



City of Westbrook

DEPARTMENT OF PLANNING & CODE ENFORCEMENT

2 York Street

Westbrook, Maine 04092

(207) 854-0638

Fax: 1-866-559-0642

**WESTBROOK PLANNING BOARD
TUESDAY, APRIL 2, 2019, 7:00 P.M.
WESTBROOK HIGH SCHOOL, ROOM 114**

AGENDA

PUBLIC HEARING

- 1. 2019.03 – Site Plan – 15 Saunders Way – J.B. Brown & Sons:** The applicant is proposing a new 40,000 sf warehouse/office building. Tax Map: 042 Lot: 013 Zone: Industrial
- 2. 2018.59 – Subdivision Plan – 138 Hardy Road – Michael Pednault:** The applicant is proposing an 8-lot subdivision located at 138 Hardy Road. Tax Map: 020 Lot: 005 Zone: Rural District
- 3. 2019.01 – Site Plan/ Village Review Overlay Zone/Shoreland Zoning – 3 Vallee Square – Vallee Square Holding, LLC:** The applicant is proposing a 3,300+/- sf expansion to an existing commercial business (restaurant) including a new second floor event space, roof-top deck and covered porch. Tax Map: 032 Lot: 229 Zone: City Center District, Village Review Overlay Zone, General Development-SZ
- 4. 2019.04 – Ordinance/Zoning Map Amendment – Industrial Zone:** The proposed amendment rezones parcel 042-000-013 to Industrial Park District to bring the parcel up to date with current zoning districts and associated standards of Appendix A, Land Use Ordinance.

REGULAR MEETING

- 5. Call to Order.**
- 6. Approval of Minutes.**

NEW BUSINESS

- 7. 2019.03 – Site Plan – 15 Saunders Way – J.B. Brown & Sons:** The applicant is proposing a new 40,000 sf warehouse/office building. Tax Map: 042 Lot: 013 Zone: Industrial
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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.

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WORKSHOP

11. **2019.07 – Subdivision Plan – 477 Saco St – STJ, Inc:** Discussion on a proposed 38 single-family house lot subdivision located at 477 Saco Street. Tax Map: 004 Lot: 018 Zone: Residential Growth Area 2
12. **2019.05 – Ordinance Amendment – Chapter V Subdivision and Site Plan Review:** The proposed amendment re-organizes and clarify the subdivision and site plan submission requirements and review process.

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