

Town of Cape Elizabeth - Unofficial election results, June 10, 2025

Source: <https://www.capeelizabeth.gov> (Town Clerk), captured 2026-09-18 for the campaign research archive.

Question 1 = Town Center multifamily rezoning referendum; Question 2 = school project bonds; Question 3 = solar.

QUESTION 1: TOWN CENTER ZONING AMENDMENTS

Shall amendments to Section 19-6-4 (Town Center District) of the Zoning Ordinance, approved by the Town Council on February 10, 2025, be enacted, to allow:

h. Multifamily housing located 125' or more from a public road right-of-way. The addition of multifamily housing in the Town Center supports village vitality and town center businesses by encouraging workforce housing and a customer base in close proximity to local businesses. This section shall apply to a building located at least one hundred twenty-five feet (125') from a public road right-of-way. Multifamily housing subject to review under this section may substitute the applicable provisions in Sec. 19-6-4 (D) Standards with the following:

1. Maximum Number of dwelling units per area; 1 unit per 1,500 sq. ft.
2. Maximum Building Footprint; 12,000 sq. ft.
3. Maximum Building Height: 50 ft.
4. The multifamily building shall not be required to include non residential uses.
5. Minimum roof pitch; 4:12
6. Openings: When the first floor use is residential, the first floor openings to wall space ratio shall be a minimum twenty-five percent (25%) openings to wall space ratio.
7. One or more residential units on a property with a non-residential use operating in a separate building on the same lot may be considered a multifamily building?

YES 2688

NO 1919

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QUESTION 2: SCHOOL PROJECTS

Shall the Town Council Vote Authorizing Expenditures of up to \$86,499,993 (Plus Bond Premium and Investment Earnings) for a Critically Needed New Middle School and for Other Critically Needed Building Repairs and Renovations and Safety Upgrades to Pond Cove Elementary School and Authorizing Issuance of the Town's General Obligation Bonds Therefore be Approved?

YES 2479

NO 2171

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QUESTION 3: SOLAR PANEL PROJECT

Shall the Town Council Vote Authorizing Expenditures of up to \$1,725,000 in the form of Gifts and Grants to pay for Solar Panels to Enhance the New Cape Elizabeth Middle School be Approved?

YES 3128

NO 1486

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The Town Council recommends that the question be approved.

The School Board recommends that the question be approved.

Town Of Cape Elizabeth

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