

# Town of Scarborough Sustainability Committee

January 26, 2022 | 8:00 – 9:30 a.m. | Virtual via Zoom

## *Meeting Minutes*

Present (via Zoom): Ron Allen, Anton Bodor, David Kirstein, Thomas Loder, Deb McDonough, Rick Meinking, Ernie Milner, Jami Fitch

To re-play the Sustainability Committee's 1/26/22 meeting, please use the following link:  
<https://www.youtube.com/channel/UCD5Y8CFy5HpXMftV3xX73aw>

### Call to Order

1. Meeting was called to order at 8:03 am.
2. The Committee voted to approve the minutes from the 12/1/21 meeting. David motioned to approve the minutes, Ron seconded. Rollcall vote was unanimous.
3. Participation in Project Grace's fuel rally was added to the agenda.

### Old Business

1. EV charging ordinance
  - A recap of the 12/9/21 stakeholder meeting was provided, and committee members who attended the meeting shared their impressions and takeaways from the meeting.
    - The Committee members feel that additional study into the ordinance development isn't necessary.
    - Additional parking should not be necessary as a result of requiring EV chargers.
    - Developers will have additional opportunities to weigh in on the ordinance when it goes through the Ordinance Committee, Town Council, and Planning Board.
  - Deb reached out to ReVision following the stakeholder meeting for their input. ReVision is working on a report for South Portland on the status of EV charging. Feedback from Revision indicated they do not recommend requiring installation of Level 3 chargers. They do recommend requiring installation of conduit during construction. ReVision also shared that it's possible to design systems with movable pedestals, which may address some of the concerns expressed by developers of multi-family buildings.
    - The Committee does not want to hold up the ordinance process for ReVision's report.
    - **ACTION: JAMI will reach out to South Portland to see if they'll share the report with us.**
  - The Committee discussed the required number of installed chargers in the current draft ordinance. The Committee looked at the recent example of Costco, whose parking lot is currently designed to have nearly 800 spaces. Under the current draft of the ordinance, Costco would be required to install 80 EV chargers.

## Planning & Code Enforcement

- Rick is reluctant to lower the required number of chargers installed because the number may be further reduced through the Ordinance Committee and Council review processes.
- Jami pointed out that, with the Costco example, requiring 5% of spaces be EV-installed would still mean 40 EV chargers in the parking lot. Additional chargers could also be installed at a later date (as needed based on demand) because additional spaces would have conduit installed.
- The Committee ultimately agreed to reduce the numbers of required EV-installed, ready, and capable spaces for commercial parking and multi-family dwellings. The following changes will be made:
  - Retail  $\geq$  25,000 sq. ft. and health clubs: 5% EVCS-installed, 10% EVCS-ready, 10% EVCS-capable
  - Retail < 25,000 sq. ft. and all other commercial uses: 0% installed, 5% EVCS-ready, 20% EVCS-capable
  - Hotels: 10% EVCS-installed, 10% EVCS-ready, 80% EVCS-capable
  - Multi-family: 5% EVCS-installed, 30% EVCS-ready; 65% EVCS-capable
  - Add language to state movable charging stations are allowed in multi-family developments.
- The Committee would like to have a workshop with the Ordinance Committee to introduce the ordinance concept as soon as possible.
  - **ACTION: JAMI will work on getting this topic on the Ordinance Committee agenda.**
- Jami will modify language in the draft ordinance that states that handicap accessible EV parking spaces do not necessarily need to be designated just for handicap use.
- *MOTION: Deb moved to request the Ordinance Committee take up the EV Charging Ordinance, once the revisions discussed at the meeting are made. David seconded. Rollcall vote was unanimous.*
- **ACTION:**
  - **JAMI will update the draft ordinance per the Committee's discussion and put the draft language into a Google Doc for the Committee's review.**
  - **THE COMMITTEE will review the draft ordinance and provide feedback within the Google Doc by 2/4/22.**
  - **JAMI will ask the Planning staff to review the draft document.**

## New Business

### 1. Community Action Grants

- The State has released information about Community Action Grants to help municipalities and tribal entities implement portions of the *Maine Won't Wait* climate action plan. Applications for the first grant round are due in mid-March, and there are a number of actions the Town needs to complete to be eligible for the grant. The meeting packet provided more information about the grant requirements.
- To be eligible to apply for the grant, Scarborough needs to complete a self-assessment, hold a community meeting to get public input on priorities, and pass a Council resolution.
- The Committee would like to move forward to apply in the first funding round of the grant, which is due 3/22/22.

- The Committee suggested engaging Conservation Commission, Transportation Committee, Long Range Planning Committee, and Sustainability Committee to get their feedback as part of a public meeting. The meeting would be open to the public as well, but having members of the committees noted commit to attend would be helpful. An online form could also be made available for members of the public who may want to provide input but are unable to attend the meeting.

## 2. Project Grace Fuel Rally

- Project Grace will hold their annual fuel rally on 2/19 from 10:00 am – noon at the Public Safety / Town Hall parking lot. The Sustainability Committee was invited to participate.
- Rick and David will attend the Rally to represent the Sustainability Committee.

## Updates

### 1. Planning Board

- IDEXX is still moving forward in The Downs.
- Businesses going into the old public safety building should open soon.
- Aroma Joes on County Road will open soon.

**Next meeting:** February 23, 2022 at 8:00 am at Town Hall