



Planning & Code Enforcement

2 York Street
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Phone: 207-854-0638
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PLANNING & CODE ENFORCEMENT

WESTBROOK PLANNING BOARD TUESDAY, JULY 20, 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. **2021.25 – 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



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PLANNING & CODE ENFORCEMENT

DATE: July 16, 2021

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

RE: July 20, 2021 Planning Board Meeting

1. 2021.25 – Site Plan – Rock Row – Dirigo Center Developers, LLC – Medical Office Building

1. 2021.25 – Site Plan – Rock Row – Dirigo Center Developers, LLC – Medical Office Building

WORKSHOP

Tax Map: 042B Lot: 014

Zone: Contract Zone 12 – Rock Row Contract Zone

Use: Medical/Diagnostic Center, Retail Class 1, Restaurant Class 2

Project Description:

The applicant is proposing a Medical Office Building, associated parking structure and retail/restaurant building located on the South Campus of the Rock Row development. The location of the structures is along the Southern limits of the lots along Westbrook Arterial on the South side of Nasons Brook. This area has been referred to in past reviews as the Phase 4 area of the site, thus the reference in all the submission materials to Phase 4.

To assist with the size of this project in the review process, Staff is proposing we review the project in sections during the course of the workshop.

Application will provide the presentation in sections, with the Board having the ability to ask questions on each area as we march our way through the plan. This will help with focusing questions as well as to not be overwhelming in the review process. The format of the meeting will be as follows:

- 1) General project overview including site alterations proposed, tenant makeup
- 2) Site circulation – vehicular and pedestrian
- 3) Landscaping
- 4) Utilities – inclusive of Stormwater, Sewer, water, gas and Electrical
- 5) Architectural
- 6) Next steps for project – MDOT review, MDEP review
- 7) Provide public opportunity for comment at end of presentation

Project History:

July 15, 2021 – Recreation and Conservation Commission

July 20, 2021 – Planning Board Workshop

Recreation and Conservation Commission Comments:

1. Provide benches adjacent to the riverstone stream bed
2. Consideration of bike racks

3. Potential for a secondary pedestrian crossing of Nason's brook to create a loop system. Recommend contacting Portland Trails to show potential trail connections on plan
4. Northerly parking lot – need more pedestrian paths/sidewalks through/around parking lot
5. Provide additional landscaping along perimeter and/or internal to the northerly parking lot

Staff Comments:

1. Noticing Fees: \$21.76
2. Site Plan Application Fee: (New application- \$300 sketch)
3. Hydrants – relocate to middle island (between garage and retail strip). One additional hydrant will be needed along Rock Row Blvd to access parking garage
4. Provide turning template for Phase
5. Parking garage stand pipe location to be verified by FD
6. Addressing will need to be clearly displayed on building for emergency access
7. BDA testing required for each building within Phase 4
8. Project currently has ability-to-serve letter from PWD. Coordination with CMP needed for ABS.
9. Show all stop signs, cross walks and pavement markings on final submission
10. Sewer ABS - will need a plan that shows the sewer connection from the MOB to the pump station and connecting with the City system at Saunders Way (layouts and cross sections). A close out scenario for the private pumpstation on Saunders Way is also required. The ability to serve letter will be conditioned to state that prior to the issuance of a building permit for the MOB:
 - The Forest St re-work under the Railroad right of way and
 - A final pump station design for the site must be reviewed/approved by Wastewater Services.
 - a. Sewer department will want a cross section view from the site to the connection into Saunders Way.
11. Final application should address solid waste collection/removal – provide screened area for trash as the medical office building does not show any location for trash collection.
12. Sidewalk connections to property limits – may look at sidewalk connections along Larrabee Rd.
13. Roof drainage – understanding the expense of treatment – could the MOB roof drainage be discharged separately to reduce the impact on your treatment system?
14. In all locations where side slopes are greater than 3:1, guardrail is required
15. Elevations – restaurant/retail building – what will be seen from the backside where it is proposed to be CMU block? Thinking about the future layout on Phase 3.
16. Provide copy of DEP surcharge permit
17. Stormwater:
 - a. Provide updated Stormwater report as it refers to the Amphitheater project and not the current project.
 - b. Provide a 24x36 sheet of the routing diagram post-construction.

Board Action:

1. Board to Provide feedback to the applicant.
2. Hear public feedback on proposal.