



## Planning & Code Enforcement

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### PLANNING & CODE ENFORCEMENT

**WESTBROOK PLANNING BOARD**  
**Tuesday, February 7, 2023, 7:00 P.M.**  
**Westbrook High School – Room 114**  
**125 Stroudwater Street**

**This meeting will be offered as a hybrid meeting, accommodating both in-person and remote participation.**

Where public comment is permitted, members of the public attending remotely will have the opportunity to provide remote oral testimony. If you wish to speak during a Public Hearing or Public Comment, use the “Raise Hand” function through Zoom (or dial \*9 on your phone) when instructed by the Planning Board chair.

**Zoom Link:** <https://us02web.zoom.us/j/81700741385>

**Dial-in (audio only):** 1-646-558-8656

**Webinar ID:** 817 0074 1385

#### AGENDA

1. **Call to Order**
2. **Approval of Minutes**

#### NEW BUSINESS

3. **2023.02 – Amendment to the Land Use Ordinance – New Section §335-2.28.1 Restaurant Class 3; §335-5.9 Gateway Commercial District; §335-6.12 Contract Zone 12, Rock Row Contract Zone - Dirigo Center Developers, LLC:** The amendment to the land use ordinance provides performance standards for a Restaurant Class 3 use and permits the use as a conditional use within specified districts.
4. **2022.32 – Site Plan, Subdivision, Conditional Use, Private Way, Paper Street – 40 Bell Street - MTR Development:** The applicant is proposing improvements to an existing paper street/private way, Christie Way, to provide access and frontage for a 10-unit subdivision comprising of an 8-unit multi-family structure and a duplex. Tax Map: 010 Lot: 001 Zone: Residential Growth Area 1 Use: Dwelling, Multiple-Family
5. **2022.17 – Subdivision – 680 Methodist Road – Methodist Homes, LLC:** The applicant is requesting a 10-lot residential subdivision located at 680 Methodist Road. Tax Map: 009 Lot: 014 Zone: Rural District
6. **2022.23 – Site Plan, Subdivision, Village Review – Maple Grove Subdivision - Avesta Housing & New Ventures, LLC:** The applicant is proposing a 125-unit multifamily residential complex with site access from Main Street and Seavey Street. Tax Map: 040 Lot: 135 Zone: City Center District, Village Review Overlay Zone Use: Dwelling, Multiple Family

#### WORKSHOP

7. **2023.04 – Site Plan, Subdivision – 41 Arlington Avenue - Infinity Real Estate, LLC:** The applicant is proposing three new single-family structures located at 41 Arlington Avenue. Tax Map: 027 Lot: 046 Zone: Residential Growth Area 1 Use: Dwelling, Single-Family

Deliberation of agenda items, including workshops, that have not been commenced by the Planning Board as of 10:00p.m. may be rescheduled to the next regularly scheduled meeting.