



Planning & Code Enforcement

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PLANNING & CODE ENFORCEMENT

Westbrook Planning Board

Tuesday, July 7, 2026, 7:00 P.M.

Westbrook High School – Room 114

125 Stroudwater Street

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

AGENDA

1. Call to Order
2. Minutes

NEW BUSINESS

3. **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

WORKSHOP

4. **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: 101 Zone: Gateway Commercial Use: Automobile Dealership, Repair Service
5. **26-000530 – Site Plan – 146 Bridge St - TFS Limited, LLC:** The applicant is requesting to renovate the existing triplex into a duplex and to construct an additional duplex on the parcel. Tax Map: 032 Lot: 142 Zone: Residential Growth Area 1 Use: Dwelling, Two Family
6. **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