



Planning & Code Enforcement

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PLANNING & CODE ENFORCEMENT

WESTBROOK PLANNING BOARD
Tuesday, June 7, 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**

NEW BUSINESS

3. **2020.30 – Site Plan / Subdivision Amendment / Village Review Overlay District – Mechanic Street Parking Garage & Subdivision – City of Westbrook + TDB, LLC:** The applicant is proposing an amendment to the approved Site, Subdivision and Village Review application to revise the garage façade elevations and relocate the residential units to the easterly end of the site. No changes are proposed for the horticulture use, Vertical Harvest. Tax Map: 032 Lot: 007A Zone: City Center District; Village Review Overlay Zone Use: Horticulture, Dwelling, Multiple Family, Retail Class 1 and Parking Facility
4. **2020.41 – Site Plan, Subdivision, Conditional Use – Brooks Edge Farm Subdivision – Wormell Farm, LLC:** The applicant is requesting to amend the Conditions of Approval to support a phased development for a 118-unit subdivision along Brook Street approved January 18, 2022. Tax Map: 016 Lot: 002 and Tax Map: 019 Lots: 029 and 029B Zone: Residential Growth Area 2; Shoreland Overlay District – Resource Protection
5. **2022.14 – Conditional Use – 2 Stonewall Way – Joel Richardson:** The applicant is requesting a Home Daycare Use located at 2 Stonewall Way. Tax Map: 021 Lot: 114 Zone: Residential Growth Area 3 Use: Home Daycare Provider

WORKSHOP

6. **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
7. **2022.18 – Site Plan, Subdivision – Rivermeadow Residential Development Phase 1B – WORG, LLC:** The applicant is requesting an 8-unit single family condominium development with access from a private driveway, Arnie’s Alley. Tax Map: 037 Lot: 001 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.

8. **2022.19 – Site Plan, Subdivision – 984 Spring Street Residential Development – Tom Watson & Co., LLC:** 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 Use: Dwelling, Multiple-Family

9. **2022.20 – Amendment to the Land Use Ordinance - §335-1.8 Definitions; § 335-2.18 Lot partially in two districts; §335-2.23 One unit, one household; New Section §335-2.31 Utilities; § 335-3.5 Nonconforming lots; § 335-3.6 Nonconforming lot design standards; Article V Zoning Districts; Article XII Review of Private Ways:** City Staff are proposing several amendments to the Land Use Ordinance to clarify ambiguous language, revise the existing Land Use “Utility” to include public infrastructure and allow private ways to provide frontage for more than 3 lots with additional standards.