



## Planning & Code Enforcement

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### PLANNING & CODE ENFORCEMENT

#### WESTBROOK PLANNING BOARD

Tuesday, May 2, 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**

#### REGULAR BUSINESS

3. **2022.19 – Site Plan, Subdivision – 984 Spring Street Residential Development – Tom Watson & Co., LLC – Public Hearing:** The applicant is requesting a 204-unit residential complex with associated site improvements and amenities located at 984 Spring Street. Tax Map: 003 Lot: 005 Zone: Highway Services Use: Dwelling, Multiple-Family

#### NEW BUSINESS

4. **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
5. **2023.15 – Subdivision– Rock Row South Campus – Dirigo Center Developers, LLC:** The applicant is requesting an amendment to the Rock Row South Campus to create a 13-lot subdivision with 12 lots located within the Westbrook municipal boundaries.
6. **2023.14 – Subdivision Amendment – Rock Row North Campus – Dirigo Center Developers, LLC:** The applicant is requesting an amendment to the Rock Row North Campus subdivision to create 12 new lots, for a total of 19 lots on the north campus.
7. **2023.07 – Site Plan, Conditional Use - Rock Row – Dirigo Center Developers, LLC:** The applicant is requesting a Restaurant Class 3 use located within the gravel parking area of the Rock Row North Campus. Tax Map: 042B Lot: 011 Zone: Contract Zone 12 – Rock Row Contract Zone Use: Restaurant Class 3