

**TOWN OF CAPE ELIZABETH  
PLANNING BOARD AGENDA**

April 15, 2014

7:00 p.m.

Town Hall

CALL TO ORDER

- 7:00      1. **Approval** of Minutes of previous meeting:      March 18, 2014

OLD BUSINESS

- 7:05      2. **Hilse/Mitchell Highlands Subdivision Amendment** - Eric Hilse is requesting an amendment to the previously approved Mitchell Highlands Subdivision to divide a lot located at 27 Killdeer Rd to create a second lot with proposed access to Astor Lane, Sec. 16-2-5, Amendment to a Previously approved Subdivision Public Hearing.

NEW BUSINESS

- 7:20      3. **Jordan/Hews Jordan Subdivision Amendment** - Philip Jordan and Chelsea Hews are requesting an amendment to the previously approved Jordan Subdivision to change the length and slope of the proposed road and to eliminate the public water line, Sec. 16-2-5, Subdivision Amendment Completeness.
- 7:45      4. **Middle School Boiler Room Site Plan Amendment** - The Town of Cape Elizabeth is requesting an amendment to the previously approved site plan for the Cape Elizabeth School campus to construct a 1,050 sq. ft. boiler room addition to the middle school located at 14 Scott Dyer Rd, Sec. 19-9, Site Plan Amendment Completeness and Public Hearing.
- 8:00      5. **Tamaro Landscaping/Summer Oven Site Plan** - Nick Tamaro and Jennifer Feeney are requesting Site Plan Review of the property located at 539-541 Ocean House Rd, including the addition of The Summer Oven, a 26 seat restaurant. Sec. 19-9, Site Plan Completeness.
- 8:30      6. **The Well 44 seat restaurant Site Plan** - Jason Williams is requesting Site Plan Review of the Well at Jordan Farms, a 44 seat restaurant located at 21 Wells Rd, and an amendment to the Site Plan for the Jordan Farm Stand, Sec. 19-9, Site Plan Review Completeness.
- 9:00      7. **Harvest Lane Private Road Amendment** - Nick and Jim Tamaro are requesting an amendment to the previously approved Harvest Lane Private Road to provide access and frontage to a new lot located at the end and southerly of Harvest Lane, Sec. 19-7-9, Private Road Standards Completeness.

OTHER BUSINESS

- 9:45      8. **BA District 100-seat restaurant Zoning Amendment** - The Town Council has asked the Planning Board to consider an amendment to the Business A District to increase the maximum number of seats in a restaurant from 80 to 100, Sec. 19-10-3, Zoning Ordinance Amendment Table to Public Hearing.

9. **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.