

**Town of Cape Elizabeth
Ordinance Committee Minutes**

July 13, 2015

5:45 p.m., Town Hall

Present: Jamie Wagner, Chair
 Caitlin Jordan
 Jessica Sullivan

Staff: Maureen O'Meara

The minutes of the June 15, 2015 minutes were approved.

Public Comment

No member of the public was in attendance.

Land Use Amendments

The Ordinance Committee restarted review where they left off at the June meeting, on page 16, line 10, Permanent Open Space Preservation. This section reorganizes the current provisions that set out the legal requirements for permanent preservation. Committee members noted that some vegetation alteration is allowed on preserved open space.

The committee then returned to review of the Site Design Standards, page 19. Committee members noted that 45% open space is a 5% increase from the current 40% requirement. Committee members discussed line 29 about the face of the building. They agreed that the side of the building facing the street should be the *front* of the building and that 100' is generally a good measurement. They clarified line 33 by adding "front of the" building."

They reviewed the Architectural Standards, beginning on page 20. Staff explained that the pictures would be replaced with line drawings to be consistent with other illustrations in the Zoning Ordinance. The committee discussed the Exterior Materials standards. The section title was changed to Exterior *Siding* Materials, in particular to not create an obstacle to metal roofs. The committee discussed the use of vinyl siding in town, its desirability as a low maintenance siding, and agreed to remove vinyl siding from the list of materials not permitted.

The committee discussed the Density Bonus section, page 22. Staff explained that this is a new section and that it can be removed without impact to other sections of the ordinance. The purpose of this section is to direct private funding to advance public

goals. The committee agreed that the 50' height limit should be deleted per the Town Council workshop.

The committee reviewed the density bonus options. All agreed that it needs to be clear that 30% is the cap for all available bonuses. Staff will make sure the language is clear that the sewer bonus falls under the 30%. Councilor Wagner said we should decide if the bonuses are a benefit to the town. Councilor Sullivan noted the public sewer construction cost burden on small projects, nevertheless public sewer connection is environmentally responsible. Allowing a bonus is a good way to help with high sewer construction costs.

The committee reviewed the TDR clean-up text amendments, the TDR map changes and the Agricultural TDR provision. Staff provided an example of how the Agricultural TDR would be calculated. Staff noted that the TDR Map can be amended.

Staff introduced the changes on pages 28-30 as updating references changed as part of the Subdivision Ordinance overhaul and Councilor Jordan cautioned to make sure the proposed section numbers are correct.

The committee agreed to complete the review at the next meeting, with focus on pages 3-14. Councilor Wagner asked for a copy of the map showing lots in the RC District between 3-5 acres and lots in the RA District between 5-10 acres.

Public Comment

No members of the public wished to comment.

Next Meeting

The next meeting of the Ordinance Committee will be held on Tuesday, August 4, from 5:30 p.m. to 6:45 p.m.

The meeting adjourned at 6:45 p.m.