

# MINUTES



## Long Range Planning Committee Meeting August 9, 2024 8-9:30 am

In attendance: Allen Paul, Rick Shinay, Peter Freiling, Robyn Saunders, Portia Hirschman, Rachel Hendrickson, Judy Fischer, Jon Anderson Autumn Speer, Eric Sanderson

- I. Roll Call and Identify Voting Members
- II. Review Minutes July 12, 2024

Motion made by Peter Freiling to approve the minutes. Seconded by Rick Shinay. Passes Unanimously.

- III. Discussion and possible recommendation to Ordinance Committee concerning Mobile Food Vendor uses, allowed districts, applicable standards and license requirements

Autumn gave an overview of the land use regulation challenges with this item. Not only would it involve Site Plan Review, but changes to Zoning and uses allowed in each district, as well as local licensing would be required. Two proposed uses are "mobile" and "fixed" food truck vendors, with mobile trucks going from site to site each day, and fixed trucks staying in the same location. The Committee requested more information on the business community's thoughts on this. Robyn requested notes from a SEDCO meeting where it has been discussed, or if it has not been fully reviewed yet, give them the opportunity to officially provide feedback. Allen Paul suggested a meeting with local businesses or a joint meeting with SECDO prior to moving this forward to Ordinance Committee.

The committee went on to discuss districts this is allowed, with Autumn noting beaches are not located in districts where this would be permitted. Peter requested designating public sites in specific zones where food trucks may not be permitted and an exception process for zoning districts. The Cabela's and Maine Medical Center parking lots were discussed as potential spots, as well as trail heads, which may not be in one singular zoning district. This may lend to a license driven approach with performance standards as opposed to a zoning process. Autumn noted she'd strike mobile food vendor sites and moved on to mobile food vendor courts.

Portia requested to require applicants to show any storage facilities needed as part of the use. The Committee requested that restrooms facilities be required. If packed gravel is proposed, Robyn requested spill prevention and controls to prevent infiltration of grease and other pollutants into the ground. Language could be added to "...other approved surfaces with Spill Prevention Control and Counter Measures (SPCC) plans". She added that the approved site plan must be posted or kept on the site to prevent impromptu movement of vehicles on the site. Portia noted that while it is good to prohibit generator use, this should be specified to include solar or other, non gas powered generators so a generator of any kind is not allowed.

Allen noted language could be added related to protecting food trucks if a restaurant is proposed within 100 feet. Autumn stated she could add to read “mobile food vendor may not be located within 100 feet of the primary entrance...of a food service or eating establishment at the time of approval”. Rachel and Peter also liked 5 ft. clear space around each mobile food vending pad. Autumn will update the language to a “mobile food pad site”. The Committee then was generally comfortable with removing the 100 foot buffer from restaurant requirement, as restaurants can locate within 100 feet of other restaurants currently if the zoning allows it in a certain zone. Portia noted having multiple food options in an area would make the court and/or restaurants in a centralized area a “destination”.

Autumn requested feedback on number of parking spaces required for a food truck court. Rachel stated some food truck employees may not come on the truck, and take their own vehicle. Parking should depend on the site and account for both employee and customer parking. Autumn suggested 1 required space per site and 1 ADA space, with the Planning Board having the authority to require more for sites that do not have ample existing parking. Noise limitations and requirements were requested, with Autumn noting this is included in the proposed licensing language. Exemptions for town owned properties were noted to be desired. Waste disposal was discussed, with the Committee generally comfortable with the owner being responsible and allowed to charge for that in any leasing of truck pad sites in a court. The discussion concluded by noting requirements for signage. Sandwich boards were contemplated and whether that requires sign permits, or if it would be regulated by the owner of the court. Autumn will remove language now that the Committee wants to move forward with only food truck court, as opposed to individual truck operation.

IV. Continue review and discussion concerning existing Parking Standards

V. Public Comment

Celina Daniell and Jake Michaud with M&R holdings summarized comments on the food truck proposal. A temporary activation space is requested at The Downs. The space may be shared by recreation opportunities (yoga, cycling, etc.). They requested clarification on required restrooms (port-a-potty versus full trailer with ADA access, etc.). The idea is to have the court temporarily until brick and mortar storefronts and restaurants can be permitted and constructed, and would aid in creating the destination before that point.

VI. Staff Updates

VII. Committee Member Updates

Jon Anderson updated the Committee on the Town’s TIF CEA policy and expanding public input process for approval processes on those moving forward. There was also a Council goals meeting that discussed the Gorham connector, which had the outcome requesting more town Committee input.

Rachel Hendrickson updated that the Planning Board is still going through review with FedEx and InterMed at The Downs. There will be a public site walk with the Downs on September 9<sup>th</sup>.

VIII. Adjourn – Next Meeting September 13, 2024

The meeting was adjourned at 9:40AM