



Planning Board Regular Meeting

Tuesday, November 18, 2025 at 7:00 PM

**Council Chamber, Town Hall
320 Ocean House Road**

Live on CETV/Hybrid Meeting

Live broadcast on CETV, live stream and remote participation are offered as a convenience when the technology is available and operational in the given meeting space. If the technology is not available or in the event there is a disruption in service and the communication can't be restored the expectation is the meeting will continue.

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CALL TO ORDER

1. Approval of Minutes -

October 21, 2025 Minutes -

OLD BUSINESS

- 1. St. Bart's Childcare Center** - - St. Bartholomew's Church is seeking Site Plan Review and a Conditional Use Permit to establish a 62 person day care facility within the existing St. Bartholomew's Church located at 8 Two Lights Rd (U37-4), Sec. 19-9, Site Plan Public Hearing and Sec. 19-5-5, Conditional Use Permit Public Hearing.

NEW BUSINESS

1. **2025 RP Permit Greenbelt Improvements** - The Town of Cape Elizabeth is requesting a Resource Protection Permit to alter 3,098 sq. ft. of RP1 and RP2 wetlands to install boardwalks on existing trails located on Dyer Woods, Cottage Brook, Canterbury, Town Center, and the Highlands properties, Sec. 19-8 3 Resource Protection Permit Completeness and Public Hearing.
2. **Center Court Site Plan amendment** - Joe Geoghegan of Tidemark LLC and ProCon LLC is requesting review of financial and technical capability as the pending new owner of the previously approved site plan for Center Court, a 35 unit building located at 300 Town Common Circle (R2-4-6-3, R2-4-6-4), Sec. 19-9 Site Plan Amendment Completeness and Public Hearing.

OTHER BUSINESS

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.