



Planning & Code Enforcement

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PLANNING & CODE ENFORCEMENT

WESTBROOK PLANNING BOARD

Tuesday, April 4, 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. **2023.09 – Amendment to the Land Use Ordinance - §335-1.8 – Definitions, §335-Article V – Zoning Districts, §335-Attachment 1, Table 1 Land Use Table – Milestone Recovery:** The applicant is requesting an amendment to the Land Use Ordinance to create and define a new use, Short-Term Care Facility, to allow as a permitted use within the Highway Services District. The amendment also revises the definition of Nursing Home to correct grammatical errors and update terminology, allows Nursing Homes as a permitted use in the Residential Growth Area 1, Prides Corner Smart Growth Area, Highway Services and Gateway Commercial Districts and removes Nursing Homes from the Residential Growth Area 3 District.
4. **2023.10 – Site Plan – 740 County Road – BD Solar Properties, LLC:** The applicant is requesting a 40,000sf gravel laydown area to be utilized for the duration of construction of a solar array located on the abutting parcel. Tax Map: 001 Lot: 006 Zone: Industrial Park District

WORKSHOP

5. **2023.11 – Conditional Use – 587 Spring Street – Widad Zige:** The applicant is requesting a Child Care Center located within an existing structure at 587 Spring Street: Tax Map: 005B Lot: 019 Zone: Manufacturing District Use: Child Care Center