

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

April 22, 2019

7:00 p.m.

Town Hall

CALL TO ORDER

- 7:00      1. **Approval** of Minutes: March 19, 2019 meeting

CONSENT AGENDA

2. **Rams Head Subdivision Amendment** - Ram's Head Partners LLC is requesting a de minimus amendment to the previously approved Rams Head Subdivision, located at the end of Charles Jordan Rd (Cod Rock Rd and Winship Rd) to change the water supply for the lots from a private well to a 4" water line, Sec. 16-2-5, Amendments to Previously approved subdivision plans.

OLD BUSINESS

- 7:05      3. **51 Ocean House Rd Private Rd/Accessway** - Jay Cox, dba Maxwell Cove LLC, is proposing a private road and private accessway to create lot frontage for a new lot to be located at the rear of 51 Ocean House Rd (U28-9), Sec. 19-7-9 Private Road and Private Accessway Public Hearing and Sec. 19-8-3, Resource Protection Permit Public Hearing.
- 7:30      4. **Ocean House Common site plan** - Dr. David Jacobson is proposing a 7,144 sq. ft. mixed use office/2 apartment unit building and village green located at 326 Ocean House Rd and a Resource Protection Permit to fill 3,500 sq. ft. of RP2 wetland located at 326 Ocean House Rd (R2-4-6), Sec. 19-9 Site Plan Public Hearing and Sec. 19-8-3, Resource Protection Permit Public Hearing.

NEW BUSINESS

- 8:15      5. **1226 Shore Rd mixed use/8 apartments Site Plan** - Patrick Tinsman is proposing reapproval and amendments for a mixed use/8 apartment redevelopment of 1226 Shore Rd (U11-14), Sec. 19-9, Site Plan Completeness.
- 8:35      6. **69 Beach Bluff Terrace Private Accessway** - Peter Weare is proposing reapproval of a private accessway to create lot frontage for a new lot to be

located at the rear of 69 Beach Bluff Terrace (U10-37), Sec. 19-7-9 Private Accessway completeness and public hearing.

- 8:35      7. **The Well Site Plan Amendment** - Jason Williams is proposing amendments to the previously approved site plan for The Well at Jordan's Farm, located at 19 Wells Rd (R5-30), to connect to public sewer and add a porch, Sec. 19-9, Site Plan Completeness and Public Hearing.

## OTHER BUSINESS

### 7. **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.