

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

May 18, 2017

7:00 p.m.

Town Hall

CALL TO ORDER

- 7:00 1. **Approval** of Minutes: April 24, 2017

OLD BUSINESS

- 7:05 2. **Holt Private Road Review** - Dr. William Holt is requesting a private road review (to upgrade his existing driveway) to provide frontage for a new lot to be created at the end of Running Tide Rd (U14-40), Sec. 19-7-9 Public Hearing.

- 7:45 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 and amendments to the previously approved Cottage Brook Subdivision to adjust grading adjacent to the extension of Aster Lane, Sec. 16-2-4, Major Subdivision Review, Sec. 16-2-5, Amendments to a Previously approved subdivision Sec. 19-8-3, Resource Protection Permit, and Sec. 19-9 Site Plan review.

OTHER BUSINESS

- 8:40 4. **19 Wells Rd Tower Overlay District Amendment**- The Cape Elizabeth Town Council has referred to the Planning Board a request by Global Signal Acquisitions IV LLC (Crown Castle) to establish a Tower Overlay District located at 19 Wells Rd (R5-30), Sec. 19-10-3, Amendments [to the Zoning Map].

- 8:55 5. **27 Fowler Rd BB District Zoning Amendment** - The Cape Elizabeth Town Council has referred to the Planning Board a request by Brad Pearson to change the zoning for 27 Fowler Rd (U20-10) from Residence A to Business B and to make text changes to the Business B Zoning District to permit a landscaping contractor, Sec. 19-10-3, Amendments [to the Zoning Ordinance and the Zoning Map].

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.