



Planning & Code Enforcement

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PLANNING & CODE ENFORCEMENT

WESTBROOK PLANNING BOARD

Tuesday, June 16, 2026, 7:00 P.M.
Westbrook High School – Room 114
125 Stroudwater Street

MINUTES

1. Call to Order

This meeting will be offered as a hybrid meeting, accommodating both in-person and remote participation.

Where public comment is permitted, members of the public attending remotely will have the opportunity to provide remote oral testimony. If you wish to speak during a Public Hearing or Public Comment, use the “Raise Hand” function through Zoom (or dial *9 on your phone) when instructed by the Planning Board chair.

Zoom Link: <https://us02web.zoom.us/j/81700741385>

Dial-in (audio only): 1-646-558-8656

Webinar ID: 817 0074 1385

Roll Call Attendance

Robin Tannenbaum	Absent
Nancy Litrocapes	Present
Jason Frazier	Absent
Karen Axelsen	Present
Kevin Price	Present
Lucas Schrage	Absent
Oriana Farnham	Absent
Vice Chair – John Turcotte	Present
Chair – Larry McWilliams	Absent

Staff: **Rebecca Spitella**; Director of Planning and Code Enforcement, **Irlando Lobo**; Assistant Planner

REGULAR BUSINESS

2. **Irlando read into the record:** 25-000402 – Site Plan Amendment Approval Extension Request – 619 Bridgton Rd – Cloutier Properties, LLC: The applicant is requesting a one year extension to the site plan approved on March 16, 2021 and subsequently amended on September 5, 2023 and May 6, 2025 to expand the material and equipment storage area located to the rear of the site. Tax Map: 018 Lot: 029B Zone: Highway Commercial 1 Use: Service Business

Applicant Presentation

Ryan Russell, representing Cloutier Properties, requested an extension related to the project’s DEP permit amendment. Mr. Russell stated that the project engineer submitted supplemental information to the Maine Department of Environmental Protection (DEP) and has been in correspondence with Peter D’Alfonso regarding the review. As of the meeting date, no response had been received from the DEP. Mr. Russell requested an

extension to allow additional time for the DEP review to be completed and indicated that the applicant would provide the Board with the requested information once available.

Staff Comment

Rebecca Spitella: Reviewed the history of the project and noted that the site plan was originally approved several years ago. The approved material yard was subsequently extended and completed with reclaimed areas for stabilization, with an additional extension to the southerly portion of the property following a minor land acquisition from the abutting property. The amendment includes material storage in that area. Staff noted that, because the current request involves an amendment to the DEP permit, there is no statutory deadline governing when the DEP approval must be received. Documentation indicating that the DEP application was submitted was received by the Town in January, and the application remains under review. Staff further noted that the engineer submitted supplemental information to the DEP in June in response to the agency's comments.

No Public Comment

Board Comment

John Turcotte: Asked if there has been a previous extension granted to this project.

Rebecca Spitella: Answered that there was the original approval, followed by an amendment to that approval, and then a transference of the project ownership to Cloutier Properties.

Motion by Kevin Price
2nd by Nancy Litrocapes

Roll Call Vote

Nancy Litrocapes	Yes
Karen Axelsen	Yes
Kevin Price	Yes
Vice Chair – John Turcotte	Yes

WORKSHOP

Motion by Nancy Litrocapes
2nd by Kevin Price

Roll Call Vote

Nancy Litrocapes	Yes
Karen Axelsen	Yes
Kevin Price	Yes
Vice Chair – John Turcotte	Yes

- Irlando read into the record:** 26-000405 – Site Plan, Subdivision, Conditional Use – 500 Spring St. – JSIP Westbrook, LLC: The applicant is proposing the construction of seven 3-story multifamily residential buildings with associated surface and garage parking. The development will include a mix of one- and two-bedroom apartments totaling 228 units. Tax Map: 008 Lot: 008B Zone: Residential Growth Area 1 Conditional Use: Dwelling, Multiple-Family

Applicant Presentation

Sean Tobey (Haley Ward) representing JSIP Westbrook LLC, presented the revised multifamily development proposed for the former Twin Falls Golf Course. The approximately 61-acre site would contain 228 multifamily units in seven buildings, clustered in the northern portion of the property. The revised plan removes the previously proposed 17 townhouses along Spring Street, reducing both the number of units and impervious area.

The plan includes 409 parking spaces, covered garages, a central clubhouse with amenities and an outdoor pool, and extensive landscaping. The project continues to avoid wetlands except for the previously proposed limited impact associated with the front entrance. Stormwater management remains consistent with the previously reviewed design and includes a treatment pond. The project will connect to the existing sewer system via a private pump station, which will be upgraded as part of the project. Utilities will be underground, and lighting will be LED, full-cutoff, and dark-sky compliant.

Aubrey Bennett (Market Square Architects) presented the architectural design, which follows a contemporary New England style. The seven residential buildings will consist of three similar three-story building types with varied unit counts, rooflines, colors, and exterior materials, including vinyl siding and stone veneer. Covered entrances, balconies, and patios will be provided. The centrally located clubhouse will complement the residential buildings and feature similar architectural materials and detailing. Simple, linear covered garages are also proposed throughout the site.

No Staff Comment

Public Comment

Jen Bonta (29 Miles Lane): Asked about the proposed ledge removal area off Spring Street, noting that the area contains an established stand of Japanese knotweed visible in aerial imagery dating back to the 1990s. She referenced a prior workshop discussion indicating that the knotweed would be excavated and removed the site. Ms. Bonta asked about the applicant's invasive species management plan, particularly for the knotweed, and expressed concern that contaminated soil or fill from the area could spread the species if placed in proposed excess-fill area intended to remain natural. She requested that the Board require an invasive species management plan for the site. She also requested that the applicant consider strictly utilizing plantings that are native to Maine.

Sean Tobey: Agreed to include provisions for the removal and appropriate disposal of the Japanese knotweed as part of the landscape plan. The applicant stated that the material from the ledge removal would be crushed and reused as road base, while the majority of the excess or unsuitable fill proposed for the placement in the rear area would consist of clay and other suitable soils encountered during excavation. The applicant stated that they will investigate using more plantings native to Maine.

Paul Drinan (477 Saco Street): Asked if the development included plans for a trail connection to the trail network on Landing Road, while referencing a previous iteration of this project's plan that did have trail connection plans.

Sean Tobey: Answered that the intent to work with the Presumpscot Land Trust and have trail connections

Rebecca Spitella: Explained that as a part of the approval process, the applicant would need a formal open space plan that would be reviewed by the Recreation and Conservation Commission. That would include the agreement with Presumpscot Land Trust.

Board Comment

Nancy Litrocaples: Expressed support for incorporating native Maine trees and shrubs, as well as the resident's comments of removing the knotweed. Nancy suggested considering a landscape berm alongside Spring Street to

help reduce road noise, similar to the berm at Blue Spruce Farm. Nancy stated she liked the peaked roof details of the residential buildings. However, she questioned whether the arched design of the amenity building and the proposed window's walk were consistent with the residential style and suggested these elements be reconsidered.

Kevin Price: Requested comparative parking ratios for similarly sized developments in the City, noting the proposed 1.79 parking spaces per unit. Kevin also identified the traffic impacts on Spring Street as a potential area of focus, particularly given the reduced speed limit, pedestrian crossings and proposed number of units. They encouraged the applicant to address traffic impacts proactively in future presentations. Kevin further commented on the visual impact of the proposed linear garages along Spring Street noting that the backs of the garages may be among the first elements visible from the roadway. Overall, Kevin expressed support for the building design and felt it was an improvement over existing development across Spring Street.

Sean Tobey: Reported that a MaineDOT scoping meeting had been held regarding the project and stated that proposed improvements to Spring Street include widening the bike lane, upgrading sidewalks, and improving the turn lane to formalize the existing striping and enhance safety along the project frontage. Regarding the visibility of the garages from Spring Street, Sean noted the existing grade differences and stated that landscaping and potentially a rolling berm could be used to screen the garages and improve the view from the roadway. The Applicant also indicated a willingness to enhance the landscaping around the garage areas.

John Turcotte: Noted that prior concerns regarding the land trust had been addressed and emphasized the importance of landscaping, particularly along Spring Street. They requested an elevation or visual rendering from Spring Street to better illustrate the visibility of the proposed buildings and garages given the existing grade changes. John identified traffic impacts on Spring Street as a significant concern, noting the existing traffic associated with nearby development and the proposed number of units. They requested that future presentations clearly address the anticipated traffic impacts. John expressed general support for the proposed architecture and amenity building and requested renderings of the proposed garages for further review.

Meeting Adjourned.

MINUTES MAY NOT BE TRANSCRIBED VERBATIM. SECTIONS MAY BE PARAPHRASED FOR CLARITY.

A COMPLETE RECORDING MAY BE OBTAINED BY CONTACTING PLANNING AND CODE ENFORCEMENT at 207-854-0638 and ilobo@westbrook.me.us