

**Town of Cape Elizabeth
Planning Board Meeting Agenda**

May 17, 2016

7:00 p.m.

Town Hall

CALL TO ORDER

- 7:00 1. **Approval** of Minutes of previous meeting: April 25, 2016

OLD BUSINESS

- 7:05 2. **Cape Chiropractic & Acupuncture 3-lot minor subdivision and 2 Mixed Use Buildings Site Plan** - Two Penguin Properties LLC are requesting Minor Subdivision Review of a 3-lot subdivision and Site Plan Review of 2 buildings containing 6,205 sq. ft. of medical office space, 10 multi-family residential units and a 357 sq. ft. building connector, located at 12 Hill Way (U22-74), Sec. 16-2-3, Minor Subdivision Review and Sec. 19-9, Site Plan Review.

- 8:05 3. **535 Shore Rd Site Plan** - Michael Friedland is requesting Site Plan Review for 2,389 sq. ft. of retail space located in the existing building located at 535 Shore Rd, Sec. 19-9, Site Plan Completeness and Public Hearing.

NEW BUSINESS

- 8:30 4. **Wentworth Lodge Special Event Facility Site Plan** - The Sprague Corporation is requesting Site Plan Review of a proposed special event facility to be located at 10 Winters Lane (R8-1-2), Site Plan Completeness. Sec. 19-9.

OTHER BUSINESS

- 8:55 5. **Technical Amendments** - The Town Council has authorized the Planning Board to assemble a package of Technical Amendments, which include amendments to the Subdivision, Conservation, Zoning and new Stormwater Ordinances, Sec. 16- and Sec. 19-1 Amendments, Table to Public Hearing.

- 9:05 6. **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.