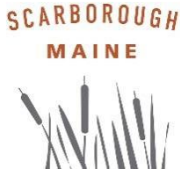


MINUTES



Long Range Planning Committee Meeting
September 13, 2024
8-9:30 am

In Person: Public Safety Classroom

Virtually via Zoom: To view the meeting via Zoom, [Click Here](#)

Members of the public may attend virtually or in person. Committee members are expected to attend in person unless the member meets one of the circumstances established in the Committee's remote participation policy.

Members in Attendance: Rick Shinay, Peter Freilinger, Robyn Saunders (zoom), Portia Hirschman

Planning Board Liaison: Rachel Hendrickson

Council Liaisons: Jean-Marie Caterina and Jon Anderson (both zoom)

- I. Roll Call and Identify Voting Members
- II. Review Minutes August 9, 2024

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

- III. Discuss and formulate questions for the MTA Gorham Connector project at Town Council's request

Autumn gave an overview of the request and reviewed the previously submitted questions. Additional questions were added to the list:

1. How will the Gorham Connector benefit and harm local Scarborough residents?
2. Why are there exits on Running Hill and 22 and what are the benefits to those to residents of Scarborough?
3. What type of zoning is Gorham and Scarborough hoping to see in this area and are they compatible? Can we see the existing and planned municipal zoning for all communities on a combined map?
4. What traffic studies have been done concerning just 114 and local impacts (Beechridge, Broadturn, Holmes Rd)?

5. What are plans for utility expansion to coordinate with the connector - water and sewer?
 6. Provide information about DOT's active transportation information and how it will impact the project?
- IV. Discuss and make a recommendation to Ordinance Committee concerning the creation of a Mobile Food Vendor Court use; permitted districts, applicable standards and license requirements

Autumn gave an overview of the changes that have been incorporated since the last meeting. The packet includes language for the mobile food vendor court as a new use in non-residential zoning districts. The proposed use include specific performance standards.

She also mention the survey that Karen Martin created to request feedback from restaurants. We are also considering a zoom input meeting for later in the month.

Autumn then reviewed the specifics of the proposed draft. Clarity was given on the difference between the holder of the mobile food vendor court and the mobile food vendor. Autumn gave an overview of how the different sections of the ordinance will be incorporated including the zoning ordinance, the Site Plan ordinance and as a new license.

The 5' distance was clarified to mean 5' for each unit for a total of 10'. A parking discussion also ensued concerning EV chargers – it was determined that new EV charging requirements would not apply just for the food truck court.

Robin clarified the language needed for parking and spills. Clarification as requested for the proposed initial fee for the license.

Rick Shinay then brought up the exemptions for one-time events and Peter Freilinger echoed concerns for one-time events. The group determined to remove the limited time language that would allow private catered events (for employees only). They also recommended updating the 15 hours to 36 hours for private one-time events.

Discussion ensued concerning the types of generators being required. It was decided that the performance standards would include the requirement for electrical hookups and the specific generator language would be moved to the licensing requirements, prohibiting fuel powered generators.

Jean Marie Caterina clarified that SEDCO is on board with the proposal. Karen Martin stated that the survey will be sent out again as well.

It was agreed to move this to the Ordinance Committee in October.

Motion made by Peter Freilinger to incorporate the feedback from today's discussion and forward to the October Ordinance Committee. Seconded by Portia Hirschman. Passes Unanimously.

V. Public Comment

Celina Daniell and Jake Michaud with M&R Holdings were in attendance to speak on behalf of the Downs team concerning Food Vendor Courts. They requested removing the word 'permanent concerning' electric and restrooms.

VI. Staff Updates

VII. Committee Member Updates

Rick Shinay requested clarification for the term limits just passed by Council. Autumn explained that effective January 1, 2025 all committees will have three – three year terms. Members can finish out their existing terms. Autumn will bring an update with who this affects at the next meeting. Rachel Hendrickson updated the group on the Downs Site Walk that occurred on September 9, 2024 and requested Autumn distribute a copy of the handouts from that meeting. Jon Anderson mentioned the request to add the Light Industrial zoning district to a future agenda. Peter Freilinger updated the group on the Townwide Transportation Study.

VIII. Adjourn – Next Meeting October 11, 2024

The meeting was adjourned at 9:45 am