITY COUNCIL – Land Use Ordinance Amendment and Zoning Map Amendment – 301 City Center District, 403 Village Review Overlay Zone, 407 Downtown Housing Overlay District – Public Hearing:** The proposed amendment extends and expands the standards of the existing Downtown Housing Overlay District. **12/03/19**

Sincerely,

Edward Reidman,
Westbrook Planning Board

Cc: Mayor Michael Foley
Members of the City Council
City Administrator; Jerre Bryant
Planning Board
Planning & Code Department