

**DRAFT
MEMORANDUM**

TO: Cape Elizabeth Town Council
FROM: Planning Board
DATE: December 17, 2014
SUBJECT: Land Use Amendments Status Report

In May, 2013, the Planning Board restarted an earlier effort to prepare a package of Land Use Amendments. The Land Use Amendments is the 5th package of amendments implementing the 2007 Comprehensive Plan.

The Planning Board had made a commitment to complete their recommendation to the Town Council by the end of 2014 or provide a status report. The Planning Board has made tremendous progress and is nearing completion on the amendments. A 28-page package of amendments to the Sewer Service Area Map, Subdivision Ordinance and Zoning Ordinance has been developed. A public forum was held October 7, 2014 with property owners regarding possible changes to the Transfer of Development Rights map (included in the Zoning Ordinance). At this time, the board is waiting for a consultant report on Cape Elizabeth's position in the multifamily unit market as part of revisions to the multi-unit housing regulations.

The Planning Board expects to hold a public hearing on the amendments in January or February, and provide a final recommendation no later than March 31, 2015.