

**TOWN OF CAPE ELIZABETH
MINUTES OF THE COMPREHENSIVE PLAN COMMITTEE**

November 17, 2005

7:00 p.m. Town Hall

Present:	Barbara Schenkel, Chair	John Herrick
	Skip Murray	Jay Chatmas
	Julia Beckett	Frank Strout
	Elaine Moloney	David Griffin
	Mary Beth Richardson	Bob Dodd

Also present was Maureen O'Meara, Town Planner

Mrs. Schenkel called the meeting to order and the first order of business was approval of the minutes. Mr. Murray made a motion to approve the minutes, seconded by Mr. Strout. The minutes were approved 10-0.

Town Development History

Ms. O'Meara began the discussion with a presentation including an aerial map of Cape Elizabeth, and a map depicting the historical development of subdivisions from the early 1900's to the present.

Committee members asked Ms. O'Meara to explain TDR's transfer of development rights and how often that would be used in Cape Elizabeth. Ms. O'Meara suggested that TDR's are most often useful in super heated real estate markets, such as in Maryland. Because of the coincidental timing needed to have a willing development rights buyer and seller at the same time agree on a price, TDR will not be a frequently used tool in Cape Elizabeth, but is a useful growth management tool to have. She suggested that cluster development is a much more frequently used tool.

Ms. O'Meara explained how the town center vision and goals statement was developed by the Town Center Planning Committee. Comment on the vision statement was solicited at public forums. The vision statement has been used repeatedly to succinctly describe the intent of the town center and is the purpose statement for the Town Center Zoning District.

Committee members also asked about sewers. Ms. O'Meara explained the current policy that allows sewer extensions to growth areas. She noted that when there was little opportunity to extend sewer service, areas were developed anyway on septic systems. When sewer is available, it can be a tool to direct growth to designated areas.

Special Features Map

Committee members were then provided with 3 dots and asked to place them on the areas of Cape Elizabeth that they chose as special features. When the map was complete, the top section was Ft. Williams with 5 dots, followed by the Gull

Crest/Town Farm area with 2-4 dots. The general conclusion, however, was that the dots were widely dispersed throughout the town rather than clustered in a few locations. Most of the dots were placed in open areas adjacent to coastal and inland water bodies.

Town Neighborhoods/Areas

The committee was then asked about the desirability of dividing the town into neighborhoods or treating the town as a whole. Staff distributed a neighborhood list that was developed as part of the telephone survey that included 36 areas. The committee began to discuss dividing the town into sections. Long term residents stated that the old division used to be the north or south part of town. As the discussion continued, those residents agreed that the north/south division no longer was applicable in light of the development over the last 30 years.

The committee focused its discussion on the density of development of parts of town and at one point identified the Oakhurst area as one neighborhood. The decision, however, was to identify 5 areas, as follows:

Area 1: the northeast part of town, bounded by Ocean House Rd. east to Shore Rd.

Area 2: the Town Center, extending down Scott Dyer Rd. and Fowler Rd. to include the Brentwood, Elizabeth Park and Jewett Rd. neighborhoods.

Area 3: the southeastern part of town extending from Shore Rd. south to Crescent Beach and west to Ocean House Rd. and over to Great Pond.

Area 4: Sprague Corporation

Area 5: the northwest part of town, west of Ocean House Rd. and Fowler Rd. to the Spurwink Marsh and the South Portland and Scarborough municipal boundaries.

The committee discussed using these areas to develop a vision statement for each area. The general consensus was that there are not differences significant enough; that a separate vision is needed for each area. The committee will keep the areas in mind, however, when identifying needs and possible recommendations specific to an area.

Why Cape Elizabeth?

Committee members were then asked to identify why they live in Cape Elizabeth. The following list was developed in no order of priority. (A number indicates that The more than one person made this comment):

- Proximity to Portland (4)
- Rural Character
- Access to Ocean (2)
- Schools(6)

- Beaches
- Not busy, quiet, rural
- No major road, example Rt. 1
- Family heritage
- Business located here
- Town's long term commitment to schools
- Felt safe for young people
- Community Center (2)
- Return of investment
- Closeness to Golf Course
- Access to open Atlantic Ocean view
- Pool at High School
- Overall reputation of town
- Slow controlled growth/bylaws/pattern of development
- Good protection of wetlands
- Resistance to development of commercial structures, except retail in Town Center
- Support farmlands—gems/keep working
- No drastic changes, same direction
- Not Scarborough
- Fort Williams (4)
- Strong sense of community
- Volunteer effort in schools
- Cape Courier
- Library
- Public Access—shore, woods, field
- Access to fields, open space
- People are thoughtful, open
- Views and vistas—Shore Rd., Town Farm
- Neighborhoods feel right, friendly, livable
- Like age variety in neighborhoods, Oakhurst
- Robinson Woods—walk your dog
- Small town feel
- Natural beauty
- Proximity to Boston
- Great running town
- Greenbelt system concept of trail from one end of town to the other
- Pride
- Well-maintained private property
- Municipal services significant
- Town Center shaping up

The committee discussion evolved into a list of challenges as well.

- Not enough age diversity
- Not very affordable (2)
- Shore Rd. pedestrian facility
- Workforce housing

- Town Center—need more soft business/specialty business that cater to Cape
- Shore Rd. bike lane
- Keep Fort Williams free
- Keep cost of government down
- Pay as you go for services (fee for service approach)

Ms. O'Meara said she would take these comments and prepare a draft vision statement for committee review at the December 1st meeting.

Status Report

The Committee agreed to include in the status report that (1) the telephone survey was less expensive than a consultant prepared mailed survey, and (2) that the committee held a training session on state goals with Matt Nazar of the State Planning Office.

Next meeting

The committee will meet on December 1st to discuss the public forum, the results of the telephone survey and the draft Community Vision Statement. The committee briefly discussed the public forum and publicity efforts underway. In addition to the article in the Cape Courier, information will be posted on the website and possibly in other newspapers. The committee suggested that the forum also be announced on the public safety sign, the transfer station sign, and on posters displayed at town hall and the library. The committee also decided to cancel the scheduled December 22nd meeting.

Public comment

Mrs. Schenkel asked Seth Sprague if he wanted to make any comments. Mr. Sprague said he felt this effort is important and hopes there is good feedback on December 8th.

Respectfully submitted,

Maureen O'Meara
Town Planner

