

TOWN OF CAPE ELIZABETH  
Minutes of the Planning Board Workshop  
Item 3. Village Green Zoning Amendment **DRAFT**

September 1, 2015

7:00 p.m. Town Hall

Present:	Peter Curry, Chair	Jonathan Sahrbeck
	Josef Chalats	Henry Steinberg
	Victoria Volent	Carol Anne Jordan
	Elaine Falender	

Also present was Maureen O'Meara, Town Planner.

3. **Village Green Zoning Amendment.** The Town Council has referred to the Planning Board an amendment to the Town Center District front setback to accommodate a village green.

The Planning Board Rules of Procedure, adopted by the Town Council and effective January, 2015, provide for the Planning Board to vote to schedule a public hearing as follows:

No vote or decision shall be made by the Planning Board at a workshop, except for a procedural vote on the potential conflict of interest or bias of a member or to schedule a public hearing at the next regular meeting. Minutes of the workshop are not required, except when a procedural vote is taken. [Section 6A]

The last item on the September 1, 2015 Planning Board workshop was the Village Green Zoning Amendment. Planning Board Chair Peter Curry noted that the Planning Board had previously reviewed and revised the amendment and that it was his intent to make a motion to move this item to a public hearing on September 15th at the end of discussion.

Mr. David Sherman was invited by the Planning Board to attend the workshop and provide his perspective as a Town Center Plan Committee member and Town Councilor (at that time). Mr. Sherman provided an overview of the 1993 Town Center Plan recommendations reviewed by the 2013 committee. The village green concept is repeated in the work of both committees and received public support during the 2014 plan process.

Mr. Chalats asked if the committee discussed village green maintenance costs. Mr. Sherman said the committee did not get to that level.

Following Mr. Sherman's presentation, the Planning Board reviewed the most recent draft. Board members noted that they want to hear from the town attorney. A slight rewording of the conditional municipal approval requirement was accepted.

Mr. Sahrbeck made a motion, seconded by Mr. Chalat, to hold a public hearing on the Village green amendment, as revised, on September 15th. The motion was unanimously approved.