



2021
ANNUAL PLANNING BOARD
CHAIR REPORT



To: Honorable Mayor and City Council
From: Rene Daniel, Planning Chair
Date: January 3, 2022
Subject: Annual Planning Board Meeting, Calendar Year 2021

During 2021 the Planning Board conducted sixteen (16) meetings and reviewed a total of one hundred and twenty (120) items with the following breakdown of plan sets affiliated with each item until completed:

Twenty-One (21) Site Plans, Four (4) Amended Site Plans, Four (4) Site Plan Extensions, Eight (8) Conditional Uses, Fourteen (14) Subdivisions, One (1) Amended Subdivisions, One (1) Subdivision Extension, One (1) Zoning Map Amendments, One (1) Shoreland Zoning, Two (2) Village Reviews, Twenty-Four (24) Workshops, Two (2) City Council Referrals, Four (4) Land Use Ordinance Amendments, Thirty (30) Public Hearings, One (1) Paper Street Development. One (1) Contract Zoning

Attached is the list of Planning Board activities during calendar year 2021:

Sincerely,


Rene Daniel,
Westbrook Planning Board Chair

Cc: Mayor Michael Foley
Members of the City Council
City Administrator; Jerre Bryant
Planning Board
Planning & Code Department

INTAKE #	PROJECT NAME	Site Plan	Subdivision	Conditional Use	Public Hearing	Work Shop	Amended Site Plan	Amended Subdivision	Site Plan Extension	Subdivision Extension	Village Review	Zoning Map Amendment	Amended Land Use Ordinance	Zone Change	Contract Zoning	Shoreland Overlay Zone	Paper Street Development
2020.26	Greenfield Place																
2021.01	Rocky Ledge Capital Westbrook Seavey Main, LLC		1		1												
2020.39	511 Bridge Street Chase Custom Homes & Finance	1	1	1	1												
2020.40	98 East Bridge Street – Chase Custom Homes & Finance	1	1	1	1												
2021.02	Gateway Commercial District – Dirigo Center Developers, LLC				1	1						1					
2021.03	City of Westbrook				1	1						1	1				
2021.04	City of Westbrook				1	1						1	1				
2020.35	35 Seavey Street – RMC Properties, LLC				1	1						1		1			
2020.37	364 Spring Street – Flagship Spring Street	1	1	1	1					1	1						
2020.34	619 Bridgton Road – Audet Enterprises	1			1												
2021.05	2 Chabot Street – Camp Commercial Real Estate, LLC	1			1	1											
2021.06	90 Riverside Street – Atlantic Regional Federal Credit Union	1			1	1											
2020.30	Mechanic Street Parking Garage & Subdivision – TDB, LLC				1	1											
2021.07	Rocky Hill Solar Project – C2 Energy Capital	1			1	1	1	1									
2021.08	Sandy Hill Solar Project – C2 Energy Capital	1			1	1											
2021.09	Cottages at Berkshire – HTM Partners, LLC	1	1			1											
2020.21	84 Warren Ave – Atlantic Transport Systems						1										
2021.11	21 Saco Street - Storage Realty Corporation	1	1		1	1											
2021.12	216 Lincoln Street – WORG, LLC	1	1	1	1	1											1
	**Planning Board Appointments related to Wards & Ch. 7 Art 1					1											
2020.20	5 Bradley Dr – Abbott Diagnostics				1	1											
2021.13	39 Warren Ave – Warren Mechanical	1			1												1
2021.14	820 Main Street - 820 Main LLC			1	1												
2021.15	Deer Hill Circle – JW Group, LLC				1	1											
2021.16	Referral from City Council				1	1											
2020.02	630 Main Street – Ryan Le				1	1							1				
2018.60	Dirigo Center Developers				1	1				1	1	1					
2021.19	737 Spring Street – Bluerock Industries, LLC	1				1											
2021.22	630 County Road – A1K9, LLC				1	1											
2021.20	500 Spring Street – Westbrook Housing Group, LLC	1	1		1	1											
2021.23	22 Cumberland Street – Les Wilson and Sons	1	1		1	1											
2021.24	381 Bridgton Road – Back Home Brew LLC	1				1						1					
2021.25	Rock Row – Dirigo Center Developers, LLC	1				1											
2020.41	Brooks Edge Farm Subdivision – Wormell Farm, LLC	1	1	1	1												
2020.24	Brook Street Apartments – 171 Brook St - The Lefevres, LLC																
	**Planning Board Remote Participation Policy					1											
2021.27	396 Cumberland – Pastor Samuel Luzingu				1	1											
2021.28	313 Forest Street – Landsdowne Development Company, LLC			1		1	1										
2021.29	Methodist Road – Methodist Homes, LLC	1	1			1											
2021.30	Stacy M. Symbol Apartments – Westbrook Development Corporation – Symbol Apartments LP and WORG, LLC	1	1			1											
2019.20	959 Spring Street – A and C Builders, LLC																
2021.31	Stroudwater Apartments - Westbrook Development Corporation – Stroudwater Apartments LP	1				1											
									1								
		Total Project Types															
		21	14	8	30	24	4	1	4	2	2	1	4	1	1	2	1
**	City Planner Business																