



Long Range Planning Committee Meeting
December 8, 2023
8-9:30 am

In Person: Public Safety Training Room & Virtually Via Zoom

In attendance: Allen Paul, Marvin Gates, Portia Hirschman, Robyn Saunders (via Zoom), Robert Odlin, Steve Berg, Karen Martin, Autumn Speer, Eric Sanderson

I. Review Minutes November 17, 2023

Motion to approve the minutes by Portia Hirschman, seconded by Marvin Gates.
Approved 3-0-1 (Robyn Saunders).

II. Discuss and make a recommendation for appointment to the Ad Hoc Open Space Committee.

Autumn gave an overview of the Council adopted resolution for 30% of the town's land to be conserved by 2030, or "30 by 30". The town is embarking on an open space master plan, which will require an ad-hoc committee to facilitate that plan development. This will be a consultant let process guided by the committee, which will meet generally 1 meeting per month once the project is kicked off. The Long Range Planning Committee has a seat on this group, and this agenda item will make a recommendation as to who will serve in that position from the LRPC. Allen Paul suggested nominating Rick Shinay, who was not in attendance. Staff will reach out to Rick to gauge his interest in a potential nomination. Robyn Saunders noted she would consider participation if needed. Autumn suggested Robyn be appointed with Rick as a potential alternate.

Portia Hirschman moved Robyn Saunders be the nominee to the ad hoc open space committee, with the option for Marvin and Robert to be alternates. Seconded by Marvin. Passes 4-0-0.

III. Discuss and provide guidance to staff concerning a request to consider adding horticulture and landscaping business uses into the Rural Farming zone.

Autumn gave an overview of a business owner of a landscape company on Broadturn Road on a property in the RF zone. The commercial uses in the RF zone are quite limited, and staff seeks input for horticultural or commercial greenhouse uses being added to the Zoning Ordinance and RF zone. Currently, the property has

Zoning Board of Appeals approval to continue the nonconforming use in the zone. The town occasionally receives proposals for agricultural based businesses (wineries, etc.) so this may also serve that need.

Marvin indicated support for this in time, but with current initiatives this may take a back seat to other work pursued by the town. Robert agreed, noting food based agriculture seems more appropriate than landscaping as an offset of a “farming” or “horticulture” use. Portia indicated with small farms and fisherman based businesses under pressure, this could assist those people in getting more visibility and breathing room in Scarborough. Robyn added that she generally supports this, but that the town should distinguish between landscaping and property management service companies that also do plowing, property maintenance, etc.

The Committee agreed this may not be a pressing issue, but staff can work on details of a potential use until a point the Committee is comfortable to move forward.

- IV. Discuss and provide guidance to staff concerning a request to consider increasing the height permitted in the TVC District from 45’ to 55’ or four stories.

Autumn gave an overview of the varying maximum building heights in the town’s zoning district, ranging from 35 feet to 75 feet in higher density districts. The town has received a request from Mr. Berg for a 55 foot structure in Oak Hill. One option Autumn suggested was to allow a certain percentage height increase at the Planning Board’s discretion. Robert indicated support as allowing further height could better accommodate accessible infrastructure such as elevators. Autumn added flexibility could be added to exclude such infrastructure where appropriately screened.

Robert noted the town should consider the impact of this additional development to traffic in town. Allen clarified the town’s last two Comprehensive Plans have been very strategic of where growth is desired and where it is not. To meet that demand, this will require some flexibility in building height in certain zoning districts. The more we can focus that growth to where our long range planning efforts have identified, the more we can look at efforts (public transit, multi modal facilities) to alleviate traffic. He added that if left up to the Planning Board, approval of the higher height may end up being dependent on the building use, so it if we were to allow higher buildings, it should be a flat out allowed height. Robyn agreed, especially in Oak Hill. Marvin indicated the Committee’s Planning Board liaison should weigh in on this, and asked whether a Contract Zone would be more appropriate to be pursued. With a contract zone requiring “public benefit” Robert noted, additional housing is not necessarily a public benefit in a basic sense.

Allen suggested 65 feet as a height limit to allow close to 6 story buildings, which would not require going back to increase the height several years down the road. Autumn added additional height closer to 75 feet would allow for gable roofs,

whereas 65 feet would only provide for flat roofs. Rob and Allen suggested closer to 60 feet. The Committee discussed limiting the taller buildings to be located further from main roads to aid in the transition between uses. Robyn concluded the discussion noting that this will need to go to Council, who could reduce the LRPC suggested number. She added 65 feet would allow for architectural diversity to Autumn's point. Staff will develop draft ordinance language and create a map to see where this would impact development in town for future meetings to assist the Committee in their decision. Marvin requested information for considering 75 feet.

V. Review and discuss Chapter 405B Site Plan Standards and Commercial Design Standards Merger/Update – Draft Site Layout Standards

This item was not reviewed due to time constraints.

VI. Public Comment

VII. Staff Updates

VIII. Committee Member Updates

Marvin updated the Committee that the Transportation Committee meeting for December was postponed with the next meeting to be held in January with a date to be determined.

IX. Adjourn – Next Meeting January 12, 2024

Portia made a motion to adjourn, seconded by Robyn. Passes 4-0-0. The meeting was adjourned at 9:33 AM.