

July 15, 2026

Mr. Tyler Norod
Westbrook Development Corp.
30 Liza Harmon Drive
Westbrook, ME 04092

RE: #24-25 – Approval Letter – Minor Change Request – Andrew School Redevelopment/WDCJCS
Subdivision – Westbrook Development Corp. and Great Falls Const, Inc.

Dear Tyler,

I am writing to confirm approval of the minor change request for the Andrew School Redevelopment/WDCJCS Subdivision project.

On October 28, 2024, the Planning Board approved project #24-25. The applicant requested a minor modification to convert nine (9) of the previously approved eighteen (18) affordable one-bedroom senior housing units for persons age 55 and older into two-bedroom units. The nine (9) modified units will remain affordable; however, the 55-and-older age restriction will be removed from those units. The modification will add a second bedroom within the existing floor plans and will not increase the building footprint. The removal of the age restriction is projected to result in an increase of approximately five (5) PM peak-hour trip ends. The property is identified as Tax Map 37, Lot 24, located in the Village Commercial zoning district.

Based on the information submitted, the proposed modification does not alter the essential nature of the approved project or affect compliance with the applicable approval standards. Section [120-815F](#) of the Land Use Ordinance provides that minor changes to approved plans may be approved by the Planner, provided that such changes do not affect compliance with the applicable standards or alter the essential nature of the proposal.

If you have any questions, please feel free to contact me at 207-777-1927 or sjpuleo@windhammaine.us.

Sincerely,



Steve Puleo
Planning Director

CC Via email: A. Segal, Sebago Technics
 A. Lessard, Assistant Town Manager
 J. Rioux, Director of Code Enforcement
 N. Thomsen, Town Planner
 M. Arienti, Town Engineer
 L. Fisher, Planning Assistant
 M. Darby, Code Permit Manager