



Planning & Code Enforcement

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PLANNING & CODE ENFORCEMENT

WESTBROOK PLANNING BOARD
Tuesday, May 3, 2022, 7:00 P.M.
Westbrook Middle School – Performing Arts Center
471 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. **2021.12 - Site Plan, Subdivision, Shoreland Zoning – 216 Lincoln Street – WORG, LLC:** The applicant is requesting to provide an update for Phase 1 of the Rivermeadow Residential Development to comprise of 17 single-family house lots with frontage on a new public street, Nicklaus Lane; 12 single-family lots with frontage on Lincoln Street and access via a private driveway, Arnie’s Alley; and a 43.6-acre parcel to be conveyed as land conservation. Tax Map: 037 Lot: 001 Tax Map: 010 Lot: 002 Zone: Residential Growth Area 1, Lincoln Street Overlay District

NEW BUSINESS

4. **2022.13 – Amendment to the Land Use Ordinance – Contract Zone 1 – Millbrook Estates – Westbrook Housing Authority:** The applicant is proposing amended language to the Contract Zone to reflect current Low Income Housing Tax Credit standards and requirements.

WORKSHOP

5. **2022.14 – Conditional Use – 2 Stonewall Way – Joel Richardson:** The applicant is requesting a Home Daycare Use to care for up to 12 children located at 2 Stonewall Way. Tax Map: 021 Lot: 114 Zone: Residential Growth Area 2 Use: Home Daycare Provider
6. **2022.15 – Site Plan – Arthur P. Girard Columbarium Garden at Woodlawn Cemetery – City of Westbrook:** The City is requesting a columbarium garden to include four niche walls and an outdoor service area located within Woodlawn Cemetery. Tax Map: 009 Lot: 999 Zone: Residential Growth Area 1 Use: Cemetery

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.