



## Planning & Code Enforcement

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### PLANNING & CODE ENFORCEMENT

**WESTBROOK PLANNING BOARD**  
**Tuesday, November 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

1. **2023.23 – Amendment to the 2012 Comprehensive Plan Chapter 10, Future Land Use Plan:** The Planning Board will discuss the requirements of LD 2003 and propose an amendment to the 2012 Comprehensive Plan Chapter 10 Future Land Use Plan and Proposed Growth Areas and Rural Areas Map to expand the Rural District, Reduce the Growth Area and incorporate Transitional Areas into the map.
2. **2023.24 – Amendment to the Land Use Ordinance in response to the requirements of State Law L.D. 2003 – Section 335-1.8. Definitions, Article II General Provisions 335-2.2 Accessory Dwelling Unit, Article V Zoning Districts, Article VII Overlay Districts, Section 335-13.6 Site Plan Review Design and Performance Standards, and Land Use 335 Attachment 1 City of Westbrook Table 1: Land Use Table:** The proposed amendment to the Land Use Ordinance addresses the requirements of State Law LD 2003 regarding Accessory Dwelling Units and Affordable Housing Developments including associated map amendments to align the district boundaries with lot lines for split-zoned parcels. Additional minor amendments are included to update terminology, consolidate parking standards for retail establishments, add the parking standard for Congregate Care Facility to Site Plan Standards and remove the Community Living Arrangement use from the City Center District as this use is regulated as a single-family dwelling.

#### WORKSHOP

3. **2023.25 – Amendment to the Land Use Ordinance - §335-5.7 Highway Services District** – The amendment revises the driveway standards for parcels located within the Highway Services District.
4. **2023.26 – Amendment to the Land Use Ordinance - §335-1.8 Definitions; New Section §335-2.15 Intermediate Care Facility; §335-7.5 Residential Growth Area 2 Service Business Overlay Zone** – The amendment creates a new use, Intermediate Care Facility and expands and replaces the Residential Growth Area 2, Service Business Overlay Zone with a proposed Residential Growth Area 2 Medical Office Overlay District where an Intermediate Care Facility is requested as a permitted use.
5. **2023.27 – Amendment to the Land Use Ordinance – Emergency Shelters** – Discussion on the creation of a new use to allow for small scale emergency shelters and accessory shelters as a permitted use.