

Town of Cape Elizabeth Planning Board Meeting Agenda

May 18, 2021

7:00 p.m.

Remote meeting

As a result of the COVID-19 virus, the Planning Board will conduct the meeting via remote access as provided by Maine law. The Planning Board will use Zoom meeting to conduct the meeting and to allow the public to remotely attend and participate. Zoom will allow all Planning Board members, applicants, and members of the public to hear all discussion and hear votes, which will be taken by roll call, as required by law. Please use the following information to access the meeting by video/audio or audio only.

Please click on the link below to join the webinar:

<https://zoom.us/j/91660229759>

Or One tap mobile :

US: +13126266799,,91660229759# or +19292056099,,91660229759#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 916 6022 9759

International numbers available: <https://zoom.us/j/9123456789>

AGENDA

CALL TO ORDER

7:00 1. **Approval** of Minutes: April 20, 2021 meeting
May 4, 2021 special meeting
March 16, 2021 (revised)

NEW BUSINESS

7:05 2. **Town Farm Trail Resource Protection Permit** - The Town of Cape Elizabeth is requesting a Resource Protection Permit to construct 1,100 sq. ft. of boardwalk on the existing Town Farm Trail (R5-11, 13), Sec. 19-8-3 Resource Protection Permit Completeness.

- 7:25 3. **71 Beach Bluff Terrace Private Accessway Amendment** - Peter Weare is requesting an amendment to the previously approved private accessway for the lot located at 71 Beach Bluff Terrace (U10-37) to replace the public water supply with a private well, Sec. 19-7-9, Private Accessway Completeness and Public Hearing.
- 7:50 4. **287 Ocean House Rd Site Plan Amendment** - Michael Friedland is requesting amendments to the previously approved site plan for 287 Ocean House Rd (U22-76) to delete the finish paving coat, revise the outdoor storage and expand the outdoor display hours, Sec. 19-9 Site Plan Completeness.
- 8:30 5. **Carr Woods Condominium development** - Andrew Carr is requesting Major Subdivision Review for creation of a single family lot and 19 condominiums and a Resource Protection Permit for alteration of 11,789 sq. ft. of wetland on combined lots located in the vicinity of 10 Deep Brook Rd ((U6-91, 91A, 92, 94A, 95), Sec. 16-2-4, Major Subdivision Completeness and Sec. 19-8-3, Resource Protection Permit Completeness.
- 9:30 6. **Edgecomb Road Private Road Amendment** - Jay Cox is requesting an amendment to the previously approved Edgecomb Rd private road approval to delete conflicting notes regarding preservation of vegetation located between the lot 2 building envelope and Edgecomb Rd (U26-1), Sec. 19-7-9, Private Road completeness and public hearing.

OTHER BUSINESS

7. Public Comment

NOTE: The times on this agenda are approximate and are intended for the convenience of the public; however, an item may begin earlier or later than the indicated time.

Public Participation at regular Planning Board meetings

The intent of this policy is to allow for public participation by interested parties and to provide for orderly Planning Board deliberation.

Speaking on topics on the regular Planning Board meeting agenda

The public hearing or public comment period will be opened after the applicant has made a presentation describing the project, or the Planning Board Chair has described the ordinance amendment or policy issue under consideration. When the Planning Board is considering the completeness of an application, public comments shall be limited to completeness and no comments on the merits of the application shall

be made. If the Planning Board finds the application complete, the Planning Board may then open a second public comment period on the substance of the application and under the terms described below.

Members of the public wishing to address the Board concerning an agenda item shall wait until the Chair asks for public comment. **Meeting attendees should use the participant icon to "raise your hand" in order to be recognized to speak.** When recognized by the Chair, the speaker shall state the speaker's name and address in an audible tone for the record. The speaker is strongly encouraged to focus his/her comments on the development standards of review, or, in the case of an ordinance amendment or policy discussion, the issue under discussion. Each member of the public shall be allowed three (3) minutes, and such time may be extended at the discretion of the Chair. The Chair may decline to recognize any person who has already spoken on the same agenda item. Once the public hearing or public comment period is closed and the Planning Board has begun its deliberations on an item, no member of the public shall be permitted to address the Planning Board. The public hearing or public comment period may be reopened at the discretion of the Chair.

Speaking on topics not on the regular Planning Board meeting agenda

Persons wishing to address the Board on an item not appearing on the agenda may do so only after disposition of all items appearing on the agenda, and only at the discretion of the Chair.