



Planning & Code Enforcement

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PLANNING & CODE ENFORCEMENT

WESTBROOK PLANNING BOARD
Tuesday, November 1, 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. **2022.28 – Subdivision – Eagles Lane Subdivision – Presumpscot River, LLC – Public Hearing:** The applicant is proposing a 12-lot subdivision located along Brook Street at the Westbrook-Falmouth municipal line. Tax Map: 022 Lot: 001

NEW BUSINESS

4. **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
5. **2022.29 – Site Plan, Subdivision – 891 Bridgton Road - PTG Properties Inc – Public Hearing:** The applicant is proposing 4 single-family residential units to a parcel with two existing residential dwellings. Tax Map: 021 Lot: 029C Zone: Prides Corner Smart Growth Area Use: Dwelling Single-Family
6. **2022.30 – Site Plan – 860 Spring Street - Boulos Asset Management – Public Hearing:** The applicant is proposing a 15,240sf building addition for commercial use. Tax Map: 003 Lot: 101A Zone: Industrial Park District

WORKSHOP

7. **2022.34 – Site Plan, Subdivision, Conditional Use – Rock Row South Campus Phase 3 – Dirigo Center Developers, LLC:** The applicant is requesting a 350-unit subdivision with access via a private way road system from the Westbrook Arterial and Larrabee Road. Tax Map: 042B Lots: 014 H and 014I Zone: Contract Zone 12 – Rock Row Contract Zone Use: Dwelling, Multiple-Family
8. **2022.35 – Site Plan – Rock Row South Campus – Dirigo Center Developers, LLC:** The applicant is requesting the development of private ways Quarry Drive and Rock Row to provide access to lots located within the Rock Row South Campus. Tax Map: 042B Lot: 014C Zone: Contract Zone 12 – Rock Row Contract Zone

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.