

Cape Elizabeth Comp Plan Forum
10-30-18
Notes from Discussion Groups

Green space development that does not intersect with private yards
Green space with better buffering
Make trails feel more woodsy
Are “green” and “open space” interchangeable?
Need a definition of Open Space in regulations
FOSP committee definitions
Farm land preservation if really farmed

Aging population
Aging town runs the risk of people losing interest in vibrant schools
Find ways to support older community members to stay in Cape

Create housing options for younger adults, especially in town center
More smaller homes
Affordability will need to be multiplex; multi family condos
Expand affordable housing availability in subdivisions
Encourage mixed housing (Common first floor, residence on second)
Adjust zoning to allow for smaller homes on in-fill
Investigate reducing square footage of lots for condo conversion of large houses

Students would like a more appealing town center with places for kids to congregate
Need more sidewalks
Town center and business districts could be bigger
Hill Way Development is a good thing in town center
Fill current town center and business districts before expanding the current commercial districts
More smaller boutiques, restaurants, coffee shops would fit in current center

Concern about finite development left – only a few hundred lots
Infill is great concept; some will be great, but others compromise feel of neighborhood
Specific strict regulation for infill lots
What can we do to make it easier to develop in-fill?
In-fill lots should be evaluated on a case by case basis

Tax base is on residential housing
Property values fluctuate
What can we do to help people start businesses in Cape?

Have public forums at beginning stages of development process
Public comment about subdivisions is allowed too late in the process
Want more interaction and earlier

Recommendation Priorities:

- #1: Strengthen management program of Fort Williams to reduce tax burden
- #78: Municipal funding should be contingent upon permanent public ownership
- #82: Low Priority: Ensure citizen input is invited and heard early in process
- #83: High priority: Review regulation of infill lots, but needs review and specifics
- #84: High Priority: Undertake a Housing Diversity Study
- #85: High Priority- Require super majority or unanimous vote to dispose of municipal property
- #88: High Priority: Incorporate renewable energy
- #89: Medium Priority: Electric vehicle charging station
- #90: High Priority: Discussions to share fire station resources with South Portland
- #91: High Priority: Partner with other communities to provide public services