



# City of Westbrook

## DEPARTMENT OF PLANNING & CODE ENFORCEMENT

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**WESTBROOK PLANNING BOARD  
TUESDAY, MARCH 5, 2019, 7:00 P.M.  
WESTBROOK HIGH SCHOOL, ROOM 114**

### AGENDA

#### PUBLIC HEARING

- 1. 2018.56 – Site Plan – 1 Ledgeview Drive – Regional Transportation Program:** The applicant is proposing a new 8,500 sf office building, 2-bay garage, 11,760 sf enclosed parking structure and associated site improvements on an existing 5.46 acre vacant lot. Tax Map: 002 Lot: 104 Zone: Industrial Park District
- 2. 2018.57 – Site Plan – 369 County Road - Central Maine Power:** The applicant is proposing an approximate 4,247 sf expansion to relocate a control house at the existing electric substation yard at the intersection of County Rd and Spring St. Tax Map: 002 Lot: 030 Zone: Manufacturing and Industrial Park District.
- 3. 2019.06 – Site Plan/Shoreland Zoning – 921 Main Street – Sappi North America, Inc:** The applicant is proposing the demolition and removal of two spillways associated with the Saccarappa dam, the powerhouse and modifications to the bedrock to create fish passage (natural and Denil Fishway) up the Falls in the Presumpscot River. Tax Map: 032 Lots: 108, 105A Zone: City Center District, General Development Shoreland Zone

#### REGULAR MEETING

- 4. Call to Order.**
- 5. Approval of Minutes.**

#### NEW BUSINESS

- 6. 2018.56 – Site Plan – 1 Ledgeview Drive – Regional Transportation Program:** The applicant is proposing a new 8,500 sf office building, 2-bay garage, 11,760 sf enclosed parking structure and associated site improvements on an existing 5.46 acre vacant lot. Tax Map: 002 Lot: 104 Zone: Industrial Park District
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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.

8. **2019.06 – Site Plan/Shoreland Zoning – 921 Main Street – Sappi North America, Inc:** The applicant is proposing the demolition and removal of two spillways associated with the Saccarappa dam, the powerhouse and modifications to the bedrock to create fish passage (natural and Denil Fishway) up the Falls in the Presumpscot River. Tax Map: 032 Lots: 108, 105A Zone: City Center District, General Development Shoreland Zone

### **WORKSHOP**

9. **2019.01 – Site Plan/ Village Review Overlay Zone/Shoreland Zoning – 3 Vallee Square – Vallee Square Holding, LLC:** The applicant is proposing a 3,300+/- sf expansion to an existing commercial business (restaurant) including a new second floor event space, roof-top deck and covered porch. Tax Map: 032 Lot: 229 Zone: City Center District, Village Review Overlay Zone, General Development-SZ
10. **2019.02 – Site Plan – 590 Bridgton Road – Coastal Road Repair:** The applicant is proposing a new 10,000 sf structure for their commercial business with associated parking area. Tax Map: 018 Lot: 001, 002A Zone: Prides Corner Smart Growth Area
11. **2019.03 – Site Plan – 15 Saunders Way – J.B. Brown & Sons:** The applicant is proposing a new 40,000 sf warehouse/office building. Tax Map: 042 Lot: 013 Zone: Industrial
12. ~~**2018.48 – Site Plan, Subdivision & Conditional Use – Cumberland Woods – Graiver Family Holdings, LLC**~~ – The applicant is proposing to develop a 72-unit multifamily subdivision located at 425 Cumberland Street. Tax Map: 010 Lot: 028B Zone: Residential Growth Area 1 **Item removed at the request of the applicant**
13. **2019.04 – Ordinance/Zoning Map Amendment – Industrial Zone:** The proposed amendment rezones parcel 042-000-013 to Industrial Park District to bring the parcel up to date with current zoning districts and associated standards of Appendix A, Land Use Ordinance.
14. **2019.05 – Ordinance Amendment – Chapter V Subdivision and Site Plan Review:** The proposed amendment re-organizes and clarify the subdivision and site plan submission requirements and review process.

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