



Special Town Council Meeting

Thursday, February 27, 2025 at 7:00 pm

Updated 2/26/2025: Special Town Council Meeting for February 27 CANCELLED

The already-scheduled workshop for February 27 will begin at 7:00 p.m.

The special meeting of the Town Council, scheduled for February 27, has been cancelled due to the filing of a Citizen petition on February 24. The Citizen petition, if verified and sent to referendum, will suspend the enactment of zoning amendments passed by the Council on February 10 pending a referendum vote.

Such amendments requested by HardyPond Development Company in the fall of 2024 for a 33-unit Apartment complex in the Town Center zone may not proceed through the approval process unless the zoning amendments go into effect.

Town Staff and the Town Attorney are working to verify the signatures of registered voters prior to Council action and scheduling of the Public Hearing. More information on this item will be posted to the website once the petition is deemed completed.

The Citizen petition submitted to Town staff on February 24, reads as follows:

“We, the undersigned registered voters of the Town of Cape Elizabeth, request the “Amendments to Chapter 19 Zoning Ordinance Relating to Town Center Amendments,” passed by a split vote of the Town Council on February 10, 2025, be referred to referendum pursuant to Article VIII, Sec. 1 of the Council-Manager Charter.

1. **Convening of the Meeting**
Town Council Chair Penelope A. Jordan

2. **Roll Call by the Town Clerk**
Penelope A. Jordan, Chair
Stephanie P. Anderson
Caitlin J. Harriman
Jonathan T. Sahrbeck
Elizabeth K. Scifres
Andrew G. Swayze
Timothy L. Thompson

3. **Reconsideration of Item #33-2025 February 10, 2025 Consider Amendments to Chapter 19 Zoning Ordinance Relating to Town Center Amendments**
Opportunity for Public Comment. Limited to 15 minutes; 3 minutes per person. Time may be extended by majority vote of the councilors present. When recognized by the chair, the speaker shall give their name and address or local affiliation, if the affiliation is pertinent.

Attachments:

- [Summary Item #33-2025 February 27, 2025 Reconsider Town Center Amendments](#)
- [Memo Ordinance Committee TC Amendments 12.17.2024](#)
- [Memo Planning Board TC Amendments 11.27.2024](#)

4. **Adjournment**

Public Participation at Town Council Meetings

After an item has been introduced, any person wishing to address the council shall signify a desire to speak by raising their hand or by approaching the lectern. When recognized by the chair, the speaker shall give their name and address or name and local affiliation, if the affiliation is relevant, prior to making other comments.

A member of the public wishing to speak via remote access must click on the Zoom link or call and follow the procedures stated at the top of the agenda. When recognized by the chair, the speaker shall give their name and address or name and local affiliation, if the affiliation is relevant, prior to making other comments. After speaking, to view the remainder of the meeting exit Zoom and return to the CETV Livestream or CETV cable Channel 3.

All remarks should be addressed to the Town Council. Comments shall be limited to three minutes per person; however, the time may be extended by majority vote of councilors present.

For agenda items that are not formally advertised public hearings, the time for public comments is limited to 15 minutes per agenda item. This time may be extended by a majority of the Town Council.

The chair may decline to recognize any person who has already spoken on the same agenda item and may call on speakers in a manner so as to balance debate. Once the Council has begun its deliberations on an item, no person shall be permitted to address the Council on such item.

Speaking at the meeting on topics not on the agenda at regular Council meetings

Persons wishing to address the Council on an issue or concern local in nature not appearing on the agenda may do so at a regular Town Council meeting before the town manager's report and/or after the disposition of all items appearing on the agenda.

Any person wishing to address the Council shall signify a desire to speak by raising their hand or by approaching the lectern. When recognized by the chair, the speaker shall give their name and address or name and local affiliation, if the affiliation is relevant, prior to making other comments.

A member of the public wishing to speak via remote access must click on the Zoom link or call and follow the procedures stated at the top of the agenda. When recognized by the chair, the speaker shall give their name and address or name and local affiliation, if the affiliation is relevant, prior to making other comments. After speaking, to view the remainder of the meeting exit Zoom and return to the CETV Livestream or CETV cable Channel 3.

Comments in each comment period shall be limited to three minutes per person and 15 minutes total; however, the time may be extended by majority vote of councilors present.

Decorum

Persons present at Council meetings shall not applaud or otherwise express approval or disapproval of any statements made or actions taken at such meeting. Persons at Council meetings may only address the Town Council after being recognized by the chair.