

MEMORANDUM

TO: Cape Elizabeth Planning Board
FROM: Maureen O'Meara, Town Planner
DATE: March 18, 2014
SUBJECT: Normal High Water Line Zoning Amendments

Introduction

At the March 11, 2013 meeting, the Town Council referred to the Planning Board a request to review the normal high water line in coastal waters definition. The Planning Board has held 8 workshops, and 6 regular meetings, including 3 public hearings (the third scheduled for this evening), in their review of possible amendments to the normal high water line definition. The Planning Board has developed a replacement definition that is tied to the Highest Astronomical Tide plus 3' vertical feet and a clarifying map interpretation amendment. The proposed amendments are attached.

Procedure

- The Board may want to begin by reviewing the proposed amendment and discussing any revisions to the draft.
- The Board should then open the public hearing.
- At the close of the public hearing, the Planning Board may resume discussion of the amendments.
- At the close of discussion, the Board has the option to table the amendment to the next workshop for further review or to make a recommendation to the Town Council.

Discussion

The Planning Board has invested a significant amount of time and effort in the proposed amendments. The attached draft memo to the Town Council attempts to capture the work of the Planning Board. This memo would accompany any text amendments recommended by the Planning Board and edits to the memo can be made at the meeting or left to the chair to approve.

Motion for the Board to consider

BE IT ORDERED that, based on the materials reviewed and the facts presented,
the Planning Board recommends the Normal High Water Line
Zoning Amendments to the Town Council for consideration.