



City of Westbrook

DEPARTMENT OF PLANNING, ENGINEERING AND CODE ENFORCEMENT

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WESTBROOK PLANNING BOARD MINUTES TUESDAY, JUNE 6th, 2006, 7:00 P.M.

Present: Ed Reidman, (Chair), Rene Daniel (Vice-Chair), Greg Blake, Luc Bergeron (At-Large), Corey Fleming, Dennis Isherwood

Absent: Paul Niehoff (Alternate), Anna Wrobel, Brian Beatti

Staff: Rick Gouzie, Brooks More

Chairman Reidman called the Westbrook Planning Board meeting to order at 7:00 p.m. in Room 114 of the Westbrook High School. Mr. Reidman informed the audience of the purpose for the public hearing, and asked everyone who would speak to do so at the podium, being certain to speak clearly and provide the Board with their name and address. Mr. Reidman stated that the Board would hear a presentation accept any additional Staff comments, and then receive questions and commentary from the public. Mr. Reidman noted that any questions received by the Board would be answered at the end of the public presentation. Mr. Reidman explained that any action taken at this meeting would be dependant upon time constraints.

1. Call to Order

Continuing Business

2. Final Site Plan & Village Review - Maine Medical Office Building - Sebago Technics, on behalf of Maine Medical Partners, for the construction of a 17,000 S.F. medical Office building on a combined 1.68 acre parcel located at 1 Harnois Avenue and 70 Cumberland Street. Tax Map: 40, Lots: 203 and 205, Zone: City Center.

Steve Kasabian president of Maine Medical Partners introduced to the Planning Board the architects associated with the construction of a 17,000 S.F. Medical Office building on a combined 1.68 acre parcel located at 1 Harnois Avenue and 70 Cumberland Street. Tax Map: 40, Lots: 203 and 205, Zone: City Center.

Will Conway a landscape architect with Sebago Technics presented the landscaping plan for the Medical Office building on a combined 1.68 acre parcel located at 1 Harnois Avenue and 70 Cumberland Street. Tax Map: 40, Lots: 203 and 205, Zone: City Center.

Jessica Johnson with Harriman Associates presented to the Planning Board all aspects of the construction of a 17,000 S.F. Medical Office building on a combined 1.68 acre parcel located at 1 Harnois Avenue and 70 Cumberland Street. Tax Map: 40, Lots: 203 and 205, Zone: City Center.

Greg Blake moved to find the application complete

2nd by **Luc Bergeron**

The vote was unanimous in favor 6-0

Greg Blake moved the Site Plan application for Maine Medical Office Building on Tax Map 40, Lot 203 and 205, is to be approved with conditions with the following findings of fact and conclusions.

FINDINGS OF FACT

Utilization of the Site

- The project has been engineered to take advantage of the topography of the site.

Adequacy of Road System

- The traffic study conducted by John Adams, P.E. found that the proposed change in use - from the Westbrook Police/EMS Station to the medical office - will not result in a significant increase in traffic generated from the site.

Access to the Site

- The project proposes to reduce the number of curb cuts on the site from four (4) to two (2).
- The traffic study conducted by John Adams, P.E. found that adequate sight distance exists at the proposed access points.

- The applicant is aware of, and has taken in consideration, the proposed improvements to the Cumberland Mills traffic system.

Internal Vehicular Circulation

- The parking lot has been designed to allow for proper vehicular circulation.

Pedestrian and Other Modes of Transportation

- Internal walkways have been provided.
- Handicapped parking spaces and ramps have been provided.
- A drop-off area has been provided.

Storm water Management

- The City Engineer has approved the storm water management plan.

Erosion Control

- The City Engineer has approved the erosion control plan.

Utilities

- The Portland Water District has confirmed its ability to serve the project.

Hazardous, Special and Radioactive Materials

- None have been identified in the application.

Technical and Financial Capacity

- A letter of financial capacity was submitted by Stephen DeCastro of Bank of America on April 24, 2006.

Solid Waste

- Solid waste will be the responsibility of the property owner.

Historic, Archaeological and Botanical Resources

- None.

Landscape Plan

- A landscape plan has been provided. The proposed plan proposes to increase the amount of landscaping on the site.

Others

- **Parking:** The proposed amount of parking spaces exceeds that required by the Westbrook Land Use Ordinance.

CONCLUSIONS

1. The proposed site plan will not result in undue water or air pollution.
2. The proposed site plan has sufficient water available for the reasonably foreseeable needs of the site plan.
3. The proposed site plan will not cause an unreasonable burden on an existing water supply.
4. The proposed site plan will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.
5. The proposed site plan will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed.
6. The proposed site plan will provide for adequate sewage waste disposal.
7. The proposed site plan will not cause an unreasonable burden on the municipality's ability to dispose of solid waste.
8. The proposed site plan will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the Department of Inland Fisheries and Wildlife or the municipality, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.
9. The proposed site plan conforms with a duly adopted site plan regulation or ordinance, comprehensive plan, development plan, or land use plan.
10. The developer has adequate financial and technical capacity to meet the standards of this section.
11. The proposed site plan is situated entirely or partially within the watershed of any pond or lake or within 250 feet of any wetland, great pond or river as defined in Title 38, Chapter 3, subchapter I, article 2-B M.R.S.A.

12. The proposed site plan will not alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water.
13. The proposed site is not situated entirely or partially within a floodplain.
14. All freshwater wetlands have been shown on the site plan.
15. Any river, stream, or brook within or abutting the site plan has been identified on any maps submitted as part of the application.
16. The proposed site plan will provide for adequate storm water management.
17. The proposed plan will not negatively impact the ability of the City to provide public safety services.

CONDITIONS

1. Approval is dependant upon, and limited to, the proposals and plans contained in the application dated April 26, 2006 and supporting documents and oral representations submitted and affirmed by the applicant, and conditions, if any, imposed by the Planning Board, and any variation from such plans, proposals and supporting documents and representations are subject to review and approval by the Planning Board.

2nd by Rene Daniel

The vote was unanimous in favor 6-0

VILLAGE REVIEW

Staff Comments:

Staff has met with the Applicant to review the proposed building design. Staff would like to express its appreciation for the Applicant's willingness to consider suggestions and explain the philosophy behind the design. Staff is fully supportive of this project and is confident that it will be a building for which the City can be proud. The Applicant has hired Harriman Associates to design the building. The architectural features of the building take into account the context of the existing structures in the vicinity. Most notably, it bridges the residential style of the Warren Library with the industrial style of the brick SAPPI Mill building. Interestingly, the project also has elements reminiscent of the Congregational Church that once stood on the property. The Applicant has incorporated a "Cartesian" architectural system into the design. Staff recommends that the Board request an explanation of this system as it is very interesting and a learning opportunity.

Greg Blake moved the Village Review application for the Maine Medical Office Building on Tax Map 40, Lot 203 and 205 is to be approved with conditions

(1) **Scale of the Building.** The scale of the building depends on its overall size, it's mass in relationship to the open space around it, and the size of its doors, windows, porches and balconies. The scale of a building must be compatible with its site and neighborhood.

- The building helps to bridge the change in scale from the Warren Memorial Library to the SAPPI Mill. Thus, the mass of the building is well designed and appropriate for its site and the neighborhood.

(2) **Height.** Change in the building height can have a negative impact on how a street appears. While maintaining a particular height is not required, changes in height must be visually compatible with the streetscape and the neighborhood.

- The height of the proposed building is similar to that of the existing Police/EMS Station.

(3) **Rhythm of Front Facades.** In reviewing any facade, the pattern of doors, windows and wall surface, their height and width, should be visually compatible with the neighboring structures.

- The front façade is well designed with appropriately sized windows, wall surfaces and doors.

(4) **Relationship of Facade Shapes and Materials.** The relationship of facade shapes and materials should be considered in relation to the surrounding neighborhood. In particular, the rhythm of shapes, pitch, and orientation to the street on which the structure fronts should be maintained.

- The building has been well sited on the front of the property. This location continues to reinforce the prominence of this property in the City. The building's orientation draws the viewer's sight from the corner closest to the intersection of Cumberland and Harnois to the end of the building closest to the Warren Memorial Library. The building's shingled central transom is reminiscent of the Congregational Church that once stood on the site. Thus, the building's shapes and materials are considerate of the site's history, location and neighbors.
- A window and building material schedule has been included in the plan set.

CONDITIONS

1. Approval is dependant upon, and limited to, the proposals and plans contained in the application dated March 17, 2006, as amended May 19th, 2006, and supporting documents and oral representations submitted and affirmed by the applicant, and conditions, if any, imposed by the Planning Board, and any variation from such plans, proposals and supporting documents and representations are subject to review and approval by the Planning Board.

2nd by Rene Daniel

The vote was unanimous in favor 6-0

New Business

3. Preliminary Final Subdivision Plan and Preliminary Final Site Plan - Riverfront Lofts - Archetype, on behalf of Blue Star Corporation, for the conversion of the existing commercial/industrial buildings located at 30 Lincoln Street to 44 dwelling units. Tax Map: 32, Lot: 127, Zone: City Center, Shoreland Zone: General Development.

Greg Blake moved to find the application complete

2nd by Corey Fleming

The vote was unanimous in favor 6-0

David Lloyd with Archetype, on behalf of Blue Star Corporation, presented to the Planning Board all aspects of the conversion of the existing commercial/industrial buildings located at 30 Lincoln Street to 44 dwelling units. Tax Map: 32, Lot: 127, Zone: City Center, Shoreland Zone: General Development.

Rene Daniel moved to schedule a Public Hearing on July 18th, 2006

2nd by Greg Blake

The vote was unanimous in favor 6-0

4. Adjourn to Workshop - Public comment will be accepted during the workshop.

Rene Daniel moved to adjourn to Workshop

2ND by Dennis Isherwood

The vote was unanimous in favor 6-0

5. Sketch Site Plan - Duck Pond Crossing - Ward Hill Architecture, on behalf of Hayden Phelps, for the construction of a 24,000 S.F. commercial building and associated parking. The property is located at 1277 and 1291 Bridgton Rd. and 993 Duck Pond Rd. Tax Map: 23, Lots: 20C, 19 and 20B, Zone: Highway Services.

Mr. Fleming of Ward Hill Architecture, on behalf of Hayden Phelps, presented to the Planning Board all aspects of the construction of a 24,000 S.F. commercial building and associated parking. The property is located at 1277 and 1291 Bridgton Rd. and 993 Duck Pond Rd. Tax Map: 23, Lots: 20C, 19 and 20B, Zone: Highway Services.

Rene Daniel moved to return to the regular session

2nd by Corey Fleming

The vote was unanimous in favor 6-0

6. Adjourn to Regular Session

7. Requests to Purchase City Owned Property - The following parties have made requests to purchase property owned by the City of Westbrook. These requests have been referred to the Planning Board by the City Council's Committee of the Whole. The properties requested for purchase are listed following the names of the applicants.

A. Westbrook Housing - 0 Wadsworth Avenue. Tax Map: 28, Lot: 33, Zone, RGA1.

B. Fraternal Order of Eagles - 0 Wadsworth Avenue. Tax Map: 28, Lot: 33, Zone, RGA1.

C. Alan & Denise Toppi - 0 Methodist Road. Tax Map: 20, Lot: 14, Zone: Rural.

Rene Daniel as an employee of Westbrook Housing requested to reclude himself from item;

A. Westbrook Housing - 0 Wadsworth Avenue. Tax Map: 28, Lot: 33, Zone, RGA1.

B. Fraternal Order of Eagles - 0 Wadsworth Avenue. Tax Map: 28, Lot: 33, Zone, RGA1.

The Planning Board reclude Rene Daniel form item A. and B.

Several requests to purchase property owned by the City of Westbrook have been referred to the Planning Board by the City Council's Committee of the Whole.

In regards to the Toppi request, the City is currently seeking comment from its environmental engineers regarding the status of the capped landfill. These comments will be obtained by the date of the public hearing.

As stated in the enclosed procedures, the Planning Board must hold a public hearing for each of the requests. Notification advertisement deadlines for the requests are the same as those for zone changes. Staff recommends that the hearing be scheduled for July 18th, 2006.

Brooks More explained to the Planning Board Several requests to purchase property owned by the City of Westbrook, the locations and topography.

Ed Reidman asked who the abutting property owners were near the City owned land in the above items.

John Gallagher from Westbrook Housing Authority explained the reasoning for the request of the purchase request as to build additional units at Homestead Village.

Paul MacDonald a trustee of the Eagles Club explained the reasoning for the request of the purchase request as to add on to the Parking Lot.

Denise Toppi an abutter to the old Rocky Hill Landfill would like to square off the property and use this piece as a buffer to any future development.

Luc Bergeron moved to schedule a Public Hearing on July 18th, 2006 at 7:00 P. M.

2nd by Corey Fleming

The Vote was unanimous in favor 6-0

8. Adjourn

Respectfully submitted by Linda Gain PECE Secretary

MINUTES MAY NOT BE TRANSCRIBED VERBATIM. SECTIONS MAY BE PARAPHRASED FOR CLARITY. A COMPLETE RECORDING MAY BE OBTAINED BY CONTACTING THE ENGINEERING, PLANNING AND CODE ENFORCEMENT DEPARTMENT. THANK YOU