

**Town of Cape Elizabeth
Ordinance Committee Minutes**

December 1, 2025

5:00 p.m.

Town Hall

Members Present: Caitlin Jordan Harriman, Chair
Stephanie Anderson
Jonathan Sahrbeck

Staff: Maureen O'Meara, Town Planner
Patrick Fox, Town Manager
Paul Fenton, Police Chief

Public Comment

Chair Harriman opened public comment and noted that we already have the public forum results, so public comment does not need to repeat that information.

John Pearson, 24 Elmwood Rd – He reported that the South Portland City Council is considering non-resident parking fees for the Myrtle Street lot at Willard Beach. The committee should look at restricting parking on Preble Street, and other streets, with signage in order to preserve Cliff House Beach Park.

Minutes

Councilor Sahrbeck made a motion to accept the October 27, 2025 minutes, seconded by Councilor Anderson, and the motion passed 3-0.

Shore Rd/Cliff House Beach Area Parking

The committee began its discussion with review of the community survey results, which were included in the meeting packet. The committee decided to focus on the three Executive Summary bullets.

Chief Fenton touched on issues of enforcement, challenges with guest passes, overall resident parking management, how to identify vehicles of residents, and the limitations of using the dump sticker.

Councilor Anderson said that some streets are already resident only parking using the dump sticker.

Chief Fenton noted that dump stickers are used, there have been some challenges with them, and he is concerned with parking enforcement when they receive a call during events like birthday parties.

Public Comment:

Ken Malette, 6 Glen Ave – His street has restricted parking on one-side and seasonal. There is no space for visitors and he supports parking passes with a rear mirror hanger, similar to program in Glendale, California. It is inconvenient for him to move his vehicle when a contractor services his property.

The committee wanted to focus on one item a time, starting with no parking on Shore Road (Question 1).

Councilor Anderson said this was decided by the Ordinance Committee last year and asked Ms. O'Meara for confirmation. Ms. O'Meara summarized the policy discussions of the Ordinance Committee on Shore Road parking regulations to date.

Larry Clough, 57 Stonybrook Rd- No parking on Shore Road will result in parking pushing into the side streets. Stonybrook has difficult sight distance now with a left turn onto Shore Road, so more parking on Stonybrook will be difficult.

Sandi Shapiro, 57 Oakhurst – She supports making all of Shore Road no parking and then designate a bike lane on Shore Road.

Councilor Sahrbeck noted that parking on Shore Road near Cliff House Beach Park has received a lot of attention. If we extend parking prohibition to all of Shore Road, we may hear opposition we haven't heard to date because there hasn't been notice. He would like to address in the future, if needed.

Chief Fenton noted the expanded Shore Road area would require additional signage. He listed existing major event impacts. Some of the added signage will be needed in areas with no grass, making installation more intensive as well. He noted the extensive use of Shore Road for temporary parking by landscaping companies and contractors. They would need to park on the side streets.

Cynthia Troiano, 8 Charles Rd – She supports the Stonybrook comment, and noted parking by contractor vehicles. She wants the no parking restriction extended to Oakhurst Rd.

Councilor Sahrbeck wants to send notices to an expanded area if we are extending the Shore Road restrictions. Chair Harriman also said notices need to be provided.

Brenda Daly, 76 Stonybrook Rd – This is an enforcement problem and we should heavily ticket. There always used to be a police car at the Fire Station [on Shore Rd] but she doesn't see it much anymore.

Chief Fenton explained that the Fire Station used to be hot spot for complaints, but the Department now receives speed complaints throughout town. We are expanding our methods to also using message boards and compiling data. He noted the heavy use of Shore Road for parking by contractors and landscapers. It will be challenging for contractors, especially with trailers, to park on the side roads, that include rock walls and narrow roads. This will also impact folks like home health care workers, plumbers, etc.

Chair Harriman clarified for the public that the impact of no parking on Shore Road will mean no guest passes either, and all remaining parking would be on the side streets. If designated as a bike lane, there will be no exemptions. These restrictions will result in sacrifices.

Chair Harriman moved the discussion to resident parking only on the side streets (Question 2).

Wyman Briggs, 3 Mountain View Rd – His brother is an arborist working in Boston. They have a system to arrange with the Police Department for timed parking and they pay a fee. In this way contractor parking is not a hazard.

Matt Ward, 611 Shore Rd – He supports no parking on Shore Road and a clearly marked bike lane and also allow temporary commercial parking. Some neighbors have narrow access driveways but also driveways with space. Contractors should pull into the driveway.

Pat Chase, 26 Stonybrook – She does not want parking on the small section of Stonybrook close to the road.

Councilor Sahrbeck noted that stone walls limit parking on Shore Rd. Chief Fenton questioned the ability to exempt anyone parking in a bike lane. In Portland, it's dangerous so there is no parking in the bike lane and tickets and towing occurs.

John Holdridge, 2 Glen Ave – He supports guest passes for neighbors. He is opposed to a full Shore Rd parking ban, and does support safety restrictions, such as limiting parking close to intersections. The Glen Ave sightlines are better. He wants to preserve public access to the beach and think about other communities. North of Shore Road, in South Portland, they have neck downs, slowing traffic for safety. He is concerned we are emphasizing exemptions for those who afford landscapers but not for public beach access.

Larry Clough – He noted the problem is seasonal and maybe we do not need a 12 month ban.

Chair Harriman moved to committee discussion of question 2, parking restrictions on the side streets, including restricting parking to one side of the street. Chief Fenton said that decision needs to be made street by street, and not by him.

Town Manager Fox suggested the Traffic Safety Working Group (TSWG) made a recommendation on Fenway Rd. The parking should be on the “exiting” side to reduce turnarounds in driveways. Chief Fenton noted that people will turn in driveways to get a spot.

Councilor Sahrbeck suggested that there be resident only parking with parking allowed on both sides. Chair Harriman agreed. Councilor Anderson also wants to fold in guests.

Chair Harriman asked for input on a guest placard system, with 2 placards to every resident.

Chief Fenton commented on enforcement, getting them issued when you register your car, color coding them and the management infrastructure.

Manager Fox described his experience with the evolution of a resident parking program. Originally no guest passes were needed with 1 parking lot. Once 2 lots were regulated, residents became upset and other residents were sharing passes with friends who lived in other towns. Passes then became assigned to a vehicle, plate #. When we moved to an electronic system, there were fees for passes to cover costs, some administrative time, and also part-time parking enforcement. Using the dump sticker is the first step, but will likely evolve to a resident parking sticker, and tracking.

Chief Fenton suggested an incremental approach with temporary parking signs. Chair Harriman responded that that is what we have been doing, and the neighbors want something more formal for next season.

Councilor Sahrbeck suggested we move forward with resident only parking, seasonal, and provision for event like a holiday party.

Chair Harriman is open to seasonal, and passes with your address, fee.

Fenton asked who the placard would be for and the consensus is for anyone, ex. Plumber or family.

Councilor Anderson suggested each resident gets 2 passes, and if you need more, you can ask your neighbors.

Manager Fox noted that seasonal restrictions will still capture graduation parties, weddings and ½ of birthday parties. Perhaps we also have a day event permit.

Councilor Anderson suggested police officers can use their judgement if the parking is for a party. Committee members disagreed with that approach. Chief Fenton said he receives complaints if they are not enforcing the rules. He also noted that officers will need to exit the vehicle each time for parking enforcement.

Chair Harriman summarized that if there is an event, the burden will be on residents to get event passes (10?).

Summary of policy discussion was:

- residential parking only, allowed on both sides of roads
- seasonal May 1- October 1 (aligns with existing Sea View Ave restrictions)
- Fee for 2 guest placards, must include your address
- One day event passes – number to be determined

Councilor Sahrbeck listed the roads to be impacted, which are the side streets to Shore Road north of Oakhurst Rd.

Chair Harriman and committee members directed staff to provide noticing to include all the side streets on Shore Road to Fort Williams Park, as well as the northern section properties that were noticed for this meeting. The committee is not adding the southern section to the restrictions for this meeting.

Mark Flaherty, 24 Charles Rd – Parking can be administered using an ap like Portland, and track electronically. This is scaleable as you add neighborhoods.

Chair Harriman questioned the cost savings as you still have to pay for the ap.

Manager Fox noted that, long-term, that is where this will lead to. You still need to prove residency and that is human verified.

Laura Briggs, 3 Mountain View Rd – She likes guest passes and it's ok to make folks pick them up. There should be a hefty replacement fee if lost. She supports passes for area, which is also less enforcement for police. It should be ok for guests to park in the next street. The major event pass should be available to residents town-wide.

Tom Meyers, 4 Sea View Ave – He was part of original Sea View/ Glen Ave parking restrictions. There should be no parking on Shore Road because it is unsafe, not even for an hour, and regulations should be year round. It works fine and his visitors park in the driveway.

Ken Malette – He supports Mr. Meyer's comments. He wants placards assigned to house and apply common sense instead of enforcement.

Peter Anderson, 45 Forest Rd – The Mountain View neighborhood has lots with little frontage and a single-wide driveway, 1-bay garage. With kids home from college, most have 2-4 cars and there is the "dance of cars" in the driveway. There should be one-side only parking limitations located only on curves and hills. This is not a safety issue as the fire trucks always have access. Single side restrictions is a solution in search of a problem.

Michael Messerschmidt, 8 Sea View Ave – Shore Road issues are safety. Ban parking on Shore Road because all the parked cars are non-residents and tourists. We see the parade of visitors from 7-8 am-7-8 pm. We have inadvertently created a tourist attraction and it's ok to inhibit beach goers May 1- Oct 1.

Sara Merrill, 51 Cottage Farms Rd – She agrees. She wants to start with Shore Road and supports folks picking up placards, pay a large fee if lost. She wants beach traffic reduced, and is ok with some Shore Road parking, even for out-of-town visitors and contractors.

Matt Ward – He supports limited parking, metered parking for beach use. People won't park if they have to pay. It's not a great beach.

Cynthia Troiano – She does not support limited parking on Shore Road. It is impossible to be safe and the people are not from Cape.

Bill Nadeau, 41 Warren Ave – He supports 5-10 spots on Shore Road, charge \$1 to deter people. He referenced the history of parking restrictions at Higgins Beach.

Chair Harriman moved to question 3 and wants to hear about options to slow traffic.

Manager Fox suggested this could be sent to the TSWG for more development.

The committee had more discussion on the mechanics of the parking restrictions. They agreed to a seasonal parking restriction schedule, May 1 – October 1. Staff will notice everyone in area under discussion, including Preble Street. We will work out administration of placards and keep the dump pass for now. No additional notice will be done after the next Ordinance Committee meeting.

Next meeting

The committee scheduled the next meeting for Tuesday, December 16, 2025, later agreeing to start at 5:30 p.m. Councilor Sahrbeck made a motion to adjourn, seconded by Councilor Anderson, and the motion passed 3-0. Meeting adjourned at 6:58 p.m.