

**TOWN OF CAPE ELIZABETH
PLANNING BOARD AGENDA**

Thursday, May 22, 2014

7:00 p.m.

Town Hall

CALL TO ORDER

- 7:00 1. **Approval** of Minutes of previous meeting: May 6, 2014

CONSENT AGENDA

2. **Perham Highland Subdivision Amendment** - Rick and Janice Perham are requesting an amendment to the previously approved Highlands Subdivision to amend the building envelope for the lot located at 6 Heritage Court to accommodate an existing garage, Sec. 16-2-5, Amendment to Previously approved subdivisions.

OLD BUSINESS

- 7:05 3. **Jordan/Hews/Butterfield Jordan Subdivision Amendment** - Philip Jordan and Chelsea Hews, and Scott Butterfield 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 Public Hearing.
- 7:25 4. **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 Public Hearing.
- 7:50 5. **Harvest Lane Private Road Amendment** - Nick and Jim Tammaro 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 Public Hearing.

NEW BUSINESS

- 8:20 6. **Jodie Jordan Farm Market Site Plan** - Jodie Jordan is requesting Site Plan Review of a proposed replacement 24' x 40' fish and farm market with prep kitchen to be located at 83 Old Ocean House Rd, Sec. 19-9, Site Plan Completeness and Public Hearing.

OTHER BUSINESS

- 8:50 7. **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 Public Hearing.

8. 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.