



# City of Westbrook

## DEPARTMENT OF PLANNING & CODE ENFORCEMENT

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**WESTBROOK PLANNING BOARD  
TUESDAY, AUGUST 7, 2018, 7:00 P.M.  
WESTBROOK HIGH SCHOOL, ROOM 114**

### AGENDA

#### PUBLIC HEARING

- 1. 2018. 28 – Zoning Amendment – 35 Cumberland Street – Casco Federal Credit Union** – The owner is requesting a change in zoning district from the Industrial District to the City Center District for the parcel located at 35 Cumberland Street. Tax Map: 040 Lot: 003 Zone: Industrial Park District
- 2. 2018. 17 – CONTINUATION OF PUBLIC HEARING - Site / Subdivision Plan / Conditional Use – 48 Seavey St – Seavey & Associates, LLC** – The applicant is proposing to construct 8 new dwelling units (Condos) in two 4-unit buildings, associated parking area and accessory storage units on an existing vacant lot. Tax Map: 40 Lot: 129 Zone: Residential Growth Area 1
- 3. 2018. 27 – Site Plan - 36 Patrick Drive – Bethel Christian Center** – The applicant is proposing a 3,136 sf building expansion to an existing building. Tax Map 042B Lot: 004D Zone: Gateway Commercial
- 4. 2017. 56 – Subdivision/Site Plan Review – 500 Spring Street – Twin Falls – Westbrook Housing Group, LLC:** The applicant is proposing a 41-lot subdivision (1 existing residence, 36 new single-family residential house lots, four commercial lots and open space parcels) off of Spring Street. Tax Map: 008 Lot:008 Zone: Residential Growth Area 1
- 5. 2018. 10 – REFERRAL FROM CITY COUNCIL - Land Use Ordinance Amendment – New Private Way Ordinance:** The proposed ordinance establishes standards and a review process for New Private Ways within the City.

#### REGULAR MEETING

- 6. Call to Order.**
- 7. Approval of Minutes.**
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Deliberation of agenda items, including workshops, that have not been commenced by the Planning Board as of 10:00 p.m. may be rescheduled to the next regularly scheduled meeting.

10. **2018. 27 – Site Plan - 36 Patrick Drive – Bethel Christian Center** – The applicant is proposing a 3,136 sf building expansion to an existing building. Tax Map 042B Lot: 004D Zone: Gateway Commercial
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12. **2018. 10 – REFERRAL FROM CITY COUNCIL - Land Use Ordinance Amendment – New Private Way Ordinance:** The proposed ordinance establishes standards and a review process for New Private Ways within the City.

#### **WORKSHOP**

13. **2018. 30 – Contract Zone #11 - 212 Brown Street – Clark Painting, Inc:** Discussion on a new contract zone for this parcel to allow for the utilization of the existing 3<sup>rd</sup> floor of the structure for 4 new residential units. The contract zone will address density requirements. The parcel is located at 212 Brown Street. Tax Map: 033 Lot: 250 Zone: Residential Growth Area 1
14. **2018.31 – Site Plan Review - 600 Saco St – Storage Realty, LLC:** Discussion on a new 20,000 sf warehouse and associated parking area/site amenities to be constructed on a currently vacant lot in the Westbrook Heights Business Park subdivision. Tax Map: 004 Lot: 308 Zone: Manufacturing District
15. **2018.32 – Subdivision - Minnow Brook Subdivision – DWN Asset Management:** Discussion on a 6-lot single family cluster subdivision with 2 private ways and an open space lot along Duck Pond Road. Tax Map: 021 Lot 057 Zone: Residential Growth Area 3

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