

**TOWN OF CAPE ELIZABETH  
MINUTES OF THE  
PLANNING BOARD WORKSHOP**

(Minutes of a Planning Board workshop is prepared when the Planning Board takes a vote. Votes are restricted to holding an executive session, scheduling a public hearing, or deciding a potential conflict of interest)

April 3, 2018

7:30 p.m. Town Hall

Present:	Carol Anne Jordan, Chair	Jonathan Sahrbeck
	Andrew Gilbert	Josef Chalot
	James Huebener	Victoria Volent

Also present was Maureen O'Meara, Town Planner.

Ms. Jordan called the meeting to order at 7:30 p.m. The Planning Board heard item #1, the Used car sales amendment.

The Planning Board reviewed the draft amendments which create a definition of repair garage and allow a repair garage in the Business A District (Shore Rd) to have up to 3 cars for sale on the lot. The board discussed whether more requirements on the limit, or the need for a site plan, should be added. Staff noted that there are detailed state regulations for car sales and circulated the state rules, 29-250-103. Board members emphasized that sales would only be allowed in conjunction with operation of a repair garage, for which the state has minimum requirements. A few letters were submitted by the public and discussed.

The Planning Board voted 6-0 to schedule a public hearing on the draft amendments for the regular Planning Board meeting on April 23, 2018.

The Planning Board continued with the remaining items on the agenda and then adjourned the meeting.