



## Planning & Code Enforcement

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### PLANNING & CODE ENFORCEMENT

**WESTBROOK PLANNING BOARD**  
**Tuesday, December 6, 2022, 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. **2022.09 – Subdivision Amendment – Rock Row South Campus - Dirigo Center Developers, LLC:** The applicant is requesting an amendment to the subdivision of the Rock Row South Campus approved by the Planning Board on October 4, 2022 to shift the parcel lines for lots 1, 2, 5, 6, 7 and 9 and to create a new lot 10. No changes are proposed for lots 3, 4 or 8. Tax Map 042B Lot 014B, C, D, E, F, G, H, I & J Zone: Contract Zone 12 – Rock Row Contract Zone
4. **2022.32 – Site Plan, Subdivision, Conditional Use – 40 Bell Stret - MTR Development:** The applicant is proposing an 8-unit subdivision located on an existing private road, Christie Way. Tax Map: 010 Lot: 001 Zone: Residential Growth Area 1 Use: Dwelling, Multiple-Family

#### WORKSHOP

5. **2022.36 – Amendment to the Land Use Ordinance - §335-13 Subdivision and Site Plan Review:** The intent of the proposed amendment is to revise the site plan review process to create a minor vs. major site plan review. The amendment would further add a preliminary approval step for all subdivision and major site plan applications prior to an issuance of final approval.