



## Planning & Code Enforcement

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### PLANNING & CODE ENFORCEMENT

**WESTBROOK PLANNING BOARD**  
**Tuesday, March 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**

#### NEW BUSINESS

3. **2021.31 – Site Plan, Subdivision – Stroudwater Apartments - Westbrook Development Corporation – Stroudwater Apartments LP:** The applicant is proposing a 55-unit, affordable senior housing development located on a portion of the City-owned parcel easterly of the National Guard property on Stroudwater Street. Tax Map: 034 Lot: 221 Zone: City Center District Use: Dwelling, Multiple-Family
4. **2022.02 – Zoning Map Amendment – Tom Watson & Co., LLC:** The applicant is proposing an amendment to the Zoning Map to rezone the property located at 984 Spring Street, Tax Map: 003 Lot: 006 from Industrial Park District to Highway Services.
5. **2022.03 – Land Use Ordinance Amendment - §335-5.7 Highway Services District – Tom Watson & Co., LLC:** The applicant is proposing an amendment to the Land Use Ordinance to allow Dwelling, Multiple Family as a permitted use within the Highway Services District.
6. **2021.25 – Site Plan – Rock Row – Dirigo Center Developers, LLC –** The applicant is proposing a Medical Office Building, parking garage and retail building located on the South Campus of the Rock Row development. Tax Map: 042B Lot: 014 Zone: Contract Zone 12 – Rock Row Contract Zone Use: Medical/Diagnostic Center, Retail Class 1, Restaurant Class 2

#### WORKSHOP

7. **2022.04 – Conditional Use – Enlightened Christian Gathering Church:** The applicant is proposing a Church Use located at 1 Westbrook Common. Tax Map: 032 Lot: 010 Zone City Center District, Village Review Overlay 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.

8. **Application withdrawn at the request of the applicant. 2022.05 – Site Plan – 84 Warren Avenue, Unit J – Dog Days, LLC:** The applicant is requesting a 6,200 commercial building and associated parking located on Unit J of the approved Fairlane 500 Industrial Drive Commercial Condominium, Tax Map: 047 Lot: 005 Unit: J Zone: Gateway Commercial, Industrial Park District Use: Retail Class 3
9. **2022.02 – Amendment to the Zoning Map – Village Review Overlay Zone, Downtown District – New Ventures, LLC:** The applicant is proposing an expansion of the Village Review Overlay Zone, Downtown District to include the following: Map: 040 Lots: 135B, 135C and 135D.