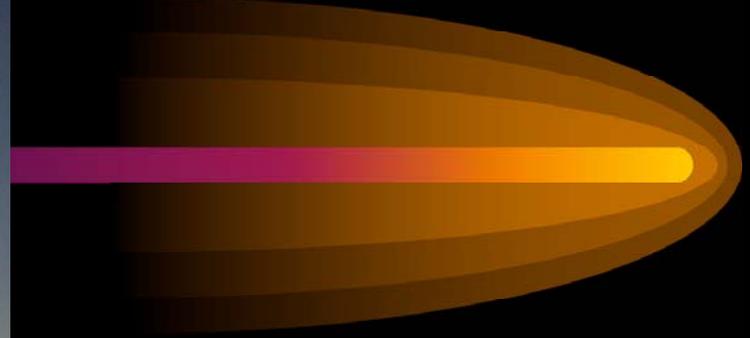


The Town of Cape Elizabeth Comprehensive Plan 2007



What's a Comprehensive Plan?

A comprehensive, long-range plan intended to **guide the growth and development** of a community that typically includes inventory and analytical sections leading to **recommendations for the community's future** economic development, housing, recreation and open space, transportation, community facilities, and land use, all related to the community's goals and objectives for these elements.

Comprehensive Plan Committee



- Appointed by Town Council
- Began meeting June 2005
- Telephone Survey November 2005
- Public Forums: December 2005
 June 2006
 January 2007
- Adopted by Town Council October, 2007

Comprehensive Plan Committee

12 members



- 2 Town Councilors
- 1 School Board member
- 2 Planning Board members
- 1 Zoning Board member
- 1 Conservation Commission member
- 5 town residents
- 1 town business owner/resident

21 months

Adoption/Certification Process

- Town Council review/revision of draft
- Town Council Public Hearing
- SPO Consistency review w/ State Rule/Goals
- CIP submission
- SPO certification of consistency
- Local Land Use Regulation Authority

Contents

- Public Opinion Survey
- Vision statement
- Demographics
- Economy
- Housing
- Transportation
- Public Facilities
- Fiscal Capacity
- Recreation and Open Space
- Marine Resources
- Water Resources
- Critical Natural Resources
- Agricultural and Forestry Resources
- Regional Coordination
- Land Use Plan
- Implementation Time Frame

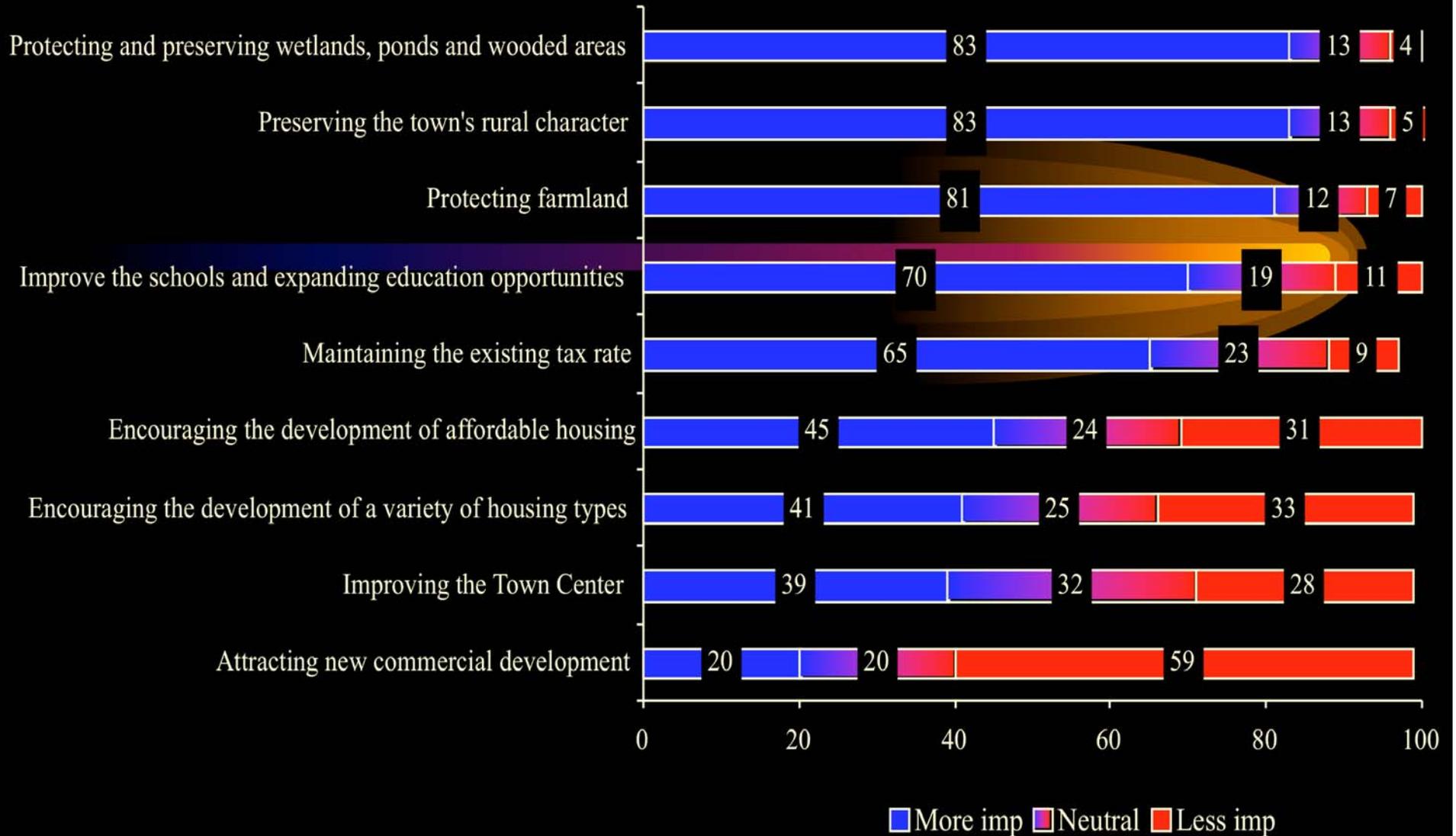
Each Chapter includes:



- Data and analysis
- Maps
- Goals and Implementation Steps

Planning Period: 2007-2020

Perceived Importance of Potential Cape Elizabeth Goals

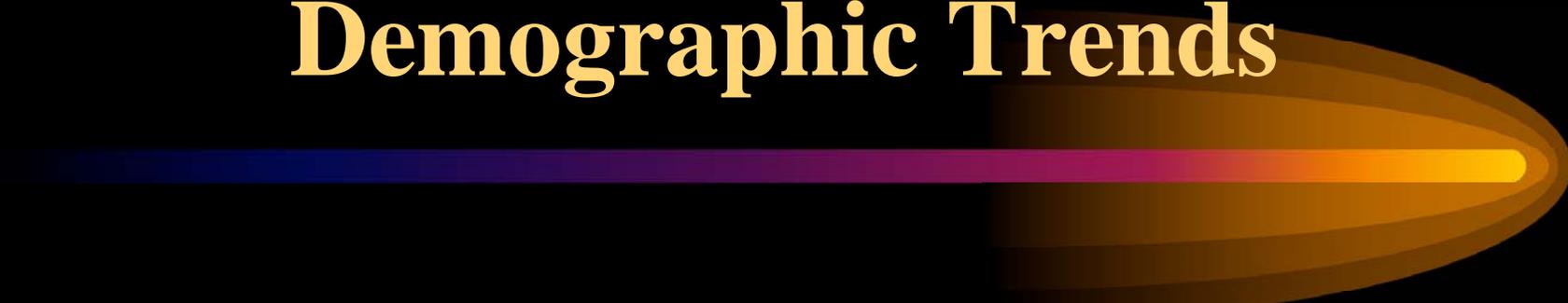


Vision Statement



- Expanding open spaces
- Working farms
- Maintain slow pace of development
- Excellent education/municipal
- Town Center commercial
- Citizen involvement
- Balancing services/costs

Demographic Trends

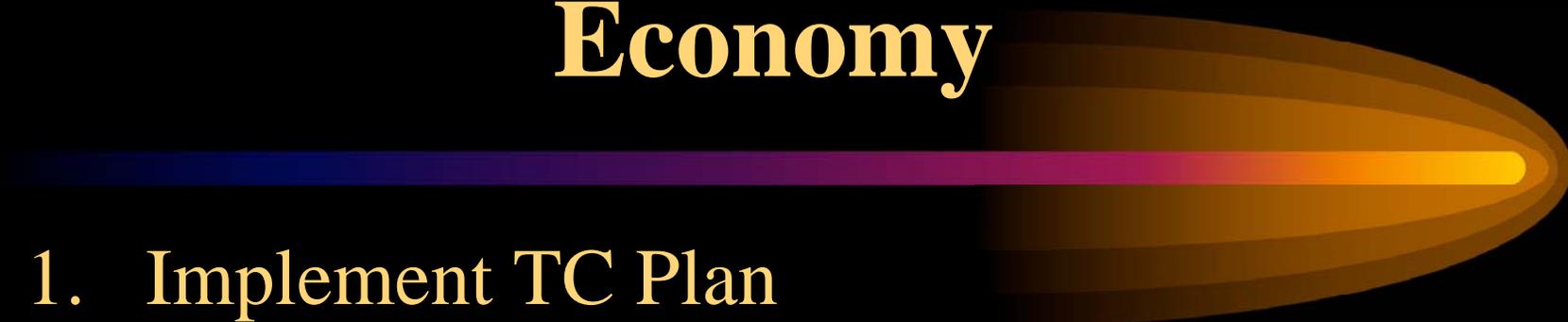


- Population/density=mature suburb
- Low growth rate continues: 2.4%
- Average age continues to increase
- Affluent, well educated

Implementation - Timeframe

- **Ongoing** – already underway and should continue, routine practice
- **Short term** – Implemented within 3 years of plan adoption
- **Long term** – More than 3 years but before 2020
- Responsible parties are identified

Economy



1. Implement TC Plan
2. TC Sidewalks
3. Mixed residential/commercial bldgs
4. TC Master plan large lots
5. Village Green
6. **TC Storm water**

Economy (cont.)

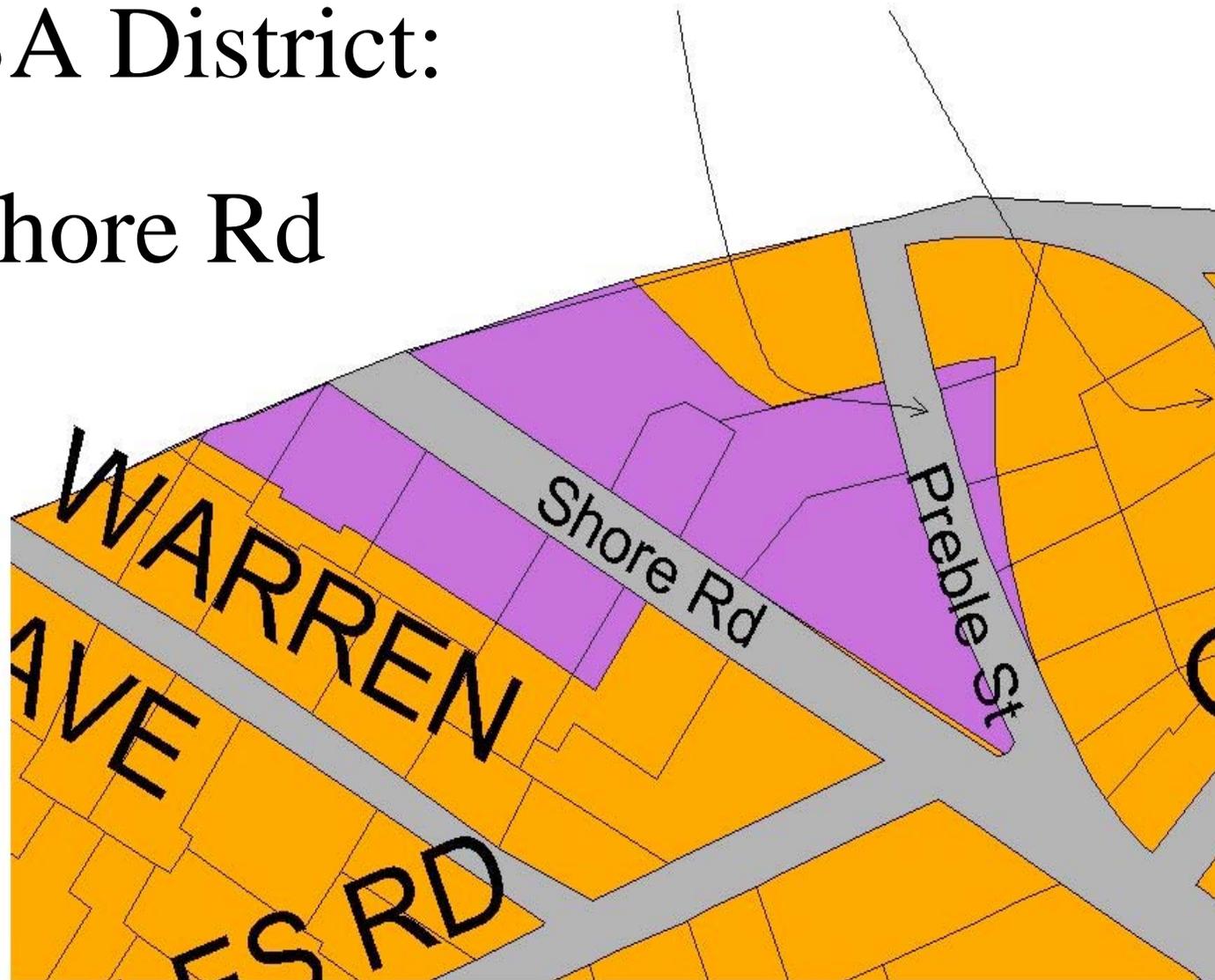


7. BA District overhaul

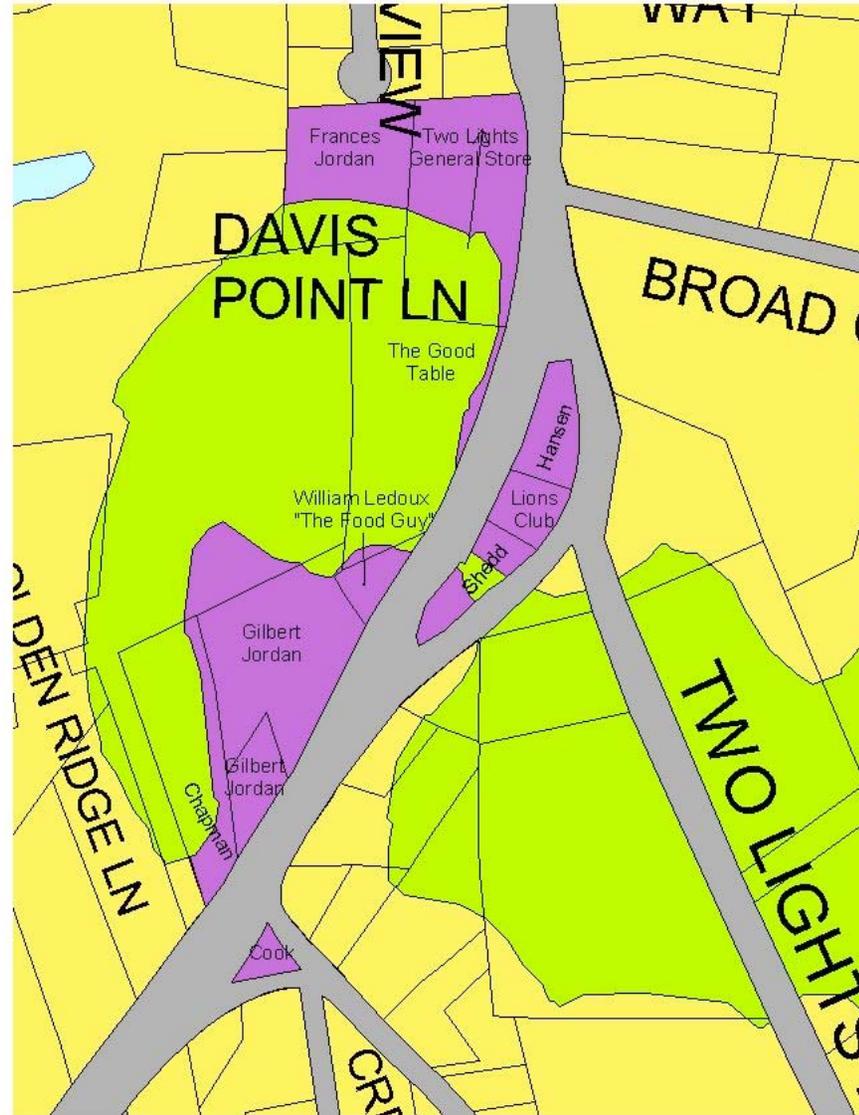
- Design standards
- Smaller setbacks
- parking reductions
- mixed residential/commercial
- boundaries
- adding business district for existing bus

BA District:

Shore Rd



BA
District:
Ocean
House Rd

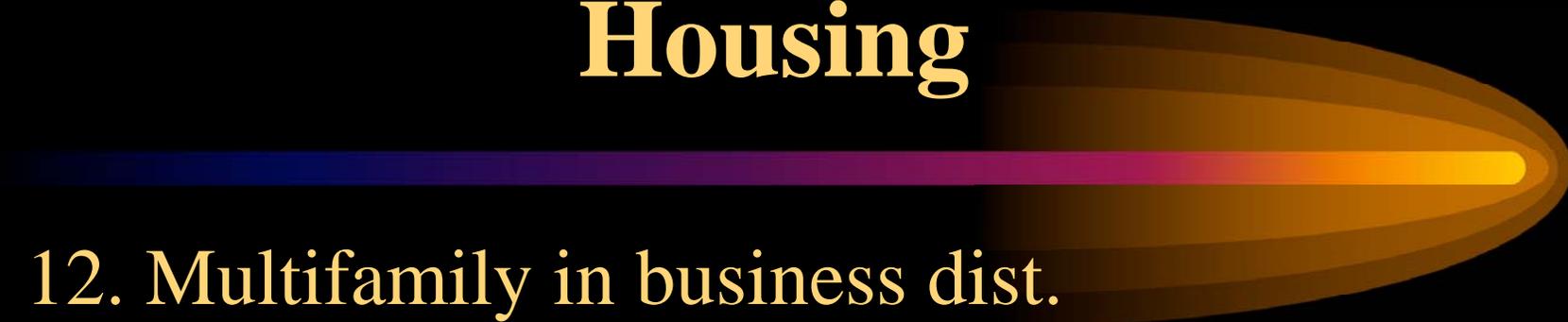


Economy (cont.)



8. 100' Business wetland setback
9. BB sewer district
10. Home business
11. Day care

Housing



12. Multifamily in business dist.
13. Increase bus/multi density
14. Multiplex min lot size
15. 55 and older density bonus
16. Mobile homes
17. Accessory Dwelling units

Housing (cont.)



18. Mandatory Affordable Housing provisions

19. Affordable housing overlay district

20. Waive low-income housing fees

Transportation



21. Spurwink Ave
22. Traffic signal Rt 77/Shore Rd/Scott Dyer
23. Traffic signal Rt 77/High School Drive
24. Traffic Calming Policy
25. Connectivity
26. RTP bus for handicapped/elderly
27. Community Services Shuttle

Transportation (cont.)

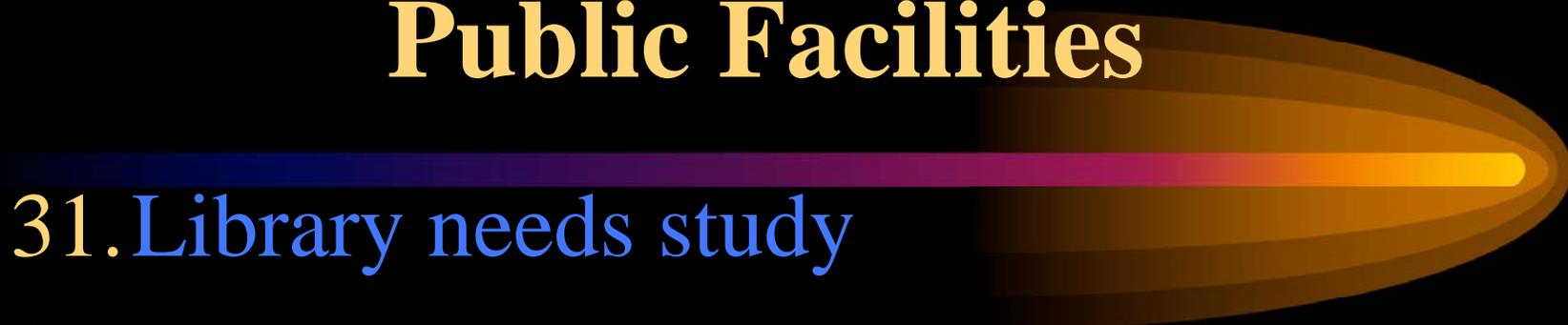


28. Sidewalks TC/new development

29. Ped/sidewalk/bike master plan

30. Shore Rd path study

Public Facilities



31. Library needs study

32. CIP

33. School enrollment projections

34. Recycling

35. Educate to reduce waste

36. Energy efficiency

Public Facilities (cont.)



37. WIFI

38. E911/dispatching

39. Fire protection w/ SP

40. Utility notification

41. Town health officer

42. Public/private partnerships

Fiscal Capacity



43. Unified CIP

44. CIP ten year span

45. User fees

46. Commercial/Open Space tax impact study

47. Encourage appropriate business

Recreation and Open Space

- 48. Keep OS Zoning/Impact Fee
- 49. Evaluate public land bond
- 50. Evaluate long term financing os
- 51. Purchase unique open space
- 52. Partner for preservation
- 53. Crescent Beach
- 54. Major land owners

Recreation and Open Space (cont.)



55. Volunteer trail efforts

56. Fund trail materials

57. Grant funding for trails

58. Review master plans

59. Trail users public forum

60. Recreational needs

Marine Resources



61. Kettle Cove Boat Ramp

62. Additional boat ramp

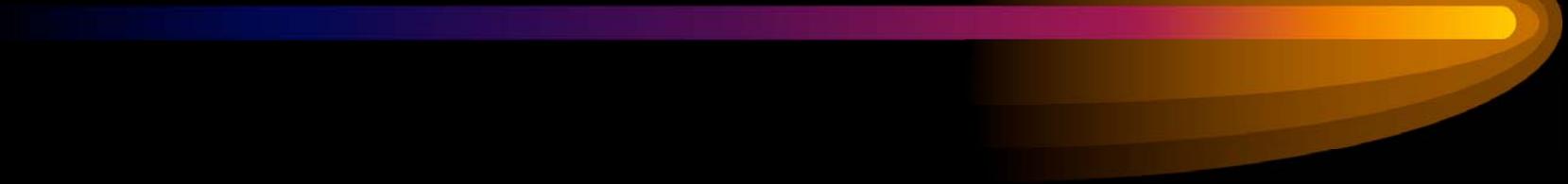
63. Shell fishing bed access

Water Resources



- 64. Update Shoreland Zoning
- 65. Great Pond Watershed District
- 66. Educate about vegetated buffers
- 67. Overboard discharges
- 68. Name water bodies
- 69. Expand water quality testing

Critical Natural Resources



70. Keep local wetland regulations

71. Retain/update regulations

72. Vernal pools

Agriculture and Forestry

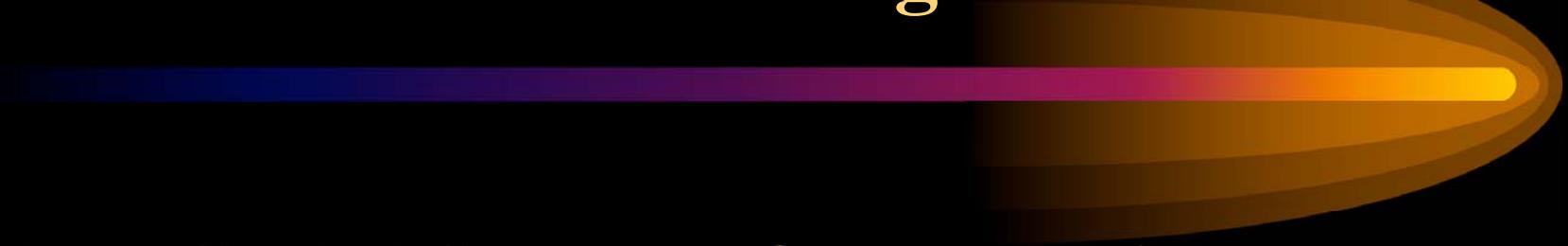


73. Town agricultural profile

74. Farming flexibility in regulations

75. Open Space/Tree Growth education

Historic and Archeological Resources



76. CEHPS space for records
preservation

77. Sensitive archeological areas
survey

Regional Coordination

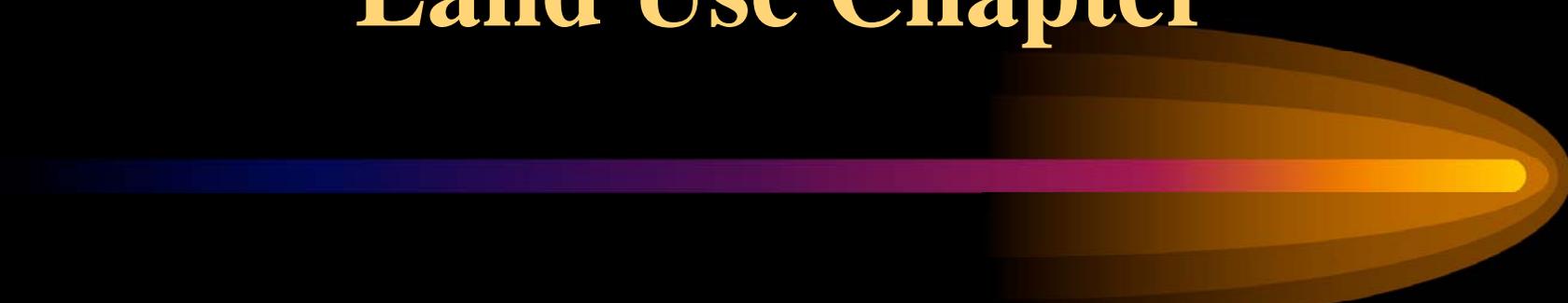


78. Cape Cottage Fire Station

79. Additional regional opportunities

80. Regional into annual budget

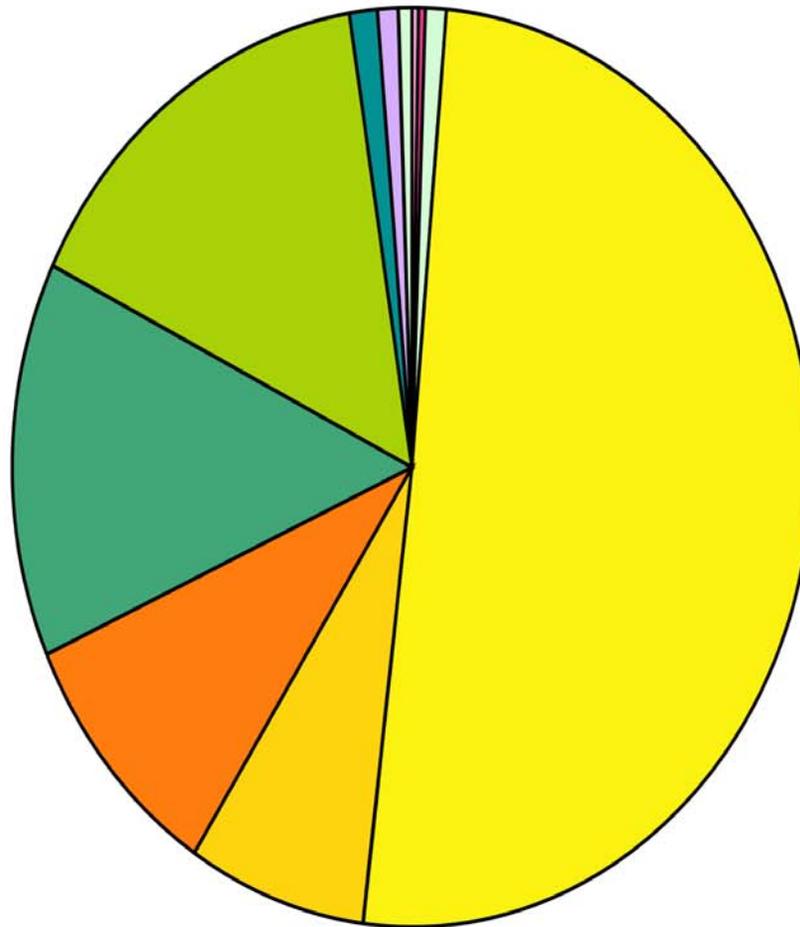
Land Use Chapter



The Heart of the Plan

Current Zoning

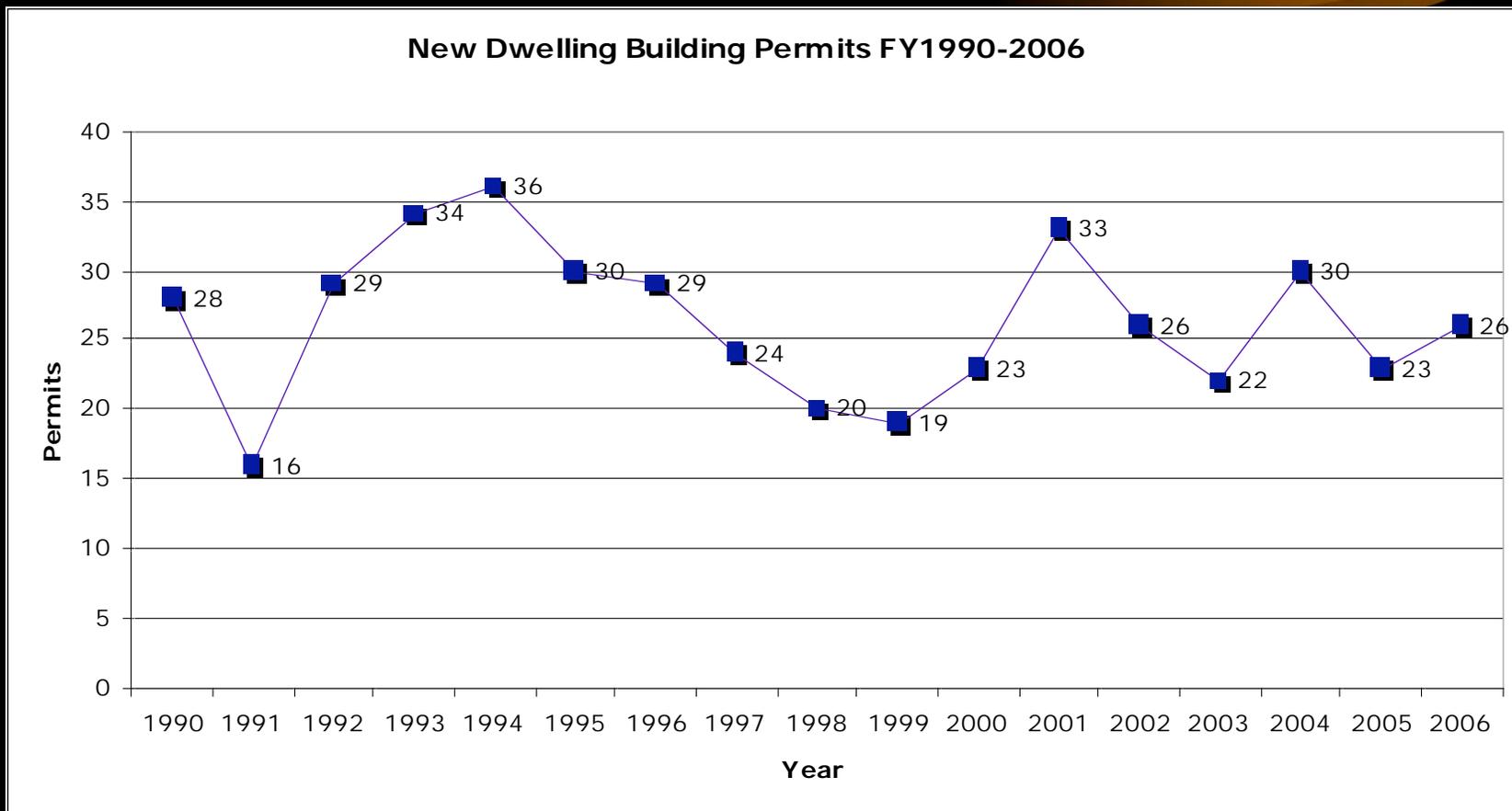
Zoning Districts



- BA - .17%
- BB - .26%
- FW - 1%
- RA - 50%
- RB - 7%
- RC - 9%
- RP1 - 14%
- RP2 - 15%
- RP3 - 1%
- TC - 1%
- TFD - .44%

Building Permit History

Average 1990-2006: 24.6



Comparison of 1993 Comp Plan Development Goals

PROPOSED

- RC District: 10%
- Infill: 15%
- RB District: 75%
- RA District: 0%

ACTUAL

- RC District: 20%
- Infill: 32%
- RB District: 40%
- RA District: 8%

92% of new growth in designated areas.

A Successful Growth Management Policy!

Expected New Growth 2007-2020

330 new dwelling units

This assumes that new building permits will *average* 24 permits annually from 2007-2017, then decline to 22 permits annually through 2020.

Where/How should this growth occur?

Build out Exercise





Build out Alternatives Analysis



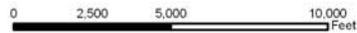
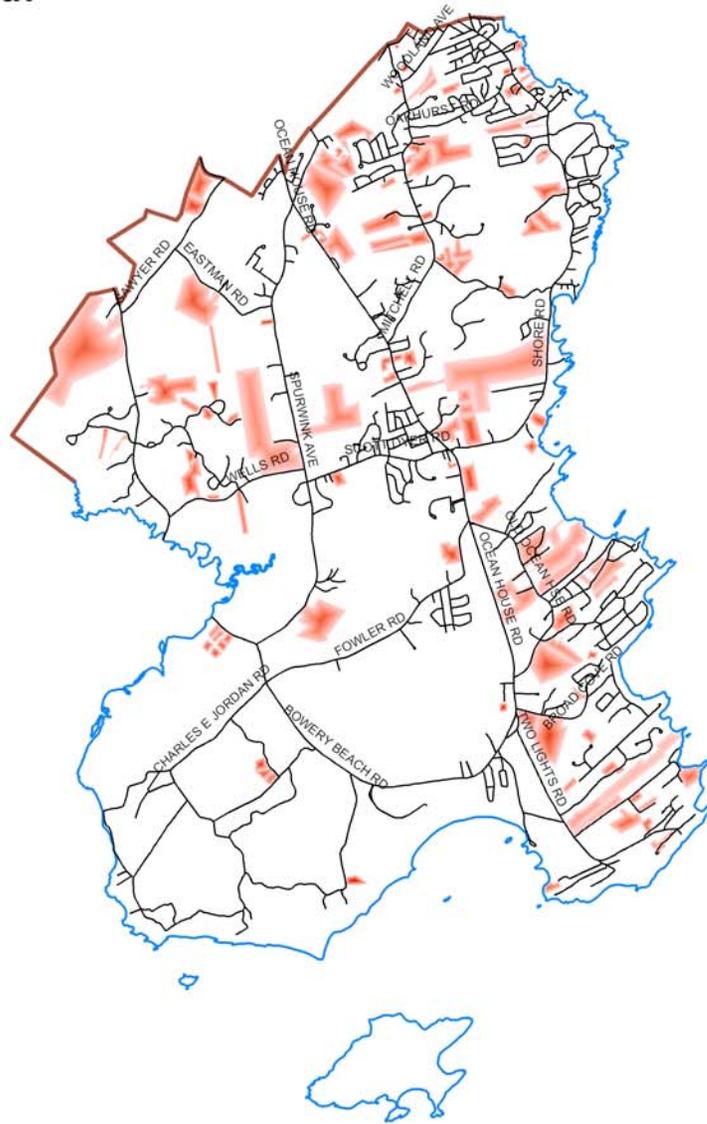
- 330 units planned for, not encouraged
- Current projects held constant
- Emphasize infill/full build out with larger lots/ located in growth areas
- Specific lots developed will vary
- Conclusion: promote compact development

3 Build out Scenarios



- **Status quo:** keep current zoning
- **Sprawl:** 2 acres per unit
- **Compact:** implement compact development recommendations

Town of Cape Elizabeth Sprawl Scenario Build Out Analysis



Legend

Sprawl Scenario

- No future development
- Potential future development

TownBoundaryLines

Type

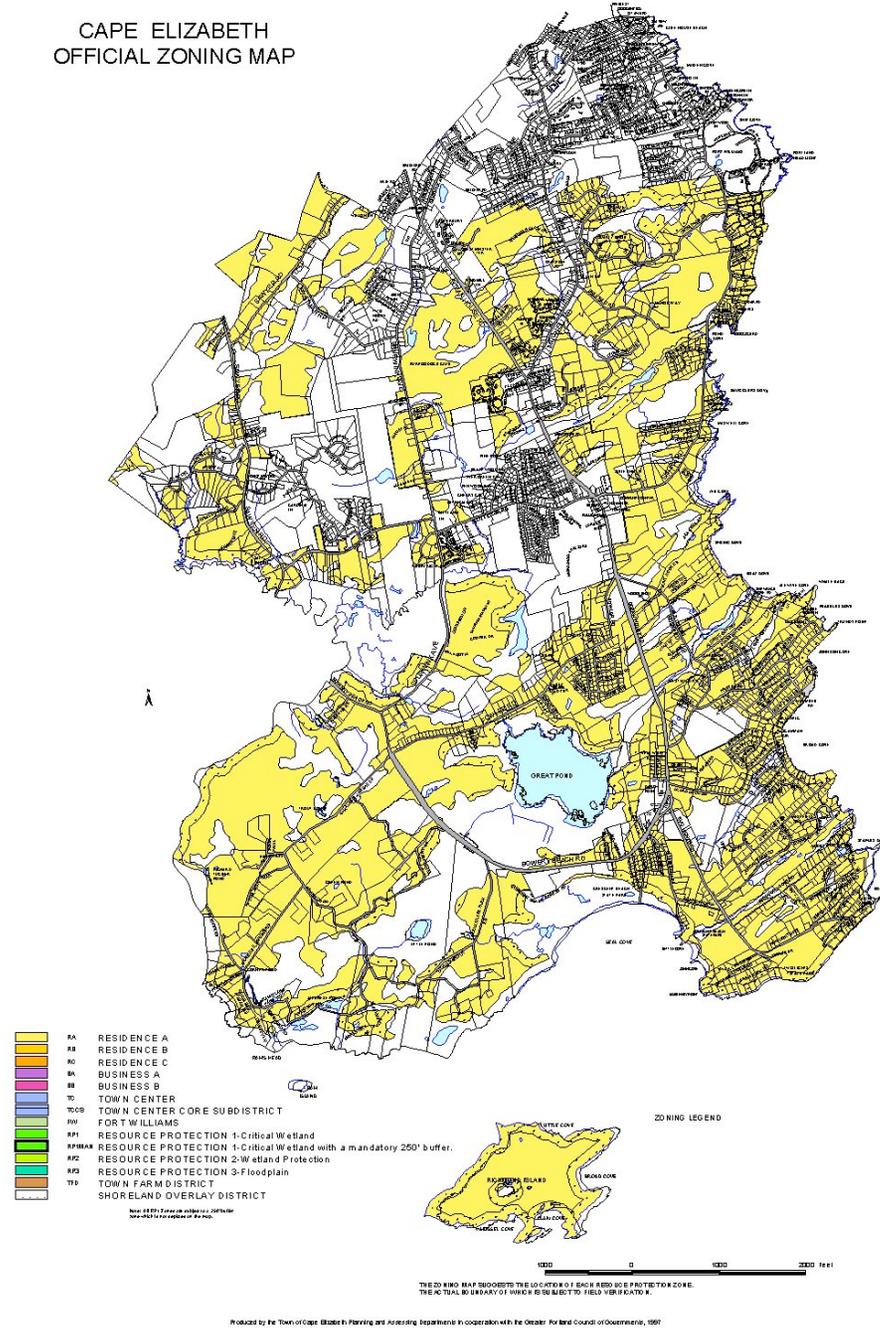
- Ist. River: Shore
- Town
- GPSRoads

Land Use

81. RA District
No change

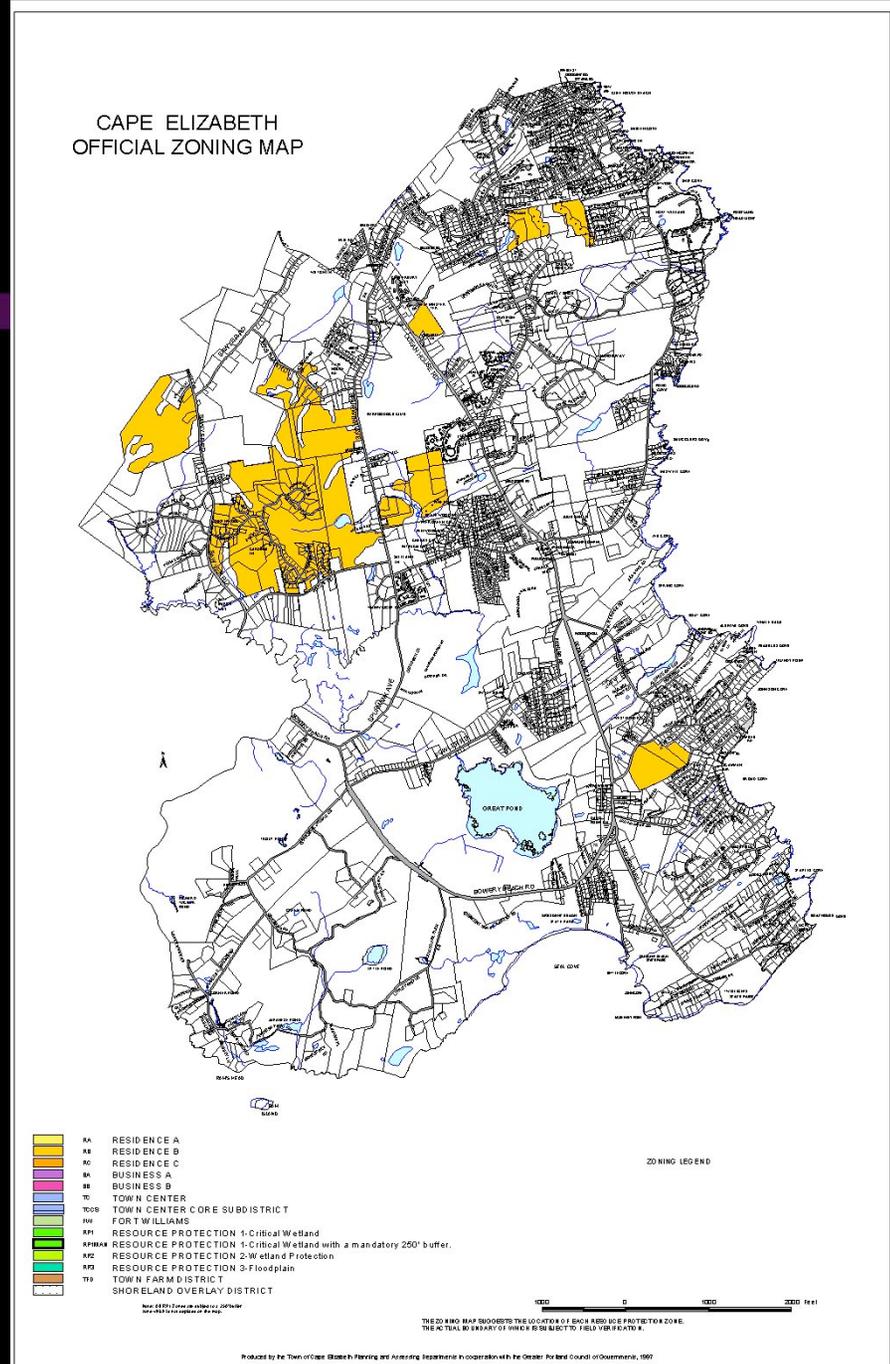
Residence A District:
50% of Town

CAPE ELIZABETH OFFICIAL ZONING MAP



82. RB Increase density/Open Space Zoning

**RB District:
7% of Town**



Land Use



83. Maximize Open Space Design

84. Eliminate Open Space Impact fee conflict

85. Multifamily unit cap, height increase





Land Use (cont.)

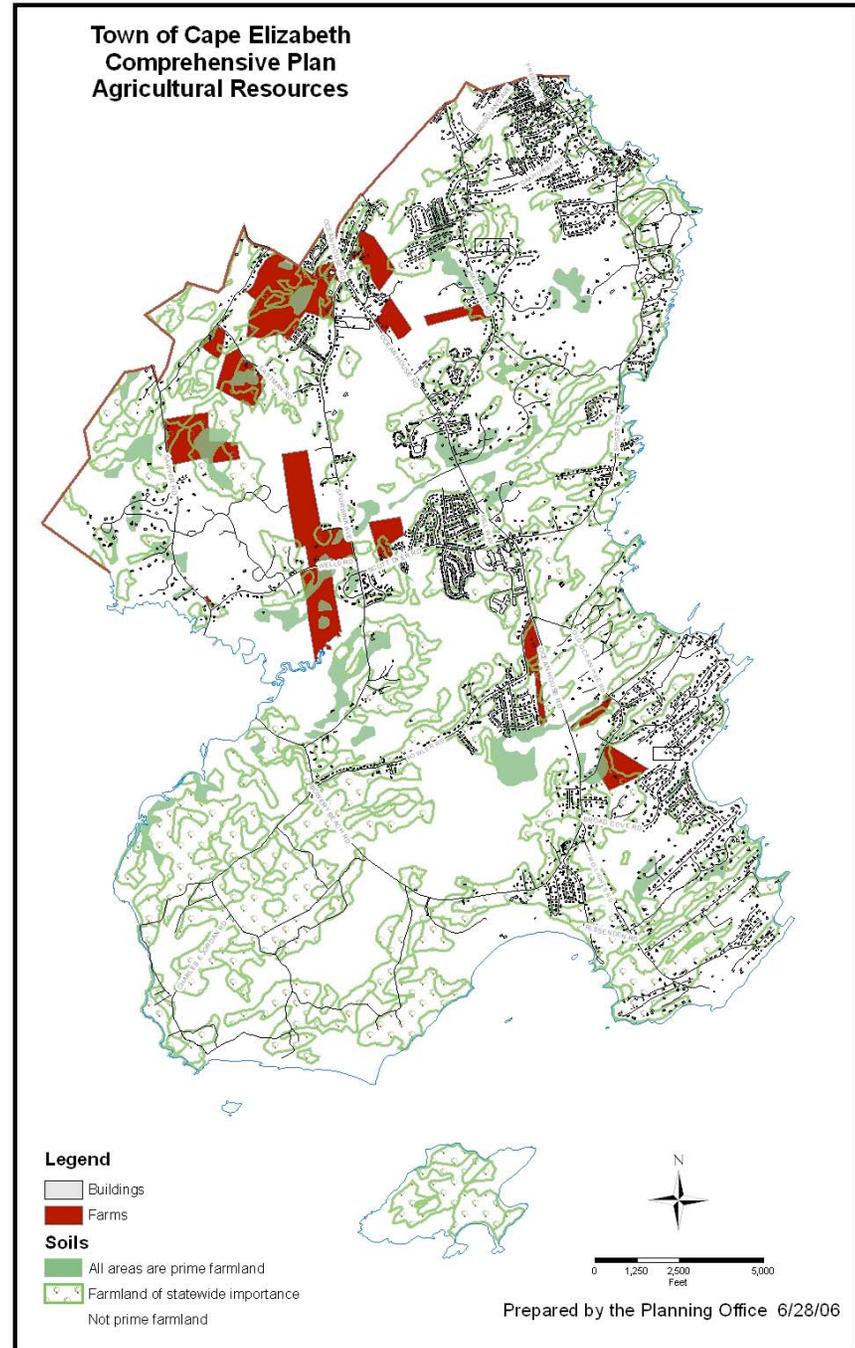


86. Multiplex housing min lot size decrease

87. Subdivision Ordinance updates

88. Agricultural TDR 1/3 bonus

Existing Farms



Land Use(cont.)



89. Infill lots stay the same

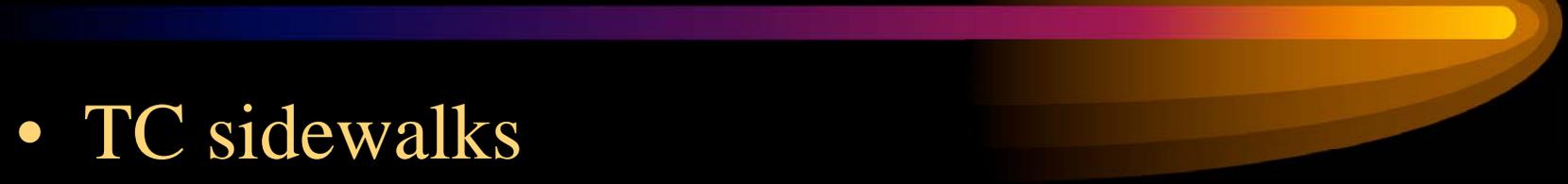
90. RB Sewer Service area

91. RB mandatory sewer

Implementation - Ordinance Packages

- Business zones (BA, res density)
- Shoreland Zoning (inc. vernal pools)
- Farm (definition, flexibility)
- Land Use (RB density, min lot sizes, multis, sewer RB/BB)
- Subdivision Ordinance

Implementation - Construction



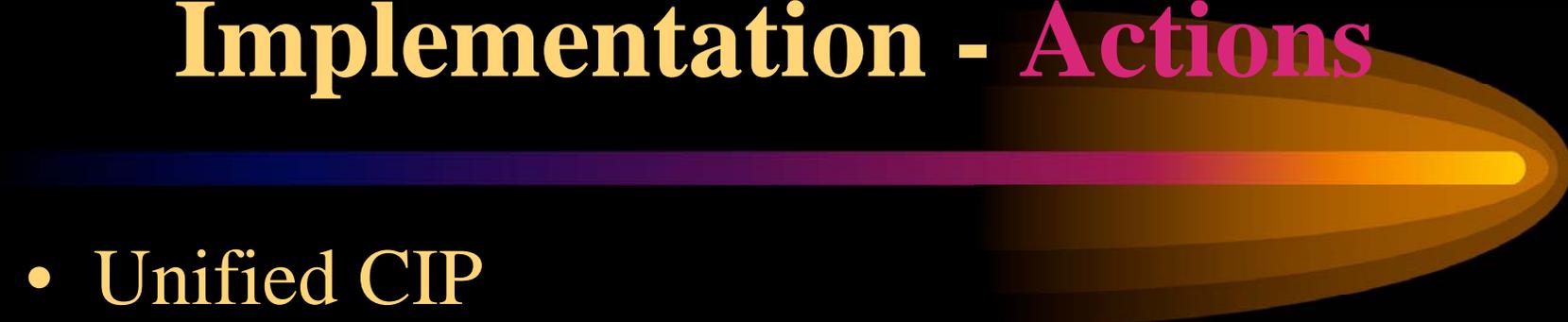
- TC sidewalks
- TC storm water
- Spurwink Ave
- TC Traffic Lights

Implementation - Studies



- Sidewalk Master Plan
- Shore Rd Path
- Library space
- Ag profile
- WIFI
- Shift to User Fees
- School enrollment projections

Implementation - Actions



- Unified CIP
- Crescent Beach
- Fee Schedule
- Town Physician