

**TOWN OF CAPE ELIZABETH
MINUTES OF THE
PLANNING BOARD WORKSHOP
August 5, 2025**

(Minutes of a Planning Board workshop are prepared for an item when the Planning Board takes a vote. Votes are restricted to holding an executive session, scheduling a public hearing, or deciding a potential conflict of interest. These meeting minutes were prepared as a reasonable summary of the essential content of the meeting, not a transcription.)

August 5, 2025

7:00 p.m.

Town Hall

Present:	Andrew Gilbert, Chair	Natalie Burns
	Dan Bodenski	
	Jim Huebener	Derek Lavallee
	Al Palmer	

Also present: Maureen O'Meara, Town Planner

Chair Gilbert called the meeting to order at 7:00 p.m.

4. **Planning Board Miscellaneous Amendments.** The Planning Board will discuss amendments to the Zoning Ordinance intended to clarify existing provisions and the amendments process.

The Planning Board reviewed the draft Miscellaneous Amendments. In response to a request from the Cape Community Arena Group, the Board agreed to add an amendment that allows a recreational structure to be 50' high in the RA District.

In response to a suggestion from Code Enforcement, the Planning Board agreed to increase the size of an accessory structure that is allowed a lesser setback from 150 sq. ft. to 200 sq. ft.

The Board directed staff to increase other 90 day recording deadlines in the ordinance to 180 days in the amendment package.

The Board agreed by unanimous consensus to schedule a public hearing on August 19th for the Miscellaneous Amendments. In response to a suggestion from Ms. Burns, who cannot participate on the Center Court review, the public hearing will be placed first on the agenda. Discussion of item 4 concluded.