

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

November 21, 2017

7:00 p.m.

Town Hall

CALL TO ORDER

- 7:00 1. **Approval** of Minutes: October 17, 2017
November 7, 2017 Workshop

OLD BUSINESS

- 7:01 2. **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(U26-1), Sec. 19-7-9 Private Road Public Hearing.

NEW BUSINESS

- 7:40 3. **Bailyn-Morris Resource Protection Permit** - Ronald Bailyn and Patricia Morris are requesting an after the fact Resource Protection Permit to alter 1,557 sq. ft. of RP2 wetland for drainage and lawn area located at 26 Hannaford Cove Rd(U40-9), Sec. 19-8-3 Resource Protection Permit Completeness.

- 8:10 4. **Holt Second Berry Subdivision Amendment** - William Holt is requesting a second amendment to the Berry subdivision lot located at 31 Hannaford Cove Rd (U40-19-4) to convey 1.09 acres to an abutter, Sec. 16-2-5, Amendments to a Previously Approved Subdivision Completeness and Public Hearing.

- 8:25 5. **19 Wells Rd Telecommunications Tower** - Global Signal Acquisitions IV, LLC (Crown Castle) is requesting Site Plan review and a Resource Protection Permit to construct a 180' tall telecommunications tower to be constructed at 19 Wells Rd (R5-30), Sec. 19-9 Site Plan Completeness and Sec. 19-8-3, Resource Protection Permit Completeness.

- 9:00 6. **Weare Private Accessway Permit** - Peter Weare is requesting a Private Accessway Permit to create frontage and access for a lot located at the rear of 69 Beach Bluff Terrace (U10-37), Sec. 19-7-9 Private Accessway Completeness.

- 9:30 7. **Sprague Solar Farm Resource Protection Permit** - The Sprague Corporation is requesting a Resource Protection Permit to alter 400 sq. ft. of RP2 wetland to install underground electric utilities for a solar farm to be installed at 95 Bowery Beach Rd (R6-29), Sec. 19-8-3 Resource Protection Permit Completeness and Public Hearing.

8. **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.

