

**Town of Cape Elizabeth**  
**Planning Board Meeting Agenda**  
**May 20, 2025**  
7:00 p.m., Cape Elizabeth Town Hall

Live broadcast on CETV, livestream and remote participation are offered as a convenience when technology is available and operational. In the event technology is not available or there is a disruption in service and communication cannot be restored, the expectation is that the meeting will continue. Please review the Public Participation Process below.

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**AGENDA**

CALL TO ORDER

7:00 1. **Approval** of Minutes: April 15, 2025

CONSENT AGENDA

7:03 2. **Solar Farm Site Plan Extension.** The Town of Cape Elizabeth is requesting a one year extension of the site plan approval extended May 21, 2024 to install a solar farm on the landfill cap located at 21 Dennison Drive, (R5-10), Sec. 19-9-4 (B)(5), Site Plan approval.

7:05 3. **Blue Meadow Condominium Subdivision approval extension.** BRKR LLC is requesting a 90 day extension of the subdivision approval granted February 18, 2025 for the Blue Meadow Condominium, an 18-unit condominium located at 90 Ocean House Rd (U26-6 and 7), Sec. 16-2-6 (B), Plan Recording.

NEW BUSINESS

7:10 4. **Wentworth Lodge Special Event Facility Site Plan Renewal.** The Sprague Corporation is requesting Site Plan approval to operate a Special event facility at Wentworth Lodge, located at 10 Winters Lane (R8-1) Sec. 19-8-15, Special Event Facility Standards and Sec. 19-9 Site Plan Completeness and Public Hearing.

OTHER BUSINESS

## 5. **Public Comment** – Items not on the agenda.

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 Process**

#### **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. The speaker is strongly encouraged to focus their 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.

**In person participation:** When recognized by the Chair, the speaker shall state the speaker's name and address in an audible tone for the record and speak for up to 3 minutes.

**Remote Participation:** When the Chair introduces the opportunity for public comment on the item you wish to speak to, please click the Zoom link or call and enter your first and last name. You will be placed in the Zoom waiting room and your name will appear in the list of attendees. When recognized by the Chair, each attendee will provide their name and address, and speak for up to 3 minutes. When you have completed your comments for an item, you may exit Zoom and resume the CETV Livestream to view the meeting.

#### **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.