



Planning & Code Enforcement

2 York Street
Westbrook, Maine 04092
Phone: 207-854-0638
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PLANNING & CODE ENFORCEMENT

WESTBROOK PLANNING BOARD TUESDAY, JULY 6, 2021, 7:00 P.M.

**Performing Arts Center
Westbrook Middle School
471 Stroudwater Street, Westbrook
Enter Building from Street side (Performing Art Center Entrance)**

AGENDA

1. **Call to Order**
2. **Approval of Minutes**

WORKSHOP

3. **2021.23 – Site Plan, Subdivision, Village Review – 22 Cumberland Street – Les Wilson and Sons:** The applicant is requesting a +/- 3,900 sf mixed use building consisting of commercial units on the first floor and 10 residential units on the second and third floors. Tax Map: 040 Lot: 210 Zone: City Center District, Village Review Overlay Zone Use: Dwelling, Multiple-Family
4. **2021.24 – Site Plan – 381 Bridgton Road – Back Home Brew LLC:** The applicant is proposing a drive through coffee shop and associated walk-up window and parking. Tax Map: 058 Lot: 022 Zone: Industrial Park District Use: Restaurant Class 1



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PLANNING & CODE ENFORCEMENT

DATE: July 1, 2021

TO: Planning Board
FROM: Jennie P. Franceschi, City Planner & Rebecca Spitella, Assoc. Planner
Cc: Plan Review Team

RE: July 6, 2021 Planning Board Meeting

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1. **2021.23 – Site Plan, Subdivision, Village Review – 22 Cumberland Street – Les Wilson and Sons**
 2. **2021.24 – Site Plan – 381 Bridgton Road – Back Home Brew, LLC**
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1. **2021.23 – Site Plan, Subdivision, Village Review – 22 Cumberland Street – 10 Dwelling Units & Commercial units**

WORKSHOP

Tax Map: 040 Lot: 210 & Map: 040 Lot: 209
Zone: City Center District, Village Review Overlay Zone
Use: Dwelling, Multiple-Family, Commercial Uses 1st floor - TBD

Project Description:

The applicant is requesting a +/- 3,900 sf mixed use building consisting of commercial units on the first floor and 10 residential units on the second and third floors.

Project History:

June 22, 2021 – Neighborhood Meeting
June 29, 2021 – Village Review Committee
July 6, 2021 – Planning Board Workshop

Staff Comments:

1. Noticing Fees: \$72.08
2. Open Space Fees: \$5,028 (10 units). Please confirm in writing you are planning to pay the fee in lieu.
3. Provide agent letter for DM Roma
4. Verify addressing (Cumberland vs. Main St) with Linda Gain
5. Provide proposed use category for the commercial uses.
6. What is surface treatment for area between front of commercial units and sidewalks?
7. Provide signage at site entrance
8. Stop sign/one way signage at site entrance
9. Mailbox location for residential units?
10. Coordinate with CMP for electrical connection
11. Coordination needed with fire department for Knox box and Storz connection locations
12. All work within either Cumberland St or Main St rights of way limited to 9a – 3p. Any lane closures will require night work.

13. Demo of existing sewer - remove lateral to property line.
14. Paving of Cumberland/Main Streets scheduled for 2022 construction season. All work within the right of way will need to be completed prior to paving to avoid moratorium.

Village Review Comments:

1. Tenant signage to be provided on blank wall next to Cumberland Street storefront access door which will then meet the 70% articulation standards.
2. Some residential windows are false windows – Drywall painted white will be behind window to give the appearance of curtains.
3. Building Materials:
 - a. Siding – LP Smart Siding
 - b. Trim – Wrapped vinyl to match siding colors
 - c. Awnings – Metal roof over timber frame
4. Rooftop utilities should be located at the center of the building to block visibility from Main/Cumberland Streets.

Board Action:

1. Provide feedback to the applicant.

2. 2021.24 – Site Plan – 381 Bridgton Road – Back Home Brew, LLC – Drive-Thru Coffee Shop

WORKSHOP

Tax Map: 058 Lot: 022
Zone: Highway Services District
Use: Restaurant Class 1

Project Description:

The applicant is proposing a drive-through coffee shop (Aroma Joe's) and associated walk-up window and parking.

Project History

June 2021 – Neighborhood Meeting
July 6, 2021 – Planning Board Workshop

Staff Comments:

1. Noticing Fees: \$130.56
2. Drainage Easement
 - a. Dumpster pad/enclosure cannot be located within drainage easement or setbacks
 - b. Storm drainpipe is 48" reinforced concrete and would require a 10' diameter DMH – may not be feasible.
 - c. Storm drainpipe was extended on the site and filled over without approval from City – will need to be inspected to determine condition and if pipe requires repair/replacement.
 - i. If there is a need for repair/replacement of drainage pipe, neither City of Westbrook nor MDOT are responsible for the reestablishment of surface treatment following repair/replacement.
3. Traffic
 - a. Proposed MDOT Project Intersection improvements will include dedicated left turn lanes from Rte. 302 onto Brook & Pride streets from both directions with left turn indication signals. Intersection improvements are a City/Regional project due to the current traffic volume at this intersection, however the project will require financial participation due to the increase in traffic created by the development.
 - i. Participation will be determined based on traffic analysis/TMP. Applicant is working with Gorrill Palmer for traffic analysis – analysis required with final submission.
 - b. Concern 14-car queue will not be adequate and will spillover onto Brook Street – provide data from Aroma Joe's to demonstrate adequacy.
 - c. Curb cut located in close proximity to the Brook/302 intersection. Verify curb cut meets MDOT driveway entrance standards.
 - d. MDOT Traffic Movement Permit may be required due to traffic generation of use.
4. Address stormwater to account for additional impervious to the site. Stormwater analysis to be provided with final submission.
5. There is no public sewer in this area – HHE-200 application for a septic system required with final submission.
6. Provide sidewalks on Brook Street frontage with connection internal to the site for safe pedestrian passage to the walkup window. (Coordinate location with MDOT intersection project.)
7. Adequate signage/pavement marking required for safe site circulation. Show all signage types/location on the final site plan.
8. One parking space will need to be designated ADA and an accessible route provided to the building.
9. Provide building elevations with final submission (or earlier, if available)

10. Final submission to include landscaping plan demonstrating enhanced landscaping throughout the site using a variety of plant species. Landscaping is a high priority for the Planning Board and site beautification along the public rights of way will be a discussion topic during the workshop.
11. Final site plan to include space and bulk standards for Highway Services district. State requirements and provide existing and post construction conditions to demonstrate compliance with standards.
12. Stamped boundary survey required with final submission.
13. Provide a turning template to demonstrate adequate emergency access.
14. Neighborhood meeting to be held prior to the sketch review with the Planning Board. Provide documentation to Planning Office of meeting attendance and minutes.

Board Action:

1. Provide feedback to the applicant.