



Planning & Code Enforcement

2 York Street
Westbrook, Maine 04092
Phone: 207-854-0638
Fax: 866-559-0642

PLANNING & CODE ENFORCEMENT

WESTBROOK PLANNING BOARD

Tuesday, July 7, 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	Present
Nancy Litrocapes	Present
Jason Frazier	Absent
Karen Axelsen	Present
Kevin Price	Absent
Lucas Schrage	Present
Oriana Farnham	Absent
Vice Chair – John Turcotte	Present
Chair – Larry McWilliams	Present

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

2. Approval of Minutes – May 5, 2026 & May 19, 2026

Motion by Robin Tannenbaum
2nd by Lucas Schrage

Roll Call Vote

Robin Tannenbaum	Yes
Nancy Litrocapes	Yes
Karen Axelsen	Yes
Lucas Schrage	Yes
Vice Chair – John Turcotte	Yes
Chair – Larry McWilliams	Yes

NEW BUSINESS

3. **Becca read into the record:** 26-000401 – Site Plan, Subdivision, Conditional Use – 300 East Bridge St. Millbrook Estates – Westbrook Development Corporation: The applicant is proposing to construct two 36-unit affordable housing multifamily dwellings within the Millbrook Estates development. Tax Map: 012 Lot: 010 Zone: Residential Growth Area 2 and Contract Zone 1 - Millbrook Use: Dwelling, Multiple Family

Robin Tannenbaum and Karen Axelson recused

Applicant Presentation

Tyler Norod provided a presentation on the project.

No Staff Comment

No Public Comment

Board Comment

Nancy Litrocapes: Asked about salt management.

Tyler Norod: Answered that there are measures such as; the natural meadow feature, additional grass, and salt alternatives. Managing for seniors, shorter walking distances on sidewalks

John Turcotte: Appreciated the minimization of the impacts. He complimented the fencing and wrap around porches.

Larry McWilliams: Stated he doesn't feel the structure fits the neighborhood and is opposed.

Motion by John Turcotte
2nd by Lucas Schrage

Roll Call Vote

Nancy Litrocapes	Yes
Lucas Schrage	Yes
Vice Chair – John Turcotte	Yes
Chair – Larry McWilliams	No

WORKSHOP

Motion by John Turcotte
2nd by Nancy Litrocapes

Roll Call Vote

Robin Tannenbaum	Yes
Nancy Litrocapes	Yes
Karen Axelsen	Yes
Lucas Schrage	Yes

Vice Chair – John Turcotte Yes
Chair – Larry McWilliams Yes

4. **Becca read into the record:** 26-000527 – Site Plan – 3 Saunders Way – WWS Properties, LLC: The applicant is requesting a renovation and expansion to the existing Bill Dodge Kia automobile dealership, including a 2,160-sf addition to the service area and a 3,850-sf addition to the showroom. Tax Map: 042B Lot: 113 Zone: Gateway Commercial Use: Automobile Dealership, Repair Service

Applicant Presentation

Dustin Roma provided a presentation.

Staff Comment

Rebecca Spitella: Notified the applicant that the EV charging station would require review with the Fire Department.

No Public Comment

Board Comment

Robin Tannenbaum: Asked if there will be a landscape plan provided with the final application

Dustin Roma: Responded that there will be some landscaping, but it will be limited

Larry McWilliams: Raised water quality concerns

Rebecca Spitella: Responded that Lynn Leavitt, Sustainability Coordinator, has reviewed the application

John Turcotte: Asked for clarification on whether the lots will be split and will be allowed 3 signs

Rebecca Spitella: Confirmed that is correct

5. **Becca read into the record:** 26-000529 – Site Plan – Rock Row and Quarry Drive – Dirigo Center Developers, LLC: The applicant is proposing the development of Buildings Y and YB in the Rock Row South Campus. Building Y is to be two-story with ground level retail and loft space above. Building YB is proposed as mixed use, ground level retail and 12 condominium units. Tax Map: 042B Lot: 14J Zone: Contract Zone 12 – Rock Row Contract Zone Use: Mixed, Retail

Applicant Presentation

Ian McKellanan provided a presentation on development

Staff Comment

Rebecca Spitella: Highlighted the need for continued coordination between site plans

No Public Comment

Board Comment

Lucas Shrager: Asked if the sidewalks will be heated

Ian McKlennan: Answered that the development teams are looking into this item and will have an answer with final submission

Lucas Shrager: Asked if the townhomes would be white painted wood or classic vinyl

Amanda: Answered that it will not be vinyl

John Turcott: Stated he liked the townhouses; but asked if the central alleyway will be an issue with truck delivery blocking the resident garages

Ian McKlennan: Answered that there is dedicated loading area only – no parking along areas that would block residents. Exploring options for time restricted parking spaces for tenants/retail loading

John Turcott: Asked if there will be time restrictions for loading?

Ian McKlennan: yes; potential striped areas on RR to be dedicated from 6a – 2p for unloading zone; 2p on it's open to parking. Or possibly City Services parking/flex space. Can show on site wide exhibit with final site review.

Robin Tannenbaum: Commented that there is lovely architecture. She likes the drop down in scale with townhouses. Curious about turning template and where guests for the townhouses will park

Ian McKellanan: Answered the proposed garage

Robin Tannenbaum: Asked how to handle people parking outside of the garage

Ian McKlennan: Answered that they're hoping there is not enough space to discourage that

Amanda: There will be material change to help discourage parking

Robin Tannenbaum: Asked if there will be solar panels on roofs

Nick: Stated that was considered, challenge to make economics work so not out of the question but not included with base design

Nancy Litrocaples: Would like submission docs; Concrete truck dock – is that for trash truck?

Ian McKlennan: No, it is for a tractor to make the turn for infrequent visits

Nancy Litrocaples: Asked if all tenants will use dumpsters. High frequency visits

Ian McKlennan: Anticipate couple times a week

Nancy Litrocaples: Asked if there will be balconies or outdoor areas? Would support this

Amanda: Yes; second floor balcony.

Nancy Litrocaples: Concern with seagull impacts to dark buildings

Larry McWilliams: Supportive; ADA accessibility to parkway

Amanda: Yes, accessible from three locations at various locations

Ian McKlennan: Looking for every trail connection to include an ADA route

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