

MINUTES
ORDINANCE COMMITTEE MEETING

Thursday October 12, 2023-4:00 p.m.
Hybrid Meeting

Item 1. Call to Order. N. McGee, Chair, called the meeting to order at 4:00 p.m.

Item 2. Roll Call. The following members were present: April Sither, Jean-Marie Caterina, Nick McGee, Chair. Also present: Thomas Hall, Town Manager, Liam Gallagher, Assistant Town Manager, Autumn Speer, Planning Director.

Item 3. Approval of the minutes from the August 24, 2023, meeting. J. Caterina moved a motion to approve August 24, 2023 meeting minutes, A. Sither seconded this motion.
Vote: 3 Yeas

Item 4. Discussion of Neighboring Communities Short Term Rental Ordinances. Autumn Speer (Planning Administrator) Presented a slide show comparing other municipalities including cost, code inspections and penalties.

Item 5. Public Comment.

Wayne Keller, Schooner Rd, spoke on the negativity he has seen in his neighborhood and also the impact as well.

Rolda Adams, Higgins Beach, feels that STR income is essential income for some owners.

Kate Boylen, Mast Road, wanted council to know that glamping is going in her backyard, very happy committee is taking action.

Lauren Warner, E Grand Ave, started off in a STR before becoming a Scarborough resident herself. Feels that she couldn't afford her home without STR income. Has suggestions on how to have property owners comply.

Gina Day, Ocean Ave, Pleaded for STR's to be able to continue.

Scott Townsend, Acorn Lane, feels that committee is trying to solve a problem that doesn't exist. Stated that rentals are down by 35%.

Kristen Nilsen, Morning St, feels that the STR are working and if fees were introduced, home owners would struggle.

Sue Hamill, Bay Street, feels that there is no neighborhoods in Pine Point anymore since STR's started. States that non-residents are buying up properties.

Kathy Billings, Magnolia Place, states that there is not a problem, thinks that the community at Higgins Beach is wonderful. Feels that the situation be looked at but not a whole.

Julie Bailey, Pine Point Rd, believes that there is not a problem that exists. Feels that the home owners that are renting these properties have them for generations.

Ellen McCarthy, Mast Rd, feels that Scarborough should consider zoning, not all neighborhoods are impacted by STR's.

Amy Chamberlain, Scarborough Resident, Rents her own property out and feels that she does a good job of maintaining her house but does not agree with proposed changes. Feels that value will decrease.

Katie Foley, Acorn Dr, has 3 concerns, Public Outreach, Feels concerns about committee drafting an ordinance and doesn't think that Scarborough can be compared to other communities.

Mary Conroy, Oceanview Rd, Utilizes AIRBNB and Verbo and is very strict about who she rents to.

Allison Bailey, Pine Point Rd, feels that these home owners need this income to survive.

Bev Edwards, Ocean Ave, works with Scott and Sunny, who say that she is a very responsible renter and needs the income to keep property.

Patricia Walker, Gunstock Rd, feels that Pleasant Hill has a STR problem. Feels that STR renters done have the same investment that home owners have.

Janet Petronio, Champion St, has great experiences with STR renters, only way family can maintain property is by renting it out.

Susan Clough, Pine Point Rd, feels that the families renting have been doing so for generations and renters keep their business alive.

Kate Sargent Gunter, E. Grand Ave, believes that businesses wouldn't survive without STR's. Suggested that the home owners could be more of an issue than renters.

Steve Trask, Developer, believes that the few people complaining might ruin STR's and jobs.

Committee Discussion ensued.

J. Caterina believes that there should be guidelines. A. Sither feels that the committee needs more time before changing anything. N. McGee believes that there needs to be a balance. At this stage the committee is just gathering information. Suggested by a certain date, property owners need to register with the Town for the following year as an example.

Item 6. Discussion on Municipal Sign Ordinance, Section G. Autumn Speer (Planning Administrator) proposed changing color restrictions.

Item 7. Public Comment. No Public Comment.

Item 8. Continued Discussion for Temporary Event Parking and Potential Alternatives.

Item 9. Public Comment.

Marvin Gates, Black Point Rd, cannot determine between the applicant and the operator, who is managing what? N. McGee clarified this and Claudia Richards from Sprague Group further clarified the question. Wanted to thank Autumn and also wanted to let people know that there is an admission fee not a parking fee.

John Hawkins, Prout's Neck, wanted to thank everyone involved and appreciates how long this has been worked on.

Conversation ensued between committee members, N. McGee wants to send a draft to council. A. Sither moved a motion, J. Caterina seconded this motion.

Vote: 3 Yeas

Item 10. Next agenda items.

- Short Term Rentals

Item 11. Adjournment. Meeting adjourned at 5:41p.m.

Respectfully,

Katie Duross
Deputy Clerk