

**Town of Cape Elizabeth
Ordinance Committee Minutes**

December 16, 2025

5:30 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 stated that the committee would review the document provided. The committee has heard comments from prior meetings and comments should focus on new concerns, which can be added at each item tonight.

No member of the public stood to speak.

Minutes

Councilor Anderson made a motion to approve the December 1, 2025 meeting minutes, seconded by Councilor Sahrbeck, and the motion passed 3-0.

Shore Rd/Cliff House Beach Area Parking

Chair Harriman noted emails received, and issues created for contractors. Can we accommodate some parking and have a bike lane?

Town Manager Fox responded that existing right-of-way widths will likely not accommodate this.

The committee discussed the possibility of creating some commercial vehicle parking on Shore Road. There was a desire to move forward with parking restrictions and then see how things work, and agreement not to formally designate a bike lane.

Public Comment:

Tom Mikulka, 4 Meadowview – He supports returning to a Shore Road shoulder that allowed some commercial vehicle parking and bike riders went around vehicles parked in shoulder.

Larry Clough, 57 Stonybrook – He is concerned with a Shore Road parking ban pushing more parking onto Stonybrook Rd, which is too narrow to accommodate parking safely. He supports allowing parking on the land side of Shore Rd, which has wide enough shoulders to accommodate it safely.

Cynthia Troiano, 8 Charles Rd – She does not support a formal bike lane on Shore Rd and wants to allow parking for commercial vehicles on the land side of Shore Rd.

Wyman Briggs, 3 Mountain View Rd – He supports no parking on both sides of Shore Road to Fort Williams Park, with an exception for the Beach to Beacon.

Town Owens, 19 Sea View Ave – He supports no parking on both sides of Shore Road, to below Stonybrook Rd.

Phil Walsh, 3 Friar Ln – He represents St. Albans and they rely on parking on Oakhurst and Shore Rd for concerts and funerals a few times a month.

Richard Blake, 2 Ivie Rd – He supports no parking on Shore Rd, and supports St. Albans.

Joseph Lombardo, 6 Cottage Lane – He supports enforcement and ticketing on Cottage Lane.

Elizabeth Ward, 611 Shore Rd – She supports no parking on both sides of Shore Rd.

Public comment was closed and committee discussion resumed.

The committee discussed no parking on both sides of Shore Rd, ending at 882 Shore Rd. The committee reviewed the map, generally agreeing to no parking on both sides of Shore Rd within the blue area. The no parking area would stop a lot north of Oakhurst Rd on the land side, at 882 Shore Rd on the ocean side. The committee agreed not to include the “red area” on the map in parking restrictions.

Chief Fenton asked about landscape contractors, who do not want to back out trailers onto the road?

The committee discussed allowing some commercial vehicle parking. Manager Fox explained that designating no parking will remove all the striping in place that created visual cue setbacks from driveways, intersections, limited sight lines, etc. If you allow some parking, you will have parking close to intersections and driveways again, and commercial vehicles will be able to park to access the beach.

The committee discussed how to accommodate landscape contractors. They concluded that trailers can briefly stop to unload equipment, and will then have to move to park in a driveway or other location where parking is permitted.

Seasonality: The committee agreed that the parking restrictions on Shore Road would be year round. Parking restrictions in the neighborhoods would be seasonal.

Recycling Center Sticker: The committee heard from Manager Fox that residential parking restriction programs usually evolve to require specific parking designation stickers, but for now, the committee agreed to use the Recycling Center sticker.

Cost: The committee discussed the need for additional funding for signage, etc, which is beyond the purview of the Ordinance Committee.

The committee discussed with Manager Fox a fee system for guest placards and how town staff will track guest placard issuance.

Public Comment:

Laura Briggs, 3 Mountain View Rd – She supports setting clear expectations for passes and fees.

Joseph Lombardo – He wanted it clear that parking would not be restricted to one side in the “yellow zone.”

Chair Harriman clarified that no parking restrictions are proposed in the “yellow zone.”

Larry Clough – He supports stopping the parking restrictions on Stonybrook to the “stem” and not include the circle.

The committee agreed to remove the Stonybrook circle from the parking restricted area.

Event parking:

The committee discussed allowing 1 event per year per property and that the neighborhood parking restrictions would apply from May 1 -October 1.

Ms. O’Meara asked about adding a provision that incorporates an “event” exemption for community events like the Beach to Beacon. The committee agreed to add that to the draft for review.

Public comment:

Richard Blake – He is confused about the blue zone, and questioned contractors parking in the neighborhood instead of on Shore Rd.

Tom Mikulka, 4 Mountain View Rd – He wants the town to be creative with how to implement enforcement, such as having seasonal employees like Scarborough.

Chief Fenton and Manager Fox shared some implementation options.

The committee agree to keep the Sea View Ave and Glen Ave provisions in place as they are.

John Pearson, 24 Elmwood – He supports no parking on either side of Shore Road or Charles Rd.

The committee announced that no more notices will be mailed on this issue for future meetings of the Ordinance Committee. Members of the public should wait to hear the date of the next meeting before leaving.

Next meeting

The next meeting of the committee will be held on Wednesday, January 14, 2026 beginning at 5:30 p.m. The committee discussed getting new ordinance provisions in place by May 1st, having some patience getting signs installed and maybe putting signs up in the neighborhoods first. The meeting adjourned at 6:51 p.m.