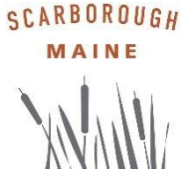


# MINUTES



**Long Range Planning Committee Meeting**  
**October 11, 2024**  
**8-9:30 am**

**In Person:** Town Manager Conference Room

**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: Allen Paul, Rick Shinay, Peter Freiling, Portia Hirschman  
Alternates: Judith Fischer  
Council Liaisons: Jon Anderson

- I. Roll Call and Identify Voting Members
- II. Review Minutes September 13, 2024 – Peter and Portia - All in favor (Allen Paul abstained)
- III. Consider and discuss a request to review landscape uses in the Rural Farm zoning district.

Staff provided an overview of the request and presented a recap from the December 2023 meeting. Discussion ensued concerning landscape uses and possibly adding performance standards for horticulture uses. Peter Freiling stated the Board of Appeals was surprised this was not an allowed use already during the ZBA request process and was supportive of the wholesale use being permitted and not allowing for parking and signage. Autumn requested clarification about issues with a nursery in the RF – Peter stated the parking would be a concern and discussion ensued about the retail part of the use not being in the same character of the RF.

Paul Beavers, the applicant requesting this be considered, also spoke and wishes to have the use classified as conforming so that he may have some accessory uses to agriculture uses such as employee housing.

Portia mentioned the high-rise farming structure in Westbrook and would that be permitted – retail sales and services are not permitted in RF. Judy asked a question about invasive species

regulations and Autumn shared where those could be found on the state website and in town regulations. Portia mentioned bees – Autumn stated that some retail sales and service uses may be appropriate in the RF and the committee agreed to review in the future especially around the nursery type uses. The committee also acknowledged that variations in RF should be considered in the future. The committee also agreed to add recommendation to the 30x30 plan to address variations, trailheads and RF village nodes.

Staff agreed to prepare draft language to review at the next meeting concerning horticulture uses and appropriate performance standards to consider.

IV. Consider and discuss a request to review the Light Industrial zoning district.

Rick Shinay recused himself from the discussion as he represents the developers of the Fed Ex property in the LI district.

Autumn briefly reviewed the discussion held in the Fall of 2022 concerning the LI district and explained the discussion and changes that were recommended at that time to address truck traffic on Two Rod Road.

Autumn presented the details on the Fed Ex project and where it stands in the process. Neighbors have sent comments and concerns about the project and have requests additional review of the districts appropriateness to the surrounding area.

Denise Hamilton of Two Rod Rd spoke about the neighbors' concerns and specifically the fed ex project. She spoke about the posting on Holmes Road, and the recommendation in 2012 for no trucking terminals. She spoke about ongoing water concerns and the 24/7 nature of the proposal. Autumn reviewed the traffic improvements that Fed Ex will be required to do as far as their project is concerned. Peter spoke about the nature of the speedway in the past and the fact that it has been used for quite some time. Jon Anderson reiterated that the 24/7 trucking facility is different from the speedway operations.

Autumn went on to call out the parcels that remain in the LI district, pointing out the vacant parcels and existing uses. She also discussed the possibility of rezoning the area to RF or striking specific uses. Portia has concerns with the water and potential contamination for wells. Peter went on to recommend that the two parcels south of the proposed fed ex site off of Two Rod Rd should be rezoned back to the Rural Farming district, especially due to the fact they have wetlands. Jon spoke about his concerns allowing the continuation of more industrial uses in the area in light of residents' concerns. Ideas came up to remove the two parcels and residential lots from the LI overlay, add a clause similar to Running Hill that water and sewer would be required for additional development and strike specific uses. (Trucking terminals and marijuana cultivation)

Staff will bring back map revisions showing the proposed maps updates, stricken and water and sewer clause added.

V. Public Comment

Denis Hamilton of Two Rod Rd also spoke about the shared access clause in the LI ordinance and the process of the original zoning changes in 2012 and 2013. She thanked the committee for their consideration.

VI. Staff Updates

Jon Anderson spoke about councils plan to update to the CEA policy to add an affordable housing component and working with various committees to assist in creating a goal or strategic plan to develop affordable housing tiff districts.

Autumn mentioned Ordinance Committee work with Wetland Setbacks and Mobile Food Vendors. Open Space Master Plan and Vulnerability Study are moving along as planned and the Transportation Study is on target for review later in the month.

VII. Committee Member Updates

Peter mentioned continuing to see setback issues in the R2 district and much of the zoning does not match what is existing.

Allen asked a question about the term limits conversation and mentioned the effects on Allen and Rick in 2025.

Jon mentioned the discussion about term limits might be continued further.

VIII. Adjourn – Next Meeting November 8, 2024