

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

Masks are currently required to be worn inside town hall

August 17, 2021

7:00 p.m.

AGENDA

CALL TO ORDER

- 7:00 1. **Approval** of Minutes: July 20, 2021

CONSENT AGENDA

- 7:05 2. **Ocean Common Subdivision Amendment** - Frank W. Murphy LLC is requesting an amendment to the previously approved Ocean House Common Subdivision, located on Town Common Circle (R2-4-6), to replace granite curbing on the Town Common Circle private road with slipform concrete, Sec. 16-2-5 Subdivision Amendments De Minimis change.

NEW BUSINESS

- 7:10 3. **Sprague Corporation Lot 1-5 Subdivision Amendment** - The Sprague Corporation is requesting an amendment to the previously approved Sprague Subdivision to reconfigure the building envelopes for lot 1-5, located on Lower River Rd (R08-1-5), into one building envelope and remove the label for the boat repair facility envelope, Sec. 16-2-5, Amendments to a previously approved subdivision Completeness and Public Hearing.
- 7:15 4. **Robinson Woods III Resource Protection Permit** - The Cape Elizabeth Land Trust is requesting a Resource Protection Permit to alter up to 920 sq. ft. of RP1 and RP1-Buffer wetland to make trail improvements, including installation of a 16' x 6' bridge to replace a longer crossing, installation of 52' of 4' wide boardwalk and relocation of an existing trail in Robinson Woods III off Shore Rd (U9-2), Sec. 19-8-3 Resource Protection Permit Completeness and Public Hearing.
- 7:50 5. **Carr Woods Condominium development** - Andrew Carr is requesting Major Subdivision Review for creation of a single family lot and 18 condominiums and a Resource Protection Permit for alteration of 11,789 sq. ft. of wetland on combined lots located in the vicinity of 10 Deep Brook Rd ((U6-91, 91A, 92, 94A, 95), Sec. 16-2-4, Major Subdivision Completeness and Sec. 19-8-3, Resource Protection Permit Completeness.

6. 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 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.

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.