

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

March 21, 2017

7:00 p.m.

Town Hall

CALL TO ORDER

- 7:00 1. **Approval** of Minutes of: February 27, 2017

OLD BUSINESS

- 7:05 2. **Maxwell Woods Subdivision-** Joel FitzPatrick, d/b/a Maxwell Woods LLC, is requesting Major Subdivision Review and a Resource Protection Permit for Maxwell Woods, a 38-unit condominium and 8 apartment unit development located 112-114 Spurwink Ave and amendments to the previously approved Cottage Brook Subdivision to adjust grading adjacent to the extension of Aster Lane, Sec. 16-2-4, Major Subdivision Review, Sec. 16-2-5, Amendments to a Previously approved subdivision and Sec. 19-8-3, Resource Protection Permit.

NEW BUSINESS

- 8:00 3. **Great Pond Preserve II Resource Protection Permit** - In preparation for next month's Planning Board meeting when an application will be submitted, the Cape Elizabeth Land Trust is requesting that staff be directed to advertise for both completeness and a public hearing, if the application is deemed complete.
- 8:05 4. **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.