

TOWN OF CAPE ELIZABETH
MINUTES OF THE COMPREHENSIVE PLANNING COMMITTEE

September 28, 2006

7:00 P.M. Jordan Conference Room

Members present: Barbara Schenkel, Chair

Julia Beckett

Robert Dodd

John Herrick

Frank Strout

Anne Swift-Kayatta

Elaine Moloney

Mary Beth Richardson

Mary Ann Lynch

Skip Murray

Also present was Maureen O'Meara, Town Planner.

Mrs. Schenkel called the meeting to order. The minutes of the September 7, 2006 meeting were amended and unanimously approved.

Correspondence

The letter from Mr. Beckwith was deferred to the Transportation Chapter.

Regional Coordination

Since Mrs. Moloney needed to leave early, and wanted to participate in this meeting's land use activity, it was decided to change the order of items on the agenda. The discussion of the Regional Coordination chapter was postponed until after the Land Use chapter.

Land Use Chapter

Ms. O'Meara introduced the chapter by showing a map depicting the Zoning areas in the Town. She said that one third of the Town is Resource Protected. The dark green areas shown on the map are not to be disturbed in any way. The lighter green areas are less restricted in that you can get a permit to cross those areas with a driveway or road. She said there is not a significant area of flood plain. Since most of the coastal areas are rocky and elevated, the flood plain does not cover much of the Town.

Ms. O'Meara also said the State requires the Committee to divide the Town into geographical areas. She said it was not a clear division in Cape Elizabeth, but she divided the areas by the patterns of development.

The North Shore covers the area closest to South Portland on the Northeast part of town. Mostly along Shore Road and down as far as Pond Cove. It is the area that was settled in the early 1900's and is fairly densely developed.

The North Central area covers the rest of the Northern section of Town southwards to the Town Center and west to Eastman Road. There was a great deal of development in this area in the 1960's, 70's and 80's.

The Town Center area covers more than the Town Center District of the Zoning map. It includes the residential neighborhoods that are located within walking distance of the center of town.

The Southeast area extends from the Town Center south along the shore to Two Lights Park and west to Great Pond and Fowler Road. This area was developed in the 1960's, 70's and 80's.

The Sprague area is primarily the land in the southern and western part of the Town owned by the Sprague Corporation.

The Northwest area is all the rest of the Town located in the west and north. The majority of the development in this area has occurred in the 1990's and 2000's. It is still the area with the greatest potential for further development.

The Committee members then asked questions and urged Ms. O'Meara to give them more information about the build-out exercise that was to upcoming this evening.

Mrs. Schenkel wanted to hear about the growth areas of Town.

Mrs. Richardson wanted to know what percentage of the Town is designated as a growth area.

Ms. O'Meara said the R B district was created as growth areas and only large parcels of land were included in that zone.

Infill development is most likely in the R C district and on lots in existing developments. Undersized lots are not to be considered for infill development.

Mr. Herrick wanted it noted on the record that the Town has done an excellent job of building in the areas designated as growth areas in the last Comprehensive Plan.

Ms. O'Meara noted that selecting growth areas is the most difficult task for the Committee, especially in this Town.

Ms. Lynch asked how many buildable lots are there in the Town?

Ms. O'Meara then moved to the map that had been prepared for the build-out exercise and explained that farms have been included in the growth areas. The wetlands delineated on the map are not accurate for any particular parcel. It requires a survey of the wetland to assess where the wetland boundaries actually lay.

Ms. O'Meara noted that the Committee had agreed on 405 as the number of units needed over the next fifteen years. She added the building permits for 2006, re-calculated her estimates and revised that figure downward to 375. She said that as the town gets more heavily developed, new building slows down, so her new figures are reflective of that fact. The Committee agreed that they would use the new number in their exercise.

All the wetlands and flood plains have been taken out of the map the Committee is to use for the exercise. Ms. O'Meara explained the color codes used on the map and brought out the Lego blocks to be used. She said that there is still enough land to accommodate 900 lots after you remove the land owned by the Purpoodock Club and the Sprague Corporation.

The Committee members then gathered around the large map and placed their blocks where they thought the areas for growth should go. There was a great deal of conversation about various parcels, and many times the Committee all seemed to be in agreement. Areas where public sewer was available and how far away public sewer was located was discussed. Many parcels were identified as potential for infill development. The exercise took about an hour, including time to step back and take a longer view of their results. The entire Committee was satisfied with their efforts and after a few final adjustments were ready to say they had an agreement on the results.

Regional Coordination

The Committee agreed to postpone the discussion of this chapter to the next meeting on October 19, 2006.

Citizen Comments

Since there was no audience, there were no comments.

The committee voted unanimously to adjourn at 8:55 pm.

Respectfully submitted,
Hiromi Dolliver