**MEMORANDUM**

 TO: Cape Elizabeth Town Council

 FROM: Ordinance Committee

 DATE: September 30, 2015

 SUBJECT: Special Event Facility Zoning Ordinance Amendment

Introduction

The Town Council referred the Special Event Facility Amendments to the Planning Board December 8, 2014. The Planning Board completed its review in June and the Town Council then referred them to the Ordinance Committee. The Ordinance Committee reviewed the draft amendments at the September 14th and September 28th meetings.

Summary of Amendments

The catalyst for the proposed amendments are the events currently held at the Wentworth Lodge, located in the RA District. Amendments are proposed to reconcile this activity with the Zoning Ordinance and to treat similar properties equitably.

The proposed amendments create a Special Event Facility Overlay District in which special event facilities are a permitted use. A definition of special event facility has been created which regulates large events where the property owner is compensated for hosting the event. Special event facilities require a minimum of 15 acres held in contiguous, common ownership and must comply with proposed performance standards. Highlights of the performance standards are a limit of 12 events per year, restriction on amplified music to no later than 10 p.m., and a requirement that Site Plan approval must be renewed every three years.

In addition to text amendments, an amendment to the Official Zoning Map is proposed to create the first Special Event Facility Overlay District on an area that includes the Wentworth Lodge.

Ordinance Committee Review

The Ordinance Committee discussed the amendments with Acting Planning Board Chair Carol Anne Jordan. Members of the public commenting on the amendments included John Greene, Manager of the Sprague Corporation Farm and Tilly Kelly, representing the Sprague Corporation.

The Ordinance Committee was generally complimentary of the Planning Board's work and limited its changes to page 4, line 21, changing the word "neighborhoods" to "neighbors.

Recommendation

At the September 28, 2015 meeting, the Ordinance Committee voted 3-0 to recommend the revised Special Event Facility Amendments and the Special Event Facility Overlay District map amendment to the Town Council for consideration. (amendments and map are attached).