

MEMORANDUM

TO: Cape Elizabeth Town Council
FROM: Maureen O'Meara, Town Planner
DATE: August 26, 2019
SUBJECT: 2019 Comprehensive Plan potential hot spots

The 2019 Comprehensive Plan includes 89 recommendations. The following items, summarized as a reference aide, have been recently raised in public discussion and also recommended in the comprehensive plan.

1. **Short Term Rentals.** The Town Council has received public comment regarding the impact of short term rentals on neighborhoods.

Recommendation 86: Streamline administrative tracking of short-term rental activity by requiring a permit, without expanding regulatory requirements, for operating a homestay or short-term rental of two weeks per year or less.

2. **Shoreland Zoning update.** The DEP Shoreland Zoning Coordinator has notified the town that our shoreland zoning provisions need to be updated.

Recommendation 47: Retain the current, stringent Resource Protection Regulations, Shoreland Zoning, Floodplain Management Ordinance, Great Pond Overlay District and cluster development requirements.

3. **Town Center Intersection.** The Town Council has received public comment regarding this intersection and an analysis is being conducted for the town by TY Lin.

Recommendation 20: Improve safety of the Route 77/Shore Rd/Scott Dyer Rd intersection, utilizing strategies including but not limited to traffic calming, demand management (high school senior start times), new technologies and intersection design changes.

4. **Public transit.** PACTS is updating its regional public transit plan and Cape Elizabeth has been asked to identify needs.

Recommendation 12: Evaluate the need, desire, and local financial support for expanding public transit option in Cape Elizabeth.

5. **Spurwink School.** The town has retaining an architect to work with the Cape Elizabeth Historical Preservation Society (CEHPS) on proposed renovations to transition the building into the new home of CEHPS.

Recommendation 40: Implement and fund the Spurwink School reuse report recommendations.

Recommendation 73: Consider opportunities to expand space for CEHPS, such as but not limited to repurposing of the Spurwink School.

6. **School improvements.** The school department is undertaking a facilities study.

Recommendation 42: Facilitate the formation of a committee composed of all stakeholders to study the School Facilities plan. Implement a plan to make strategic investments to repair and modernize aging school buildings and grounds designed to maximize student learning and safety.

7. **Resource Protection Permit standards review.** The Conservation Committee is recommending adjustments to review of public greenbelt boardwalks.

Recommendation 48: Review and update the Resource Protection Permit standards to emphasize avoidance and minimization of wetland alterations.

8. **Pesticides.** The Town Council has recently received correspondence requesting a new town pesticide policy.

Recommendation 51: Consider town action to require residents to minimize pesticide use and take advantage of programs such as the Cumberland County Soil and Water Conservation District (CCSWCD) Healthy Yardscaping Initiative.

9. **Harbor improvements.** Following completion of the Harbors Study, the town has received a grant to fund design of improvements to Kettle Cove.

Recommendation 60: Plan, design, permit, construct, maintain, and operate the new public vehicle beach access area while repurposing the existing beach access area to provide safe pedestrian-only access to Crescent Beach.

10. **Nonconforming lots.** A town resident has requested that zoning changes be adopted to make his lot buildable.

Recommendation 30: Evaluate reducing the minimum lot size for existing, vacant, nonconforming lots to allow construction on infill lots of between 5,000 sq. ft. and 10,000 sq. ft. in size that will be served by public sewer and water and will comply with the Mandatory Affordable Housing provisions for low-income housing.