



City of Westbrook

DEPARTMENT OF PLANNING & CODE ENFORCEMENT

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**WESTBROOK PLANNING BOARD
TUESDAY, JUNE 4, 2019, 7:00 P.M.
WESTBROOK HIGH SCHOOL, ROOM 114**

AGENDA

PUBLIC HEARING

- 1. 2019.08 – Site Plan, Subdivision, Village Review – 50 Pleasant Street – RMC Properties LLC:** The applicant is proposing a lot split and a new 3-unit multi-family with associated parking and site improvements. Tax Map: 033 Lot: 097 Zone: City Center District, Village Review Overlay Zone
- 2. 2019.10 – Site Plan – 2 Eisenhower Drive – 2 Eisenhower Drive, LLC:** The applicant is proposing a 16,060sf expansion to an existing 30,000sf commercial building to include new walkways, loading docks and an amended parking layout. Tax Map 05B Lot: 001 Zone: Manufacturing
- 3. 2016.45 – Final Site Plan – Saccarappa School Expansion – 110 Huntress Avenue:** The applicant is returning to the Planning Board as per their condition of approval to provide the playground plan associated with the Saccarappa Elementary School Additions and Renovations project (swings, an open sand area, mud kitchen, water pump and other natural play features). Tax Map: 007 Lots: 019 & 020A Zone: Residential Growth Area 1

REGULAR MEETING

- 4. Call to Order.**
- 5. Approval of Minutes.**
- 6. UNFINISHED BUSINESS**
 - a. ITEM ON THE TABLE - 2018.59 – Subdivision Plan – 138 Hardy Road – Michael Pednault:** The applicant is proposing a 7-lot subdivision located at 138 Hardy Road. Tax Map: 020 Lot: 005 Zone: Rural District

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.

- b. **2018.48 – Site Plan, Subdivision & Conditional Use - Cumberland Woods – Graiver Family Holdings, LLC** - The applicant is proposing to develop a 72-unit multifamily subdivision on an existing vacant lot located at 425 Cumberland Street. Tax Map: 010 Lot: 028B Zone: Residential Growth Area 1

NEW BUSINESS

7. **2019.08 – Site Plan, Subdivision, Village Review – 50 Pleasant Street – RMC Properties LLC:** The applicant is proposing a lot split and a new 3-unit multi-family with associated parking and site improvements. Tax Map: 033 Lot: 097 Zone: City Center District, Village Review Overlay Zone
8. **2019.10 – Site Plan – 2 Eisenhower Drive – 2 Eisenhower Drive, LLC:** The applicant is proposing a 16,060sf expansion to an existing 30,000sf commercial building to include new walkways, loading docks and a revised parking layout. Tax Map 05B Lot: 001 Zone: Manufacturing
9. **2016.45 – Final Site Plan – Saccarappa School Expansion – 110 Huntress Avenue:** The applicant is returning to the Planning Board as per their condition of approval to provide the playground plan associated with the Saccarappa Elementary School Additions and Renovations project (swings, an open sand area, mud kitchen, water pump and other natural play features). Tax Map: 007 Lots: 019 & 020A Zone: Residential Growth Area 1
10. **2017.05 – Conditional Use & Shoreland Zoning - 907 Main Street (Theater Use) – Transformation Project:** The applicant is requesting a one year extension on project completion, originally approved June 6th 2017, for a theater use to host events in a 651 +/- square foot venue space on the first floor of the building. Tax Map: 032 Lot: 111 Zone: City Center District/Village Review Overlay Zone/Shoreland Zoning – General Development.
11. **2017.18 – Conditional Use & Shoreland Zoning – 907 Main Street (CBRF Use) – Transformation Project:** The applicant is requesting a one year extension on project completion, originally approved July 18, 2017, for a residential unit on the second floor for a Community-Based Residential Facility to provide transitional housing for juvenile and adult offenders. Tax Map: 032 Lot: 111 Zone: City Center District/Village Review Overlay Zone – General Development.

WORKSHOP

12. **2019.12 - 380 Main Street – Zoning Map Amendment – H.A. Mapes, Inc:** The applicant is requesting an amendment to the Zoning Map to rezone the parcel located at the corner of Main Street and Lamb Street from Residential Growth Area 1 to City Center District. Tax Map: 040 Lot: 089 Zone: Residential Growth Area 1

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13. **2019.13 - 511 Bridge Street – Site Plan & Conditional Use – Chase Custom Homes & Finance, Inc.:** The applicant is proposing a 100-child daycare facility within the existing structure and associated playground and parking lots site components. Tax Map: 048 Lot: 046 Zone: Residential Growth Area 2

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