



2020
ANNUAL PLANNING BOARD
CHAIR REPORT




To: Honorable Mayor and City Council
From: Rene Daniel, Planning Chair
Date: December 30, 2020
Subject: Annual Planning Board Meeting, Calendar Year 2020

During 2020 the Planning Board conducted seventeen (17) meetings and reviewed a total of fifty-four (54) items with the following breakdown of plan sets affiliated with each item until completed:

Twenty-Four (24) Site Plans, Nine (9) Amended Site Plans, Four (4) Site Plan Extensions, Five (5) Conditional Uses, One (1) Conditional Use Extension, Eighteen (18) Subdivisions, Two (2) Amended Subdivisions, Five (5) Zoning Map Amendments, Two (2) Comprehensive Plan Amendment, Four (4) Shoreland Zoning, Three (3) Village Reviews, Twenty-Four (24) Workshops, Two (2) City Council Referrals, Four (4) Land Use Ordinance Amendments, Nineteen (19) Public Hearings

Attached is the list of Planning Board activities during calendar year 2020:

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

		2020 Planning Projects								
Meeting Date	PB #									
01/07/20	2019.34	Site Plan, Conditional Use – 34 Spring Street – Bath Savings Institution – Public Hearing								
02/04/20	2018.34	Amended Subdivision – Rock Row - 58 & 80 Main Street – Waterstone Properties Group								
02/04/20	2019.35	Site Plan, Shoreland Zone – 185 Warren Avenue – Delta Realty, LLC – Public Hearing								
02/04/20	2020.02	Work Shop Site Plan, Subdivision, Village Review – 630 Main Street								
03/03/20	2018.56	Site Plan – 1 Ledgeview Drive – Regional Transportation Program								
03/03/20	2019.19	Amended Site Plan, Subdivision and Village Review - 660 Main Street								
03/03/20	2019.32	Work Shop Site Plan – 267 Conant Street – MGM Builder, Inc								
03/03/20	2020.03	Work Shop Subdivision – 35 Seavey Street – RMC Properties, LLC								
03/03/20	2020.04	Work Shop Site Plan Amendment – 84 Warren Ave – Delta Realty, LLC								
03/03/20	2020.05	Work Shop REFERRAL FROM CITY COUNCIL – Land Use Ordinance Amendment – 404 Sign Regulations								
05/05/20	2019.03	Site Plan Approval Extension Request – 15 Saunders Way – J.B. Brown & Sons								
05/05/20	2020.03	Site Plan - Subdivision – 35 Seavey Street – RMC Properties, LLC – Public Hearing								
05/05/20	2019.07	Subdivision Amendment – Elmaple Estates – STJ, Inc – Public Hearing								
05/05/20	2020.06	Site Plan Amendment – 91 Spiller Drive – ReVision Energy – Public Hearing								
05/05/20	2020.05	REFERRAL FROM CITY COUNCIL – Land Use Ordinance Amendment – 404 Sign Regulations – Public Hearing								
05/05/20	2018.34	Work Shop Amended Site Plan – Rock Row – 58 & 80 Main Street – Waterstone Properties Group: Jones & Beach, Inc.								
05/19/20	2020.02	Site Plan, Subdivision, Village Review – 630 Main Street – Ryan Le – Public Hearing								
05/19/20	2020.04	Site Plan Amendment – 84 Warren Ave – Delta Realty, LLC – Public Hearing								
05/19/20	2020.07	WorkShop Subdivision/Site Plan – 527 Bridge Street – 1025 Ocean Ave, LLC								
06/02/20	2018.34	Amended Site Plan – Rock Row – 58 & 80 Main Street – Waterstone Properties Group								
06/02/20	2020.16	Work Shop Amendment to the Zoning Map – 216 Lincoln Street – WORG, LLC								
06/02/20	2020.15	Work Shop Amendment to the Zoning Map – 58 Lincoln Street – City of Westbrook								
06/02/20	2020.14	Work Shop Amendment to the Comprehensive Plan								
06/16/20	2020.20	Site Plan Amendment, Shoreland Overlay Zone – 5 Bradley Dr – Abbott Diagnostics – Public Hearing								
06/16/20	2020.21	Work Shop Site Plan Amendment – 84 Warren Ave – Atlantic Transport Systems								
07/07/20	2020.22	Work Shop Site Plan – 5 Karen Drive – 5 Karen Drive Associates, LLC								
07/07/20	2020.23	Work Shop Site Plan – 65 Spiller Drive – Christopher Holdings, LLC								
07/07/20	2020.24	Work Shop Subdivision, Site Plan - Brook Street Apartments – 171 Brook St - The Lefevres, LLC								
07/21/20	2020.16	Work Shop Amendment to the Zoning Map & Proposed New Section 412 Lincoln Street Overlay District - 216 Lincoln Street – WORG, LLC								
08/04/20	2020.20	Site Plan Amendment, Shoreland Overlay Zone – 5 Bradley Dr – Abbott Diagnostics0								
08/04/20	2020.22	Site Plan – 5 Karen Drive – 5 Karen Drive Associates, LLC – Public Hearing								
08/04/20	2020.23	Site Plan – 65 Spiller Drive – Christopher Holdings, LLC – Public Hearing								
08/04/20	2020.25	Work Shop Site Plan Amendment – 7 Hardy Road – Dave Moore								
08/04/20	2020.26	Work Shop Subdivision – Greenfield Place – Bramblewood, LLC								
09/01/20	2020.28	Conditional Use – 10 Roy Avenue - Widad Zige – Public Hearing								
09/01/20	2020.14	Amendment to the Comprehensive Plan – Public Hearing								
09/01/20	2020.16	Amendment to the Zoning Map&Proposed New Section 412 Lincoln Street Overlay District-216 Lincoln Street–WORG, LLC-Public Hearing								
09/01/20	2020.15	Amendment to the Zoning Map – 58 Lincoln Street – Public Hearing								
09/15/20	2019.13	511 Bridge Street – Site Plan & Conditional Use Extension Request – Chase Custom Homes & Finance, Inc.								
09/15/20	2020.30	Workshop Site Plan, Subdivision – Vertical Harvest - Mechanic Street Parking Garage – TDB, LLC								

10/06/20	2018.35	Site Plan Amendment – Extension Request - 65 Bradley – Alderbrook, LLC			
10/06/20	2020.07	Subdivision/Site Plan – 527 Bridge Street – 1025 Ocean Ave, LLC – Public Hearing			
10/06/20	2020.24	Subdivision, Site Plan – Brook Street Apartments – 171 Brook St - The Lefevres, LLC – Public Hearing			
10/06/20	2020.34	Work Shop Site Plan – 619 Bridgton Road – Audet Enterprises			
10/20/20	2020.30	Site Plan, Subdivision–Vertical Harvest-Mechanic St Parking Garage & Subdivision–TDB, LLC; City of Westbrook–Public Hearing			
10/20/20	2020.35	Work Shop Amendment to the Land Use Ordinance: Recodification of the Land Use Ordinance			
11/03/20	2020.30	Site Plan, Subdivision – Vertical Harvest - Mechanic Street Parking Garage & Subdivision – TDB, LLC; City of Westbrook			
11/03/20	2020.38	Shoreland Zoning – 58 Lincoln Street – City of Westbrook – Public Hearing			
11/03/20	2020.35	Amendment to the Land Use Ordinance – Public Hearing Recodification of the Land Use Ordinance			
11/03/20	2020.37	Work Shop, Site Plan, Subdivision – 364 Spring Street – Flagship Spring Street, LLC			
12/01/20	2019.20	Site Plan Approval Extension Request - 959 Spring Street – A and C Builders, LLC			
12/01/20	2020.39	Work Shop Site Plan, Subdivision, Conditional Use – 511 Bridge Street – Chase Custom Homes & Finance			
12/01/20	2020.40	Work Shop Site Plan, Subdivision, Conditional Use – 98 East Bridge Street – Chase Custom Homes & Finance			
12/01/20	2020.41	Work Shop Site Plan, Subdivision, Conditional Use – Wormell Farm – Wormell Farm, LLC			