

## MEMORANDUM

TO: Cape Elizabeth Planning Board  
FROM: Maureen O'Meara, Town Planner  
DATE: August 10, 2014  
SUBJECT: Land Use Zoning Amendments

### Introduction

The Town Council has referred to the Planning Board recommendations from the Future Open Space Preservation Committee (FOSP) for implementation. The Planning Board has initiated a policy discussion on all but the last two items listed in the August 5, 2014 memo. The Planning Board will continue to on those items.

**PLEASE BRING THE AUGUST 5, 2014 MEMO TO THIS MEETING.**

### Agenda for this meeting

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| 7:00 | 1. | Item #3, Growth Areas.  |
| 7:25 | 2. | Item #4, New Subdivision Ordinance consistency.   |
| 7:35 | 3. | TDR potential additions/deletions. Attached is a map and list of possible additions and deletions to the TDR list to align the TDR sending areas to the open space priorities identified by FOSP. After reviewing/revising this potential list, the Planning Board should consider asking staff to contact property owners and invite them to the October 7th workshop to solicit comments. |
| 8:00 | 4. | Multi-unit study regulatory framework. Attached is a draft framework to base the first part of the multi-unit study. The Planning Board should review/revise this. This study has been undertaken to assist the Planning Board with recommendations related to items #14, #85 and #86.  |