



Cape Elizabeth Town Council
Minutes Monday, August 9, 2021
7:00 p.m.
Town Hall – Council Chambers

James M. "Jamie" Garvin, Chairman
Nicole Boucher
Valerie J. Deveraux
Jeremy A. Gabrielson
Caitlin R. Jordan
Penelope A. Jordan
Gretchen R. Noonan

The meeting was convened at 7:00 p.m. by Chairman Garvin.

Roll Call by the Town Clerk

All members of the town council were present.

Debra M. Lane, Town Clerk
Maureen O'Meara, Town Planner
John Quartararo, Finance Director
Matthew E. Sturgis, Town Manager

The Pledge of Allegiance to the Flag

Town Council Reports and Correspondence

Chairman Garvin reported that masks are required within town buildings, no matter vaccination status. At the August 2 workshop the practice of forwarding correspondence to applicants with applications before the planning board was mentioned. This practice to streamline communication has been ongoing since 1995. A reminder that communications to the town council or staff is public and can be requested to view. The council will consider information requests at a future workshop.

Finance Committee Report

Councilor Gabrielson, Finance Committee Chairman reviewed the financial dashboards ending June 30, 2021 and July 30, 2021.

Citizen Opportunity for Discussion of Items Not on the Agenda

Cynthia Dill, 1227 Shore Road said experts should be hired for an economic analysis on the proposed project. What is the cost in the long term and to surrounding businesses?

Town Manager's Monthly Report

Matthew E. Sturgis

As the Maine CDC has classified Cumberland County as an area of substantial risk of COVID infection due to the arrival of the highly contagious Delta variant, as of this morning, Town employees and visitors to all Town buildings will be required to wear face masks while inside. This action is an attempt to provide a safer environment for all.

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A positive sign in Cape Elizabeth is the vigilance of residents battling the virus, as in excess of 95% of Cape residents are vaccinated. Town employees also mirror this level of vaccination. However, the mask requirement's aim is to help combat breakthrough infections. The requirement will adapt as CDC recommendations change, which is the protocol followed all along.

The Cape Elizabeth Town office will be closing for annual training and employee appreciation day on August 19. Town staff will undertake annual mandatory training and then at noon will go to the picnic shelter at Fort Williams for a luncheon and annual longevity awards. All council members are invited to the lunch celebration.

Summer Camp at Community Services concluded last Friday. It was one of our largest summer camps, and we are grateful for the support. I would like to extend my gratitude to Kathy Raftice, Community Services Director, and Kelly Phinney our Cape Care Coordinator for a creative, fun, and safe camp experience.

Nomination papers for three seats on the Town Council and the School Board are now available. All positions are for three-year terms. Between 25 and 100 signatures of registered Cape Elizabeth voters are required to be nominated for office. The deadline for submission is September 3 at 4:00 p.m. For more information, please contact the Town Clerk's office.

Absentee voting by mail continues to be encouraged. Applications to request an absentee ballot are now available on the Town's website. Ballots become available 30 days prior to the election.

Finally, for those looking to combine public service with outside exercise, volunteers are needed to assist the Cape Elizabeth Conservation Committee with its largest boardwalk project yet. The Gull Crest Outer Loop boardwalk is being replaced this fall. Volunteers are needed to carry in 620 boards and posts, and to carry out old boardwalk materials between September 8 through the 12th. On September 13, a Maine Conservation Corp 6 person team will arrive to construct the new boardwalk, and volunteers are needed to partner with them. If you would like to help, please contact Town Planner Maureen O'Meara at 799-0115.

Review of Draft Minutes of the meetings held on July 12, 2021

Moved by Penelope A. Jordan and Seconded by Gretchen R. Noonan

ORDERED, the Cape Elizabeth Town Council approves the minutes of the meeting held on July 12, 2021 as written.
(7 yes) (0 no)

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**Public Hearing Planning Board Recommendation to Amend Chapter 19
Zoning Ordinance Relating to the Size of High
Tunnel/Greenhouse Agricultural Buildings**

Due to the subject of the request, Councilors Caitlin Jordan and Penelope Jordan have abstained from discussion and voting on this item due to a conflict of interest.

Chairman Garvin opened the public hearing at 7:23 p.m.
After hearing no comments, the hearing was closed.

**Item #112-2021 Planning Board Recommendation to Amend Chapter 19
Zoning Ordinance Relating to the Size of High
Tunnel/Greenhouse Agricultural Buildings**

Moved by Jeremy A. Gabrielson and Seconded by Nicole Boucher

ORDERED, the Cape Elizabeth Town Council approves a recommendation from the planning board to amend Chapter 19 Zoning Ordinance relating to the size of high tunnel/greenhouse agricultural buildings to increase the size from 2,000 to 3,000 sq. ft. in size.

Article IX. SITE PLAN REVIEW

Sec. 19-9-2. APPLICABILITY

B. Activities Not Requiring Site Plan Review

3. Agricultural buildings as follows: (Effective June 10, 2010)

c. Any barn, greenhouse, or storage shed with a building footprint that does not exceed ~~2,000~~ 3,000 sq. ft. in size.

(5 yes) (0 no) (2 abstentions Councilor Caitlin Jordan and Councilor Penelope Jordan)

Consent Calendar Item #113-2021 – Item #119-2021

Item #113-2021 was removed from the consent calendar.

Item #113-2021 The Well at Jordan's Farm Renewal Liquor License

Councilor Penelope Jordan recused herself from discussion and voting on this item as she is co-owner of Jordan's Farm, 21 Wells Road.

Chairman Garvin disclosed his son is an employee of Jordan's Farm.

Councilor Caitlin Jordan disclosed she does business with The Well.

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Moved by Jeremy A. Gabrielson and Seconded by Nicole Boucher

ORDERED, the Cape Elizabeth Town Council approves the renewal malt liquor (beer), wine and spirits licenses for Well, LLC, Jason Williams DBA The Well at Jordan's Farm located at 19 Wells Road as presented.

(6 yes) (0 no) (1 abstention Councilor Penelope Jordan)

Finance Director John Quartararo answered questions relating to consent calendar items.

Moved by Jeremy A. Gabrielson and Seconded by Penelope A. Jordan

ORDERED, the Cape Elizabeth Town Council approves Item #114-2021, #115-2021, Item #116-2021, Item #117-2021, Item #118-2021 and #119-2021 as presented.

(7 yes) (0 no)

**Item #114-20201 Acceptance of a Police Department Grant from the
Coronavirus Emergency Supplemental Funding (CESF)
Program**

ORDERED, the Cape Elizabeth Town Council accepts and appropriates a grant award from the Maine Department of Public Safety in the amount of \$12,325.00 into account 0725-4464. The grant is being administered by the Windham Police Department. Said funds will reimburse the purchase of COVID-related supplies and related items as allowed by the terms of the grant. The purchasing period of the grant ends January 31, 2022.

Item #115-2021 Carry Forward Balances from Fiscal Year 2021

ORDERED, the Cape Elizabeth Town Council approves and authorizes a total of \$470,002 be a carried forward from the FY 2021 budget into the FY 2022 budget as follows: General Fund \$311,287; Riverside Cemetery Perpetual Care Fund \$115.00 and Fort Williams Park CIP Fund \$158,600 in the following accounts and amounts:

Administration

0110-2004 Printing and Advertising	\$ 8,000.00
0110-2009 Conferences and Meetings	\$ 3,000.00
0110-2016 Records Preservation	\$12,000.00
0110-3001 Office Supplies	\$ 1,000.00
0110-4021 Technology Equipment	\$18,000.00

Total \$42,000.00

ACP

0120-2009 Conferences and Meetings	\$ 733.00
0120-2011 GIS Improvements	\$ 814.00
0120-2062 Miscellaneous Contractual	\$14,000.00

Total \$15,547.00

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Boards and Commissions

0150-2081 Special Committees	\$5,000.00
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0150-2090 Volunteer/Staff Appreciation	\$1,400.00
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Total \$6,400.00

Employee Benefits

0170-1033 Salary/Wages Adjustments	\$7,000.00
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0170-1035 Wellness Program	\$3,400.00
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0170-2010 HR Professional Services	\$3,000.00
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Total \$13,400.00

Police

0210-1003 Overtime	\$56,000.00
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0210-2008 Training	\$53,800.00
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0210-3004 Uniforms	\$ 5,000.00
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0210-3005 Minor Equipment	\$10,000.00
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Total \$124,800.00

Dispatch

0220-2010 Contracted PSAP	\$ 7,200.00
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Public Works

0310-2039 Pavement Markings	\$33,460.00
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0310-3038 Storm Drain Materials	\$ 2,700.00
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Total \$36,160.00

Parks & Grounds

0330-2019 Trees/Plants - FWP	\$ 4,360.00
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0330-2035 Building Repair - FWP	\$23,210.00
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0330-2036 Stonewall Repair - FWP	\$21,210.00
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Total \$48,780.00

Human Services

0410-2123 Preble Street Resource	\$5,000.00
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Contributions

0520-5053 Family Fun Day	\$12,000.00
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Total General Fund \$311,287.00
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Riverside Cemetery Perpetual Care
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Stonewall Repairs	\$ 115.00
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Total Riverside Cemetery Perpetual Care \$ 115.00
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Fort Williams Park - CIP

0865-4005 Master Plan	\$23,600.00
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0865-4015 Retaining Wall	\$50,000.00
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0865-4033 Battery Blair Wall Stabilization	\$85,000.00
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Total Fort Williams Park CIP \$158,600.00
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Grand Total Carry Forward Amounts \$470,002.00

Item #116-2021 FY 2021 CIP Projects Budget Adjustments

ORDERED, the Cape Elizabeth Town Council approves the following order:

The transfer of FY 2021 funds from the following projects:

1. 2000-4009 Roadway and Drainage Improvements \$114,825.64
2. 2001-5290 Tool Carrier Replacement \$11,435.00
3. 2090-5316 2019 Comprehensive Plan \$3,117.45

Total project transfers out \$129,378.09

The transfer of FY 2021 funds into the following projects:

1. 2000-4005 Paving and Drainage Improvements \$3,380.69
2. 2000-4036 Hemlock Hill Drainage Improvements \$4,499.39
3. 2000-5339 Scott Dyer Rd Improvements – Phase 3 \$106,945.56
4. 2000-5421 Public Safety Communications Tower \$11,435.00
5. 2090-4114 Greenbelt Trail Improvements \$3,117.45

Total project transfers in \$129,378.09
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The transfer from the FY 2021 Public Works Department (0310) of \$9,372.90 to the following FY 2021 projects:

1. 2001-4136 Grounds Equipment \$7,720.64
2. 2003-5107 Shore Rd Preliminary Engineering & Design \$1,652.26

Total project transfers in \$9,372.90
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Authorizes the supplemental appropriation of \$88,693.32 of FY 2021 State Revenue Sharing funds to the following FY 2021 projects:

1. 2000-5421 Public Safety Communications Tower \$50,000.00
2. 2002-5437 MS Field ADA Improvements \$18,495.31
3. 2002-5440 Village Green \$20,198.01

Total project transfers in \$88,693.32

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Item #117-2021 Fort Williams Park CIP Fund

ORDERED, the Cape Elizabeth Town Council approves and authorizes the return of an inter-fund transfer of \$200,000.00 received by the General Fund from the Fort Williams Park Fund for FY 2021.

Item #118-2021 Unpaid Sewer Charges

ORDERED, the Cape Elizabeth Town Council pursuant to 30-A M.R.S. Section 3406 sets the interest rate for unpaid sewer charges at 6.00% and directs the Town Treasurer to take the steps necessary to collect the outstanding sewer charges for property at 176 Ocean House Road, Cape Elizabeth, ME.

Item #119-2021 Abatement of FY 2020 Personal Property Tax

ORDERED, the Cape Elizabeth Town Council pursuant to 36 M.R.S. Section 841 Subsection 3 abates the FY 2020 personal property taxes due for account O0010P, C.A.G. Pizza, Inc. dba Ocean House Pizza, 337 Ocean House Road, Cape Elizabeth, ME in the amount of \$293.23 due to absence and/or insolvency.

Item #120-2021 Water Body Naming Project

Moved by Nicole Boucher and Seconded by Jeremy A. Gabrielson

ORDERED, the Cape Elizabeth Town Council approves the naming of significant unnamed bodies of water and streams as recommended. The complete list appears in a memo from the Town Planner dated July 14, 2021. See below.
(7 yes) (0 no)

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ID#	Recommended Name (Bold are already designated names)	S24	Cottage Stream		
S1	SPURWINK RIVER	S25	Wims Brook		
S2	Fowler Stream	S26	Mack River		
S3	WILLOW BROOK	S27	Mara Stream		
S4	Lions Stream	S28	Monks Stream		
S5	Moonlit Stream	S29	Upper Duck Stream		
S6	Town Farm Stream	S30	Bolt Run		
S7	Mahoney Stream	S31	Blissful Alley		
S8	Marshy Stream	S32	Cattails Brook		
S9	Salty Stream	S33	Turtle Eggs Stream		
S10	Tidal Stream	S34	Kettle Cove Stream		
S11	Dartcast Beck	S35	Spinnaker Stream		
S12	Oxmouth Stream	S36	Little Spinnaker Stream	P1	SPURWINK RIVER
S13	Whispering Stream	S37	ALEWIFE BROOK	P2	GREAT POND
S14	Turkling Brook	S38	Catan Stream	P3	Robinson Pond
S15	Charmed Run	S40	Canal Stream	P4	LITTLE POND
S16	Dyer Brook	S41	Slippery Rocks Brook	P5	Eider Pond
S17	Sandy Brook	S42	Farris Stream	P6	Turtle Pond
S18	POLLACK CREEK	S43	Zeb Cove Stream	P7	Wood Duck Pond
S18-5	Park Stream	S44	POND COVE BROOK	P8	Purpoodock Pond
S19	Bula Brook	S45	Foxen Run	P10	Durham Pond
S20	The Moat	S46	Harmony Run	P11	Snapping Turtle Pond
S21	Teddy Brook	S47	Warblers Stream	P12	Hannaford Cove Pond
S22	Higgins Stream	S48	Waterthrush Stream	P13	Crescent Pond
S23	Windbour Beck	S49	Delano Brook	P16	Lions Pond
		S50	TROUT BROOK	P17	Cottage Farms School Pond
		S51	Rippling Stream	P18	Pollack Pond
		S52	Mitchell Stream	P19	Pond Cove Pond
		S53	Middle Stream	P20	Fairway Pond
		S56	Purpoodock Stream	P21	RICHARDS POND

Item #121-2021 Town Center Affordable Housing Amendments – Latest Draft Set for Public Hearing

Public Comments

Cynthia Dill, 1227 Shore Road said the changes change the definition of affordable housing. Changes should be across the board so that anyone in the town center zone has the same opportunity to offer the housing. The change should be subject to a public hearing.

Nathan Szanton, President Szanton Company clarified MaineHousing uses the HUD definition of low income housing. The recommended changes do not require anyone to reach down to the low income definition, it's only if they want to avail themselves of the zoning adjustment.

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Moved by Penelope A. Jordan and Seconded by Nicole Boucher

ORDERED, the Cape Elizabeth Town Council clarifies the Town Center Affordable Housing Amendments dated August 3, 2021 is the version set for public hearing on Monday, September 13, 2021 at 7:00 p.m. at the Cape Elizabeth Town Hall. In the event the location of the meeting changes, the change will be announced on the town's website in advance of the meeting. A change could occur to allow for better social distancing.
(6 yes) (1 no Councilor Deveraux)
See attached.

Item #122-2021 Set to Public Hearing – Amendment to the Tax Increment Financing District

Introduction – Mr. Sturgis

Moved by Penelope A. Jordan and Seconded by Nicole Boucher

ORDERED, the Cape Elizabeth Town Council refers to workshop consideration of amending the current Town Center Tax Increment Financing District (TIF) removing Map R-2 Lot 4-6-3 and Lot 4-6-4 from the town center TIF and establishing a new Town Center Affordable Housing Tax Increment Financing District on May R-2 Lot 4-6-3 and Lot 4-6-4.
(7 yes) (0 no)

Item #123-2021 Recommendation Regarding 5G Amendments and a Wima (Wireless Infrastructure Market Augmentation) Proposal from the Ordinance Committee

Introduction – Councilor Penelope Jordan, Chairman Ordinance Committee

Moved by Jeremy A. Gabrielson and Seconded by Penelope A. Jordan

ORDERED, the Cape Elizabeth Town Council refers to the planning board for review and report back 5G wireless amendments as proposed by the ordinance committee.
(7 yes) (0 no)

Moved by Penelope A. Jordan and Seconded by Jeremy A. Gabrielson

ORDERED, the Cape Elizabeth Town Council authorizes town staff to seek a request for proposals (RFP) as recommended by the ordinance committee to seek consultant expertise for a Wireless Infrastructure Market Augmentation (Wima) study.
(7 yes) (0 no)

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**Item #124-2021 Consider Requesting Input from Various Town Committees
Regarding Town Council Goals**

Moved by Penelope A. Jordan and Seconded by Nicole Boucher

ORDERED, the Cape Elizabeth Town Council directs the town manager to assign town council goals to boards and committees (appropriate committees relating to the topic) to provide input to assist the council in direction and decision making relating to goals e.g. climate action goals and “Don’t Trash Cape” campaign.

(7 yes) (0 no)

Item #125-2021 Maine Municipal Association Annual Ballot

Moved by Jeremy A. Gabrielson and Seconded by Gretchen R. Noonan

ORDERED, the Cape Elizabeth Town Council authorizes the vote and signing on behalf of the town council the Maine Municipal Association’s Annual Ballot slate of officers for the 2022 Executive Committee as presented by the Maine Municipal Association’s Nominating Committee.

(7 yes) (0 no)

Vice President – 1 Year Term (Vote for One)

Elaine Aloes, Chair of Selectboard, Town of Solon

Executive Committee Members – 3 Year Term (Vote for Three)

David Cyr, Town Manager, Town of Frenchville

Melissa Doane, Town Manager, Town of Bradley

Justin Poirier, Town Manager, Town Administrator, Town of Chebeague Island

Citizens may at this point in the meeting raise any topic that is not on the agenda that pertains to Cape Elizabeth local government.

None

Moved by Penelope A. Jordan and Seconded by Nicole Boucher

ORDERED, the Cape Elizabeth Town Council adjourns at 8:39 p.m.

(7 yes) (0 no)

Respectfully Submitted,

Debra M. Lane, Town Clerk

Attachment Item #121-2021 August 9, 2021, see below.

Town Center Affordable Housing Amendments
8-3-2021

SEC. 19-1-3. DEFINITIONS

Affordable Housing: Lots/units which may be purchases for occupancy by buyers, or multifamily housing and dwelling units which may rented by tenants, with low and moderate incomes as established by the Maine State Housing Authority, State Planning Office or the Greater Portland Council of Governments.

Mixed Use Building: A building that includes both nonresidential and residential uses. A building in the Town Center District in compliance with Sec. 19-6-4 (D)(3h), Affordable Housing in a Mixed Use Building, shall also be considered a mixed use building.

SEC. 19-6-4. TOWN CENTER DISTRICT (TC)

A.Purpose

The purpose of this district is to encourage an identifiable Town Center that includes a village feeling, mixed retail and residential uses to serve residents, an environment inviting to pedestrians, a common meeting place, visual cohesiveness and enrichment and linkages to the Town's open space and nearby school campus. The Town Center district boundaries reflect the prevalence of public buildings and commercial uses and the historic compactness of development. The Town Center District requirements are tailored to the unique characteristics of the Cape Elizabeth Town Center.

In the center of the Town Center District, there exists a unique compactness of development exemplified by smaller lot sizes and existing structures with compatible space and bulk massing and requirements of the Town Center District shall apply in the core subdistrict, except where standards specific to the Town Center Core Subdistrict are established.

D.Standards

1. Performance Standards

h. A multifamily dwelling unit shall be accessory to a nonresidential use and located in a building where more than fifty percent (50%) of the floor area of the structure is occupied by nonresidential uses. For multi-story buildings, more than fifty percent (50%) of the structure may be allocated for multifamily dwelling units as long as the first floor is nonresidential. (Effective May 12, 2010)

2. The following Space and Bulk Standards shall apply:

MINIMUM LOT AREA

(1a) Single family dwelling unit	80,000 sq. ft.
(1b) Single family dwelling unit in the Town Center Core Subdistrict	10,000 sq. ft.
(2) Multifamily dwelling unit	7,500 sq. ft.
(3) Wind energy systems	20,000 sq. ft. (Effective October 8, 2008)
(4) Other uses	None

MAXIMUM NUMBER OF DWELLING UNITS PER AREA
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(1) Multifamily housing in a mixed use building	1 unit per 3,000 sq. ft. of gross lot area (Effective May 12, 2020)
(2) Rooming or boarding home	1 bed per 5,000 sq. ft. of gross lot area

MAXIMUM BUILDING HEIGHT

(1) All uses	35 ft.
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MAXIMUM BUILDING FOOTPRINT

(1) All uses other than school or Municipal uses	5,000 sq. ft. This limitation shall not prohibit the connection of separate structures by a covered or enclosed walkway.
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MAXIMUM BUILDING DIMENSION

(1) All uses other than school or Municipal uses	100 ft.
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3. Design Requirement

The following requirements shall be applicable to all development which requires site plan review by the Planning board, any new construction or addition, and any exterior alteration to a locally historic structure designated in the Town Center Plan. These standards shall be used to determine if a development is compatible with the Town Center District. The intent is not that all buildings should look the same, but rather to encourage a mix of compatible styles, sizes, and characteristics.

g. Landscaping and Site Development

4. Village green. This section shall apply when a village green is included in a Site Plan Review application. One purpose of the Town Center District is to encourage a common meeting place. A village green is a prominent and highly visible park-like area where the public may gather, relax and contemplate both casually and as part of organized outdoor public events. A village green created in compliance with this section must have at least one hundred (100) continuous feet of road frontage on Ocean House Road, a depth measured perpendicular from Ocean House Road of at least one hundred (100) feet with a minimum width of one hundred (100) feet, and a minimum size of at least twenty-thousand (20,000) square feet. A village green shall be designed as a park, green or square, permanently preserved as groomed open space with legal public access, and offered in fee to the Town of Cape Elizabeth. A village green shall be developed with a defined edge framed with elements such as landscaping, roads, pedestrian walkways and distinctive buildings. A village green shall have a distinctive center and/or focal point. Pedestrian walkways shall be constructed that guide movement through and around a village green and connect a village green to the Town Center sidewalk network, adjacent buildings and properties. The requirements of subsection Sec. 19-6-4 (D)(3)(d) Building and Parking Orientation, and Sec. 19-6-4(D)(3)(g)(2), Parking Lot, shall be applied in a manner that complements a village green. (Effective March 9, 2016)

h. Affordable Housing in a Mixed use building.

This section shall apply when a Site Plan Review application includes a building with a least ten (10) dwelling units, and a minimum of seventy percent (70%) of the dwelling units are affordable to low-income households. One purpose of the Town Center District is to encourage mixed retail and residential uses to serve residents. The inclusion of a significant amount of affordable housing improves housing choice for residents, and expands the potential customer base in close proximity to local businesses. Affordable housing created in compliance with this section must maintain low-income affordability for a minimum of 45 years.

An affordable housing building that applies for review under this section may substitute the applicable provisions in Sec. 19-6-4(D) Standards with the following:

1. Maximum Number of dwelling units per area: 1,500 sq. ft.

2. Maximum Building Footprint: 12,000 sq. ft. When the Maximum Building Footprint exceeds 5,000 sq. ft., no more than one (1) building shall be allowed on a lot.
3. When the building is located a minimum of two hundred feet (200') from a public road right-of-way, the following additional provisions may be substituted:
 - i. Maximum Building Height: 45 ft.
 - ii. Affordable Housing and related support services may be located on the first floor.

SEC. 19-7-8. OFF STREET PARKING

4. The following minimum number of spaces, rounded up to the nearest whole number, shall be provided and maintained for each use on a lot, including each use within all buildings. *The maximum number of employees scheduled during peak demand/shift shall be used in calculating the number of required parking spaces when employee is referenced in the list below. The floor area of the structure as defined in Sec. 19-1-3 shall be used in calculating the number of required parking spaces, unless otherwise noted. [Green shading is existing text that is currently located after paragraph b below and merged into this paragraph].*
 - a. Affordable Housing development. The Planning Board may reduce the off-street parking requirements otherwise applicable below when an affordable housing development where at least 70% of the units are affordable to low-income families for a minimum of 45 years demonstrates that the proposed parking is sufficient to address the parking needs of the affordable housing development.
 - b. Building reuse. The Planning Board may reduce by up to thirty percent (30%) the required parking for the reuse of a building existing as of June 4, 1997. In granting such a reduction, the Planning Board must find that:
 - ia. the reduction will not create or aggravate parking problems in the neighborhood, and
 - iib. the required number of spaces cannot be reasonably accommodated on the lot.

Off-Street Parking Requirement

a. Residential

- | | |
|---|--|
| 1. Single Family Dwellings | 2 spaces per dwelling unit including manufactured housing |
| 2. Two-Family Dwellings | 2 spaces per dwelling unit |
| 3. Multiplex housing or multifamily dwellings | 1.5 spaces per dwelling unit with one bedroom, 1.75 spaces for unit with two bedrooms, and 2 spaces per unit with three or more bedrooms |
| 4. Home Businesses | 2 spaces in addition to required parking for residence (this requirement may be reduced by the Zoning Board of Appeals) |
| 5. Eldercare Facilities | 1.25 spaces per unit or 1 space per 4 beds plus 1 space per employee |