**MEMORANDUM**

TO: Cape Elizabeth Town Council

FROM: Planning Board

DATE: December 19, 2014

SUBJECT: Planning Board Rules and Regulations revisions

Introduction

Under Sec. 4-1-3, Board and Commission Ordinance, the Planning Board is required to "promulgate by-laws governing the conduct of their business ..." The Planning Board Rules and Regulations serve as the Planning Board bylaws. They are periodically reviewed and revised and then submitted to the Town Council for approval. The revised rules are attached and the proposed amendments are described below.

Summary of proposed amendments

The revisions are intended the address the following:

1. Procedural votes at workshop. Earlier this year, the Town Council reviewed its own rules and determined that some procedural votes at workshops are necessary. The Town Council asked the Planning Board to adopt similar changes. Specifically, a vote is allowed at a workshop to decide the potential conflict of interest of a board member. Planning Board practice has been to address potential conflicts of interest at workshops but not to take a formal vote until the regular meeting. The proposed amendment would allow a vote on conflict of interest at the workshop.

The second procedural vote would be to send an item to a public hearing at the next regular meeting of the Planning Board. Again, the board has on rare occasions instructed staff to advertise a public hearing but not taken an official vote. The proposed amendment would allow a vote to schedule a public hearing.

2. Site walk procedures. The Planning Board has agreed on how to conduct a site walk, and this process has been added to the Rules and Regulations.

3. Internet research. The Planning Board recently encountered a situation where information submitted by an applicant was supplemented by research conducted by Planning Board members. The proposed amendments establish a process that allows board members to conduct internet research and protects the due process rights of applicants and right-to-know law rights of the public.

Recommendation

At the December 16, 2014 meeting, the Planning Board voted unanimously to approve the following motion:

BE IT ORDERED that the 2014 Planning Board Rules and Regulations Amendments be recommended as amended to the Town Council for consideration.