

TOWN OF CAPE ELIZABETH, MAINE  
MINUTES OF PLANNING BOARD MEETING

**August 16, 2003**

**7 P.M., TOWN HALL**

Present: John Ciraldo, Chair  
Peter Cotter  
David Griffin  
David Sherman

Absent: Andrew Charles  
Peter Hatem  
Barbara Schenkel

Also present was Maureen O'Meara, Town Planner

Mr. Ciraldo called the meeting to order and requested a motion on the minutes from the previous meeting. Mr. Cotter made a motion to accept the minutes as presented. Motion was seconded by Mr. Griffin and carried 4 in favor and 0 opposed.

Mr. Griffin made a request to leave the meeting in order to address a business responsibility. Permission was granted by the Chair, who thanked Mr. Griffin for his time that evening in providing a quorum necessary to initiate the meeting.

Mr. Ciraldo reviewed correspondence and the evening's agenda.

**CONSENT AGENDA**

**Gull Crest Field Sign Site Plan Amendment** -The Town of Cape Elizabeth would like to amend the prior approval for the Gull Crest Facility to add a scoreboard to the athletic field, Sec. 19-9-6.

Mr. Ciraldo reminded Board members that in order to have a substantive discussion on any consent agenda item, a motion must be made. He asked whether any Board member wanted to have the item removed from the consent agenda. Mr. Sherman felt that there was no need for any discussion of the issue. Mr. Ciraldo asked for a motion.

Mr. Cotter made the following motion for the Board to consider:

**BE IT ORDERED** that, based on the plans and materials submitted and the facts presented, the application of the Town of Cape Elizabeth for an amendment to the previously granted Gull Crest Facility Site Plan, located off Dennison Drive, to install a scoreboard at the southern corner of the southern field be approved.

Motion was seconded by Mr. Sherman and carried 3 in favor and 0 opposed.

**Riverview Subdivision De minimus change extension** - Robert Schaedel is requesting an extension of the approval granted by the Planning Board on May 20, 2003 to adjust the common boundary line between the lots located at 1 and 3 Wainwright Drive, Sec. 16-2-5.

Mr. Ciraldo asked whether any Board member wished to have the item removed from the consent agenda. Hearing no comment, Mr. Ciraldo asked for a motion.

Mr. Sherman made the following motion for the Board to consider:

**BE IT ORDERED** that, based on the plans and materials submitted and the facts presented, the application of Robert Schaedel for a 90 day extension of the Planning Board approval of the Riverview Subdivision Amendment to adjust the lot line boundary between the lots located at 1 and 3 Wainwright Drive be approved.

Motion was seconded by Mr. Cotter and carried 3 in favor and 0 opposed.

## **OTHER BUSINESS**

**Miscellaneous Amendments** - The Planning Board, in consultation with Town staff and others, has prepared a package of miscellaneous amendments to the Sewer, Subdivision, Road and Zoning Ordinances and a Zoning Map Amendment to change the eastern boundary of the Town Center District for Town Council Consideration, Sec. 19-10-3, Public Hearing.

Mr. Ciraldo stated that the Board had received considerable input regarding the amendments. A summary of the various changes considered had been posted on the website.

Mr. Ciraldo opened the public hearing. With no persons coming forward, Mr. Ciraldo closed the public hearing.

Mr. Ciraldo noted that the Board had reviewed the amendments thoroughly and discussed each proposed change. He stated that after careful consideration, the Board supported the amendments.

Ms. O'Meara explained that a change to the zoning map was also proposed. A property had inadvertently been included in the Town Center Zoning and was not applicable for that district.

Mr. Sherman stated that he appreciated the input received from Public Works and the Fire Department and their efforts in clarifying the changes.

With no further discussion, Mr. Cotter made a motion for the Board to consider:

**BE IT ORDERED** that, based on the materials and facts presented, the draft Miscellaneous Amendments to the Sewer, Subdivision, Road and Zoning Ordinances and the Official Zoning Map, be recommended to the Town Council for adoption.

Motion was seconded by Mr. Sherman and carried 3 in favor and 0 opposed.

**Fort Williams Master Plan** - Request by the Town Council to review the draft Fort Williams Master Plan, Sec. 19-6-8(D), Public Hearing.

Mr. Ciraldo explained that the Master Plan had been forwarded to the Planning Board by the Town Council for review and any recommendations. Mr. Ciraldo stated that the public hearing scheduled for this meeting was part of that process. He said that the Board had discussed the draft plan at length and asked Ms. O'Meara to summarize the revisions.

Ms. O'Meara first referenced a letter received from a property owner at 108 Delano Park regarding the Fort Williams Park. The letter had not been included in the earlier packets for Board members. She then went on to explain that the Fort Williams Ordinance did not allow for a specific list of permitted or restrictive uses, as did the other zoning districts. The Master Plan as reviewed by the Planning Board and a public hearing and adopted by the Town Council would serve as its ordinance. A Master Plan was drafted for 2003 with two proposed amendments by the Planning Board. The first proposal specifies an area in the southwest preserve that is currently used for maintenance. The new draft would continue to designate that area as such. The second amendment adds language that would explicitly reserve the southwest preserve as an area for informal, non-intensive recreation.

Mr. Ciraldo opened the public hearing. With no persons coming forward, Mr. Ciraldo closed the public portion of the meeting and opened discussion to the Board.

Mr. Ciraldo noted once again that the Board had reviewed the draft extensively through workshops and listened to comments from the different factions involved. He felt that the Master Plan as presented was acceptable to the Board as a whole. He stated that the Board was impressed with the balance the plan achieved with regard to the appropriate uses of the Park considering its special nature and location adjacent to a residential district.

With no further discussion, Mr. Sherman made a motion for the Board to consider:

**BE IT ORDERED** that, based on the materials and the facts presented, the draft Fort Williams Master Plan be recommended to the Town Council for adoption.

Motion was seconded by Mr. Cotter and carried 3 in favor and 0 opposed.

Mr. Cotter wished to thank the Fort Williams Commission and various committee help and Town staff for their effort on what he considered an excellent plan. Mr. Ciraldo agreed.

Mr. Cotter made a motion to adjourn. Motion was seconded by Mr. Sherman and carried 3 in favor and 0 opposed.

Meeting was adjourned at 7:22PM.

Respectfully submitted,

Barbara H. Lamson, Minutes Secretary