

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

September 19, 2017

7:00 p.m.

Town Hall

**CALL TO ORDER**

- 7:00 1. **Approval** of Minutes: August 15, 2017

**OLD BUSINESS**

- 7:01 2. **Strout Tower Consolidation Site Plan** - Tower Specialists Inc. is requesting Site Plan review of a proposed 180' tall telecommunications tower to be constructed at 14 Strout Rd, Sec. 19-9 Site Plan Public Hearing.
- 7:30 3. **27 Fowler Rd BB District Zoning Amendments** - 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 and to make text changes to the Business B Zoning District to permit a landscaping contractor, Sec. 19-10-3, Amendments [to the Zoning Ordinance and the Zoning Map] Public Hearing.

**NEW BUSINESS**

- 7:55 4. **Maxwell Woods Residential development** - Maxwell Woods LLC is requesting Major Subdivision Final Plan Review, Amendments to the previously approved Spurwink Woods Subdivision, a Resource Protection Permit and Site Plan Review of 38 condominium units and 2 4-unit apartment buildings located at 112-114 Spurwink Ave, Sec. 16-2-4, Major Subdivision Review Completeness, Sec. 19-8-3, Resource Protection Completeness, and Sec. 19-9, Site Plan Review Completeness.
- 8:15 5. **Comfy Cape Expansion Site Plan Amendment** - Kimberly Sholl is requesting an amendment to the previously approved site plan to expand the Comfy Cape Day Care from 19 to 40 children, located on 111 Scott Dyer Rd, Sec. 19-9 Site Plan Completeness.
- 8:40 6. **75 Ocean House Rd Private Road/Private Accessway** - KTO LLC are requesting review of a proposed private road and private accessway to create frontage for a new lot to be located to the rear of 75 Ocean House Rd, Sec. 19-7-9 Private Road and Private Accessway Completeness. **WITHDRAWN!**
- 9:10 7. **287 Ocean House Rd Office building Site Plan** - 287 Route 77 LLC is requesting site plan review for a 6,500 sq. ft. medical / commercial office building locate at 287 Ocean House Rd, Sec. 19-9, Site Plan Completeness.

- 9:40 8. **1226 Shore Rd office/retail/apartment building Site Plan Amendment-** 1226 Shore Rd LLC is requesting an amendment to the previously approved site plan to expand the existing building to accommodate office, retail and 8 apartments, Sec. 19-9, Site Plan Completeness.
- 9:59 9. **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.

