



To: Chair Gabrielson & Members of the Cape Elizabeth Town Council
From: Greg Shinberg
Re: Request to consider a Parking License Agreement & construct parking behind Town Hall
Date: June 29, 2022

I have a Purchase and Sale Agreement to buy lots 3 and 4 in Ocean House Common. It is my plan to construct 20 condominiums over 10,000 square feet of non-residential use that will follow the ordinance established for the Town Center Zone.

Given the uncertainty of the end user for the first-floor non-residential space it is necessary to obtain more parking that could be used for the employees and overflow for the future business users.

Please consider this request to provide me with a License Agreement for 7 (seven) parking spaces in the parking lot behind Town Hall. In addition, please consider a request to allow me to construct an additional 16 parking spaces on the green space that is currently used for the winter ice skating rink. All engineering and construction costs will be paid for by me.

At this time the plan is to build 4 one-bedroom, 14 two-bedroom and 2 three-bedroom units. The plans are preliminary so may change during the Planning Board Site Plan Review.

Developing a mixed use building in the Town Center will add life to the Town Green, increase the Town tax base and provide much needed housing to Cape Elizabeth that will include 2 affordable units.