

Town of Cape Elizabeth
Public Information Forum on Affordable Housing
October 16, 2023, Town Hall

Purpose and Context

This workshop provides an opportunity for residents to understand a proposed ordinance for Cape Elizabeth to comply with a state law requiring accessory dwelling units. In response to a statewide affordable housing crisis, Maine towns must allow accessory dwelling units on residential properties by January 1, 2024. The Town's Ordinance Committee has developed a proposed ordinance resulting from 8 Committee Meetings, 3 Town Council Meetings, 2 Workshops, 2 Public Hearings, and an Information Forum. The Town Council is expected to vote on the proposed Ordinance in November.

So that the Forum provides an opportunity for all questions and concerns to be clarified, the Town has engaged the communications services of Tom Bell of GPCOG (Greater Portland Council of Governments) and the facilitation services of Craig Freshley of Good Group Decisions.

Agenda

7:00 Welcome

- Town Councilor and Ordinance Committee Chair Penny Jordan will open the Forum.
- Forum Facilitator Craig Freshley will explain the Forum Agenda and Format

7:10 About the Law and the Ordinance

Penny Jordan will explain the following

- LD 2003, the State Law that requires Accessory Dwelling Units
- Cape Elizabeth's proposed response to the Law
 - An overview of the proposed ordinance
 - How the proposed ordinance addresses ambiguities in the law
 - Answers to questions and concerns raised to date
- The ordinance develop process including next steps

7:40 Questions and Clarifications

- Residents will have an opportunity to raise questions about the proposed ordinance and seek clarifications.
- Members of the Ordinance Committee, the Town Planner, and the Town Attorney will be on hand to answer questions and provide clarifications.
- This is not designed as the time and place to make comments on the pros and cons of the proposed ordinance (other such opportunities have already happened and will happen again in the future) but rather to understand the details and implications of the proposed ordinance.

8:50 Wrap Up and Next Steps

- Members of the Committee and Town Staff will provide closing comments.

9:00 Adjourn