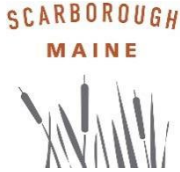


MINUTES



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

In Person: Public Safety

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.

Present:

Members: Allen Paul, Rick Shinay, Peter Freiling, Robyn Saunders, Portia Hirschman

Alternates: Judith Fischer, Vacant

Planning Board Liaison: Rachel Hendrickson

Council Liaisons: Cory Fellows and Jon Anderson

- I. Roll Call and Identify Voting Members – All Present
- II. Review Minutes November 8, 2024 – Approved 4:0 (Portia Hirschman recused)
- III. Discuss and make a potential recommendation to the Ordinance Committee for proposed amendments to the Zoning Ordinance to permit landscape contractor uses in the Rural Farm zoning district and consider the same request for the Running Hill District.

Autumn presented a recap of the previous discussion from the October meeting. The request originally came from Paul Beavers concerning Landscape Contractor uses being considered and treated as agricultural uses. Staff proposes an option which creates a new use "Landscape Contractor" and identifies districts the use would be permitted in. The use would be allowed the RF district subject to performance standards including minimum lot size and setbacks. The proposal also allows for Planning Board approval flexibility for the number of motor vehicles and trailers onsite and associated parking, as well as hours of operation and other on-site operations to avoid adverse impact on abutting uses. The draft also amends agriculture housing to include landscape contractors.

Allen asked for clarification for the business hours. Rachel asked questions about typical hours of operation as well. Weekends were of specific concern. Peter brought up that we do not

regulate machinery movement on a farm on the weekend and would recommend treating this use the same. Robin brought up concerns about property management concerns and hours.

The committee recognizes that additional conversations and discussion should continue to occur about uses in the RF district outside of this topic.

Peter asked a question about the possibility of using the Special Exception process for use. Autumn then presented the second component of the request for a similar Landscape Contractor use in the Running Hill District. Staff's recommendation for this use is to require Special Exception approval and noted that could be also required for the RF district.

Concern was expressed about the Red Brook watershed in this specific area (RH). Storage of materials is a concern and an additional performance standard addressing material storage will be added to the draft. More discussion was had about the appropriateness of the use in RF and RH. Robin does not want to see Landscape Contractors in the RF district. Rick summarized the request and is not comfortable just saying no. Peter recommends moving forward with a special exception request. Staff asked for a vote on the matter. Robin asked Karen to speak about seasonal housing needs for businesses. Karen mentioned the needs for housing for businesses. Cory spoke about affordable housing and additional accessory housing should be supported.

Peter made a motion to move the proposal forward to Ordinance Committee to approve Landscape Contractors being permitted in the RF district with special exception approval and subject to performance standards. (No open storage of materials will be added as well)

Approved 5:0

Staff requested the same motion for the RH district. Allen expressed his support. Peter quoted the district and stated he could not support this type of use. Discussion ensued about the uses and the sewer requirements in the district. Karen gave a recap of the Haigis District for the Town led sewer extension versus the Downs, who paid for the extension. Jon spoke about the TIF conversations that are being explored. The committee has acknowledged this area should be revisited as well. Robin was willing to add landscape contractor use in the RH district. Peter expressed his confusion about the RH district and his lack of support for the matter as presented. Rick spoke about the need to perhaps postpone this discussion until the sewer matter is resolved. Peter recommends the applicant pursue a contract zone. Robin and Rick recommend the Council address the sewer question in RH. Corey also agrees that RF and RH should be reviewed. Jon brought up the idea of reviewing the plans for the west side of the turnpike as well. Corey shared this would be brought before the Council for goal setting.

No action taken on the RH portion of the discussion.

- IV. Continue discussion concerning the proposed amendments to the Light Industrial Zoning District, the Rural Farming Overlay District and the Zoning Map of the Town for Scarborough.

Due to time constraints this item was not discussed.

V. Public Comment

Mr. Jones spoke about his request for the consideration with Landscape Contractor uses in RH.

Denise Hamilton spoke about the LI item and mentioned the neighbor meeting that occurred the night before. Denise stated she has sent in her recommendations for the district as well.

Daniel Dickinson spoke about the LI item. He talked about the 2006 Comprehensive plan encouraging water and sewer and LI in this district. There may be potential to connect the two districts (RH and RF) with one highway crossing. There are potential users that may pay for the extension. The comprehensive plan for 20 years has encouraged the extension of sewer and water. Bringing sewer and water is important and should be moved forward.

VI. Staff Updates

Autumn briefed the group on the public hearings going to the Planning Board. Helen introduced herself as our new Development Review Planner.

VII. Committee Member Updates

Jon shared details about the meeting held last night – key takeaways are that residents are generally ok with the LI district and uses, the concerns are performance standards and potential special exceptions.

Corey expressed his excitement to be working with the group and shared he is on the Ordinance Committee and the Planning board Liaison as well.

Robin shared updates about the Open Space Plan and the Vulnerability Assessment.

Rachel updated the committee about the workload and the Downs development, Aroma Joes and Market Basket subdivision. She also briefed the group on the sketch plan for 10 lot subdivision on Payne Rd.

Portia mentioned the Transportation Study is on-line. Peter echoed comments and stated the workshop was successful.

Allen request an agenda item to add Chair and Vice Chair in January.

VIII. Adjourn 9:27 – Next Meeting January 10, 2024