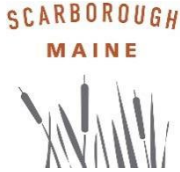


MINUTES



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

In Person: **Manager's 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.

I. Roll Call and Identify Voting Members

Members Present: Allen Paul, Rick Shinay, Peter Freiling, Robyn Saunders, (absent Portia Hirschman)

Alternates Present: none present

Planning Board Liaison: Rachel Hendrickson

Council Liaison: Jon Anderson

II. Review Minutes October 11, 2024 – Allen Paul made a motion and Peter Freiling seconded. Approved 4:0

III. Discuss and make a recommendation to the Ordinance Committee for proposed amendments to the Light Industrial Zoning District, the Rural Farming Overlay District and the Zoning Map of the Town for Scarborough.

Rick Shinay recused himself to the LI discussion.

Staff introduced the item and reviewed the proposal based on the discussion from last meeting. Distribution, wholesale trade and transportation including truck terminals uses were struck. All cannabis uses were also struck. Allen Paul clarified specific uses and dates. Robyn asked a question about the history of this discussion. Autumn provided clarification on why this has come up now and showed a map of the area in question with the proposal for potential map changes.

Peter asked a question about the RF overlay and Autumn clarified what was discussed in October and presented the drafts including a clause for sewer language similar to Running Hill and added language about water. The proposal also removes the access to Two Rod Rd, if the

map changes. Robyn asked if Sedco was aware of the proposal. Discussion incurred about water and sewer impacts and the uses included in the LI district. Autumn pointed out that if we do require water and sewer be extended for any new development, removing the two larger parcels off of Two Rod Rd limits future development opportunity dramatically. Robyn expressed concern about past conversations about water and sewer and ongoing concerns about water in the area. Robyn would like to see a formal request to have an open conversation with SEDCO and Council about the Town extending water to this part of Town. Autumn expressed concerns about extending water to the RF portion of the Town, as it will open up this part of Town to development pressure that our existing zoning is not prepared for. Robyn agrees and that the water and RF conversation should occur together. Rachel states that once we require public sewer and water is brought over and stopped at the end of the LI property line – Would we want utilities to be extended down Two Rod Rd? Requiring water and sewer raises so many land use questions that we do not have answers to. It opens up western Scarborough. She recommends focusing on the specific question at hand and requiring connection to water and sewer when it is available. The additional discussion of water is really up to Town Council. There are many large parcels that would be affected.

Jon Anderson ask that if there is no sewer and water are these use appropriate at all. Allen committed to speaking with Karen and discuss potential to request water. Autumn stated in her opinion that the LI District zoning was a mistake. Peter reflected that the RF district does not reflect what is out in western Scarborough. Robyn agrees with Peter that the RF District has been eroded over time and relying on the fact that we have no water and sewer west of the turnpike as a conservation method is wrong. The Town should be prepared to add utilities and at the same time place the proper values on the types of development that can occur. She wants to see Karen Martin and Dave Hughes should be at the table.

Jon Anderson agrees not all RF is created equal – where are we today and how can we define the differences as they related to water and sewer. He wants the Committee to continue the RF discussion and plans to bring it up with the Council during their goal setting process. Robyn agrees and wants to see staff's role. Autumn states that the west side of Scarborough really needs a focused approached to look at the types of uses and development. She also talks about the rate of growth ordinance as a fail-safe to prevent sprawl. Continued discussion was had about talking to Council about a west side committee and that this topic should be brought up with the goal setting conversation set to occur in December/January.

The committee did not have a quorum, so no decision could be made. The committee had additional conversations about the two larger parcels being appropriate for removal from the LI district. Councilor Anderson raised a question about the uses in general. With no water and sewer are the uses appropriate? Robyn states that we should get comfortable with the language and go through the specific next time. Uses 10-12 should be looked at more. Autumn proposed maybe adding restrictions around size of uses, and that a specific set of uses could be under the heading that only when water and sewer is available. This is the only area of Town zoned LI, so provides a unique situation for zoning. Councilor Anderson likes the idea but a conversation should also occur with the land owners. Allen has concern that we are going

through the discussion, but can't make a decision – should we postpone the discussion until next time. Should we have a workshop with Council – Councilor Jon Anderson said that there will be a moratorium discussion and first reading at the next Council November 20th meeting. The moratorium would not impact Fed Ex. The discussion really reiterates the need for a potential moratorium to discuss the LI district.

- IV. Discuss and make a recommendation to the Ordinance Committee for proposed amendments to the Zoning Ordinance to permit horticulture uses in the Rural Farm zoning district.

This item was not discussed due to time constraints

- V. Public Comment 48:39

Denise Hamilton, two rod road spoke about her home on Tow Rod rd. She stated that they took ownership of the home shortly after that LI District was created and they did not have an awareness of the proposal. She is in favor of a moratorium. There are uses that should be considered, as well as building sizes and operating times. Fed ex operating hours are inappropriate for residential areas. Water and property values are also a concern amongst the neighbors.

Robyn asked a question to the Hamilton's about their living length - she understands and talked about all of the sounds and smells in Pleasant Hill. She wished people would have paid attention 25 years ago and we used to have only a seasonal exit. She appreciated the resident's input.

Peter asked they contact staff with suggestions.

Dan Dickinson, 40 Holmes Rd land owner of the two large parcels up for consideration for removal of the districts. He pointed out all properties under his ownership in the LI district. The 2006 Comp Plan stemmed his interest and plans to purchase many properties in this district. In 2013 the zone changed and he started working on the possibility to buy the race track. That did not work out, but he was able to acquire the other two larger parcels. In 2013 he made plans according to the existing language. No changes have been made since then, but with Fed Ex coming in, he understands the impacts. The salvage yard was made conforming with the 2013 ordinance. He talked about a meeting at Eight Corners School. He has also acquired an easement to Ginn Rd. He talked about access to the interior lots and how that occurs through the Fed Ex property. Looking at doing 20,00 sq ft lot subdivision on the Southern lots. He is very concerned about the potential for a moratorium.

Robyn asked if he has ever come to the Town with a sketch plan – He replied just recently, as he understood the ordinance. Robyn talked about the process and communication. The Town should be a resource. Autumn did reiterate that Dan has been in communication with the Town for the last few years.

Councilor Karin Shupe as the Planning Board liaison stated she personally feels that we need to eliminate the LI zone completely and make fed ex nonconforming. She does not believe a 24 hour operation should be allowed. She does not support bringing utilities across the highway. She also agrees that this discussion is a good topic for the Council goal discussion.

Peter asked what should be there in place of LI – Karin stated that RF would be appropriate. Peter stated that will accelerate the RF conversation.

Jon wants to see the property owners work together and that needs to happen before moving this forward.

Dan brought up that in the 2006 Comp Plan water and sewer was encouraged and he has an easement to Ginn Road to bring utilities to the area. He also brought up that RF permits homes and would have the same impacts on water as proposed industrial uses. He requests that the zone be left as is.

Robyn want to understand the process that Fed Ex went through – How do we prevent this from happening again and what were the fail safes? Autumn stated that there was no active recruitment of Fed Ex and they have followed our ordinances and are working through our requirements. She does believe there is an opportunity for compromise with the neighbors so as not to leave the homeowners in a situation with less value for their property. Rachel spoke about the process that Fed Ex has gone through and that no final votes have occurred yet.

Allen requested we move on from this item and called for Staff updates.

Warren Hamilton spoke about the potential for casing pipes under the turnpike for water.

VI. Staff Updates – Autumn quickly reviewed agenda item 4 and asked for comments. She also shared with the group the Town has hired a Planner, Helen Harman.

VII. Committee Member Updates

Jon Anderson mentioned the reception for the new Councilors at the next meeting and planning a workshop for staff to come and inform the Councilors goal setting.

Robyn asked to consider the second Friday moving forward.

Peter – with three new Town Councilors, wants to encourage Council to should offer free beach passes to committee members.

Rachel – very short planning agenda for November

Allen – may not be available for December

VIII. Adjourn – Next Meeting December 13, 2024 – Robyn made a motion, Peter seconded. Approved 4:0

