

MEMORANDUM

TO: Cape Elizabeth Planning Board
FROM: Maureen O'Meara, Town Planner
DATE: May 18, 2017
SUBJECT: 27 Fowler Rd BB District Zoning Amendments

Introduction

The Cape Elizabeth Town Council has referred to the Planning Board a request by Brad Pearson to change the zoning for 27 Fowler Rd (U20-10) from Residence A to Business B. Potential text changes to the Business B Zoning District are also under consideration to permit a landscaping contractor. The Planning Board will review the request in compliance with Sec. 19-10-3, Amendments [to the Zoning Map and Zoning Ordinance.]

Procedure

- At the May 2, 2017 workshop, the Planning Board decided to move this item to a public hearing in order to receive public comment.
- At this meeting, the Planning Board will be tabling the item to the June 20, 2017 meeting, at which time a public hearing will be held.
- The Planning Board may also take public comment at this meeting.

Discussion

The Planning Board would like to receive public comment on two items, as follows:

1. Rezoning the property located at 27 Fowler Rd from Residence A (RA) to Business B (BB).
2. Concept level amendments to the Business B District to make a landscape contractor a permitted use, with related minimum lot size, setback and other requirements.

After receiving public comments on June 20th, it is the Planning Board's intent to return this item to the August 1st workshop, when it will substantively discuss both the rezoning and ordinance amendments.

Motion for the Board to Consider

BE IT ORDERED that, based on the map and materials submitted, and the facts presented, the request by Brad Pearson to change the zoning for 27 Fowler Rd (U20-10) from Residence A to Business B and to make text changes to the Business B Zoning District to permit a landscaping contractor be tabled to the June 20, 2017 meeting, at which time a public hearing will be held.