

**Town of Cape Elizabeth
Planning Board Meeting Agenda**

January 17, 2017

7:00 p.m.

Town Hall

CALL TO ORDER

7:00 1. **Approval** of Minutes of previous meeting: November 15, 2016

7:05 2. **Election of Officers**

NEW BUSINESS

7:10 3. **Maxwell Woods Subdivision**- Joel FitzPatrick, d/b/a Maxwell Woods LLC, is requesting Major Subdivision Review and a Resource Protection Permit for Maxwell Woods, a 38-unit condominium and 8 apartment unit development located 112-114 Spurwink Ave, Sec. 16-2-4, Major Subdivision Review Completeness and Sec. 19-8-3, Resource Protection Permit Completeness.

8:00 4. **Fusco Resource Protection Permit** -Geraldine and Ernest Fusco are requesting a Resource Protection Permit to alter 100 sq. ft. of RP2 wetland to construct a 25' x 4' boardwalk at 11 Angell Point Rd (U41-4A), Sec. 19-8-3 Resource Protection Permit Completeness and Public Hearing.

OTHER BUSINESS

8:15 5. **Accessory Structures Amendment** - The Town Council has referred to the Planning Board review of an amendment that restricts overnight accommodations in accessory structures and how that impacts seasonal agricultural worker housing and more generally overnight accommodations on farms. The Planning Board is not recommending additional zoning ordinance amendments and will hold a public hearing prior to making this recommendation to the Town Council.

8:25 6. **Public Comment**

NOTE: The times on this agenda are approximate and are intended for the convenience of the public; however, an item may begin earlier or later than the indicated time.

Public Participation at regular Planning Board meetings

The intent of this policy is to allow for public participation by interested parties and to provide for orderly Planning Board deliberation.

Speaking on topics on the regular Planning Board meeting agenda

The public hearing or public comment period will be opened after the applicant has made a presentation describing the project, or the Planning Board Chair has described the ordinance amendment or policy issue under consideration. When the Planning Board is considering the completeness of an application, public comments shall be limited to completeness and no comments on the merits of the application shall be made. If the Planning Board finds the application complete, the Planning Board may then open a second public comment period on the substance of the application and under the terms described below.

Members of the public wishing to address the Board concerning an agenda item shall wait until the Chair asks for public comment. When recognized by the Chair, the speaker shall state the speaker's name and address in an audible tone for the record. The speaker is strongly encouraged to focus his/her comments on the development standards of review, or, in the case of an ordinance amendment or policy discussion, the issue under discussion. Each member of the public shall be allowed three (3) minutes, and such time may be extended at the discretion of the Chair. The Chair may decline to recognize any person who has already spoken on the same agenda item. Once the public hearing or public comment period is closed and the Planning Board has begun its deliberations on an item, no member of the public shall be permitted to address the Planning Board. The public hearing or public comment period may be reopened at the discretion of the Chair.

Speaking on topics not on the regular Planning Board meeting agenda

Persons wishing to address the Board on an item not appearing on the agenda may do so only after disposition of all items appearing on the agenda, and only at the discretion of the Chair.