



Planning & Code Enforcement

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PLANNING & CODE ENFORCEMENT

WESTBROOK PLANNING BOARD
Tuesday, April 5, 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. **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
4. **2022.10 – Amendment to an approved Subdivision – 35 Seavey Street – New Ventures, LLC:** The applicant is requesting to dissolve the 4-lot subdivision approved on May 5, 2020. Tax Map: 040 Lot: 135, 135B, 135C and 135D Zone: City Center District, Village Review Overlay Zone
5. **2022.06 – 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.
6. **2022.07 – Site Plan Amendment – Rock Row Phase 2 – Dirigo Center Developers, LLC:** The applicant is proposing an outdoor Restaurant Class 2 use on the northeasterly a portion of the existing gravel parking area. Tax Map 042B Lot 011 Zone: Contract Zone 12 – Rock Row Contract Zone Use: Restaurant Class 2

WORKSHOP

7. **2022.08 – Subdivision – Rock Row North Campus – Dirigo Center Developers, LLC:** The applicant is requesting an amendment subdivision of the Rock Row North Campus approved February 4, 2020 to create a new Lot #7. Tax Map 042B Lot 011 Zone: Contract Zone 12 – Rock Row Contract Zone
8. **2022.09 – Subdivision, Site Plan – Dirigo Center Developers, LLC:** The applicant is requesting a 7-lot subdivision of the Rock Row South Campus to include a sewer pump station located on Lot #4 and the street and utility layout within the boundaries of Lot #2. Tax Map 042B Lot 011 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.