



City of Westbrook

DEPARTMENT OF PLANNING & CODE ENFORCEMENT

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**WESTBROOK PLANNING BOARD
TUESDAY, OCTOBER 1, 2019, 7:00 P.M.
WESTBROOK HIGH SCHOOL, ROOM 114**

AGENDA

REGULAR MEETING

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

UNFINISHED BUSINESS

3. **2019.21 – Ordinance Amendment – Chapter II Section 201 Definitions; 202 General Provisions; 203 Nonconforming Use Provisions:** Hold a public hearing and take action on a proposed amendment that defines, establishes and clarifies standards for the alteration, reconstruction and expansion of existing nonconforming uses, structures and lots.
4. **2019.22 – Ordinance Amendment – Chapter IV Section 403 Village Review Overlay Zone; Section 404 Sign Regulations:** Hold a public hearing and take action on a proposed amendment that addresses inconsistencies in sign language within the City Center District and clarifies standards for the Manufacturing District.
5. **2019.07 – Subdivision/Site Plan – 477 Saco St – STJ, Inc:** Hold a public hearing and take action on a proposed 36-lot residential subdivision located at 477 Saco Street. Tax Map: 004 Lot: 018 Zone: Residential Growth Area 2

NEW BUSINESS

6. **2018.35 – Site Plan Amendment - 65 Bradley – Alderbrook, LLC:** Discuss and take action on a requested one-year extension on the September 4, 2018 approval for a 10,580 square foot expansion to an existing structure and associated site improvements to a previously approved site plan. Tax Map: 005B Lot: 028 Zone Manufacturing District
7. **2019.30 – Shoreland Zoning – Mill Brook Preserve – Presumpscot Regional Land Trust:** Hold a public hearing and take action on the proposed construction of a 45-foot glulam bridge to cross over Mill Brook as part of the Mill Brook Preserve Accessibility Project. Tax Map: 014 Lot: 017 Zone: Rural, Shoreland Zoning – Stream Protection
8. **2019.19 – Site Plan, Subdivision, Village Review - 660 Main Street – MTR Development, LLC –** Hold a public hearing and take action on a proposed demolition of an existing residential building and construction of a two-story multi-use building with first floor commercial space and

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three residential units on the second floor. Tax Map: 033 Lot: 028 Zone: City Center District, Village Review Overlay Zone

9. **2019.13 - 511 Bridge Street – Site Plan & Conditional Use – Chase Custom Homes & Finance, Inc.:** Hold a public hearing and take action on a proposed 2,816 sf expansion to an existing building and associated playground and parking lots to accommodate a 100-child daycare facility. Tax Map: 048 Lot: 046 Zone: Residential Growth Area 2

10. **2018.34 – Amended Subdivision – Rock Row - 58 & 80 Main Street – Waterstone Properties Group:** Hold a public hearing and take action on a proposed amendment to a subdivision plan approved September 18, 2018. Jones and Beach, In. on behalf of Waterstone Properties Group, is proposing to split Parcel 2, Lots #1, 2 and 3 into six (6) parcels, creating lots 4, 5 and 6. The amendment is for Phase 1 of a 495,915 +/- square foot regional retail shopping center. No changes to the remainder of the site, including the approval of the amphitheater use, are proposed. Tax Map: 42B Lots: 9, 10, 11 & 14 Zone: Gateway Commercial.

WORKSHOP

11. **2019.31 – Site Plan – 150 Main Street – Cumberland County Federal Credit Union:** A discussion on a proposed redevelopment of an existing building and construction of associated site improvements to accommodate a Bank Class 1 use. Tax Map: 042B Lot: 042E Zone: Gateway Commercial

12. **2019.32 – Site Plan – 267 Conant Street – MGM Builder, Inc:** A discussion on a proposed construction of a +/- 16,000 square foot commercial complex and shared parking area. Tax Map: 031 Lot: 033 Zone: City Center District, Rural District

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