

MEMORANDUM

TO: Cape Elizabeth Planning Board
FROM: Maureen O'Meara, Town Planner
DATE: May 19, 2015
SUBJECT: Special Event Facility Overlay District Zoning Amendment

Introduction

The Town Council referred to the Planning Board on December 8, 2014 a Special Event Facility Ordinance Amendment for their review. The Planning Board has worked on the amendment at the January 6th, February 3rd, April 27th and May 5th workshops. For tonight's meeting, the Planning Board will consider scheduling a public hearing in accordance with Sec. 19-10-3, Amendments.

Procedure

- The Board may want the town planner to provide a summary of the proposed amendment.
- The Board may begin discussion of the amendment at any time.
- At the close of discussion, the Board has the option to table the amendment to a workshop or to a public hearing.

Discussion

The Special Event Facility Zoning Amendment was forward to the Town Council with the following information provided by the town manager:

Town staff has met with representatives of the Sprague Corporation regarding the evolving use of the Wentworth Lodge as a special event facility. In order to bring this use of the property into alignment with town ordinance, a draft special event facility zoning ordinance amendment has been prepared in cooperation with the property owner.

The Planning Board recommendation creates an overlay district, similar to how commercial telecommunication towers are regulated. A definition of "special event facility" is proposed, special event facilities are a permitted use in the overlay district, and require a 15 acre minimum land area. The special event facility would also require site plan review by the Planning Board, which would include new performance standards. Highlights of the performance standards are a limit of 12 events per year, restriction on amplified music to no later than 10 p.m, and a requirement that Site Plan approval must be renewed every three years.

The Planning Board also discussed a Zoning Map amendment that would create a Special Event Facility Overlay District located on 4 lots in the area of Winters Lane and Old Proprietor Rd (the area of the Wentworth Lodge.) As of this writing, the property owner has not indicated support for the overlay district map amendment, so it is not included in this package. The Planning Board may elect to include the map amendment in its recommendation to the Town Council. If the map amendment is not included as part of this amendment process, the Zoning Ordinance requires that any Zoning Map amendment must be referred to the Planning Board before it can be considered for adoption by the Town Council.

Motion for the Board to Consider

BE IT ORDERED that, based on the materials prepared and the facts presented, the Planning Board tables the Special Event Facility Overlay District Amendment to the June 16, 2015 meeting of the Planning Board, at which time a public hearing will be held.