

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

June 21, 2016

7:00 p.m.

Town Hall

CALL TO ORDER

- 7:00 1. **Approval** of Minutes of previous meeting: May 17, 2016
June 7, 2016 Executive Session

OLD BUSINESS

- 7:05 2. **517 Ocean House Rd LLC v. Town of Cape Elizabeth** - The Superior Court has remanded to the Planning Board for further findings the 541 Ocean House Rd Site Plan approval granted May 19, 2015, Sec. 19-9, Site Plan Review.
- 7:55 3. **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 Public Hearing, Sec. 19-9.

NEW BUSINESS

- 8:20 4. **Cape Elizabeth High School Generator Site Plan Amendment** - The Town of Cape Elizabeth is requesting an amendment to the previously approved site plan for the school campus (U21-12) to construct a pad for a generator adjacent to the High School, Sec. 19-9, Site Plan Amendment Completeness, Public Hearing.
- 8:35 5. **Old Mill Road 4-lot subdivision** - Mark Jordy is requesting Minor Subdivision Review of a 4-lot subdivision located on Old Mill Rd (R02-16), Sec. 16-2-3, Minor Subdivision Completeness.

OTHER BUSINESS

- 9:00 6. **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. 16-3-6(c), Subdivision Ordinance Amendments, and Sec. 19-10-3, Zoning Ordinance Amendments, Public Hearing.

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.