

**MINUTES
SCARBOROUGH TOWN COUNCIL
WEDNESDAY – MARCH 19, 2025
HYBRID REGULAR MEETING – 7:00 P.M.**

Item 1. Call to Order. Council Chair Sither called the regular meeting of the Scarborough Town Council to order at 7:00 p.m.

Item 2. Pledge of Allegiance.

Item 3. Roll Call. Roll was called by Kristen Barth, Town Clerk. Thomas J. Hall, Town Manager and Liam Gallagher, Assistant Town Manager, were also present. Those Councilors present:

Councilor Scott W. Doherty	Councilor Cory R. Fellows
Councilor Donald W. Cushing, Jr.	Councilor William J. Donovan
Councilor Karin B. Shupe	Councilor Jonathan E. Anderson - Vice Chair
Council Chair April V. Sither	

Motion by Councilor Donovan, seconded by Councilor Anderson, to move approval to move Proclamation 25-001. Act on the request to proclaim “*We Go For Scarborough*” as the official Town song.

Vote: 7 Yeas. Motion Passes.

Proclamation 25-001. Act on the request to proclaim “*We Go For Scarborough*” as the official Town song. [Councilor Anderson] Councilor Anderson gave a brief overview on this Order and then introduced the Middle School Choir to sing “*We Go For Scarborough*”.

Motion by Councilor Anderson, seconded by Councilor Donovan, to move approval of Proclamation 25-001 to proclaim “*We Go For Scarborough*” as the official Town song; as follows:

**PROCLAMATION 25-001
RECOGNITION ON THE PRESENTATION OF THE SCARBOROUGH SONG
“WE GO FOR SCARBOROUGH”**

BE IT RESOLVED, by the Town Council of the Town of Scarborough, Maine in Town Council assembled, that,

WHEREAS, the Wentworth Choir performed a Song entitled “*We Go For Scarborough*” at the Library’s 125 Year Celebration; and,

WHEREAS, this song was written in 1958 in celebration of the Town’s 300th Birthday, by composer John Redmond; and,

WHEREAS, Mr. Redmond, from Clinton, Massachusetts, was a frequent summer resident to Scarborough in the Pine Point area. The memory of Pine Point Beach inspired another song, several years prior entitled, “*A Girl, A Fella, A Beach Umbrella*.”

NOW, THEREFORE, BE IT RESOLVED, that the Town Council, thanks the members of the Scarborough Wentworth Choir and their teacher for bringing this song back to life.

NOW, BE IT FURTHER RESOLVED, that the Scarborough Town Council in Town Council assembled, does hereby adopt the “*We Go for Scarborough*” as the Official Town Song.

Signed and dated this the 19th day of March, 2025, on behalf of the Scarborough Town Council and Town Manager. Signed by April V. Sither, Council Chair and attested by Kristen M. Barth, Town Clerk.

Vote: 7 Yeas. Motion Passes

Item 4. General Public Comments.

- David Green of Beech Ridge Road, spoke in regards to the lack of porta potty at the Pine Point Co-Op.
- Matthew Keith of Pleasant Avenue, spoke in regards to the workshop prior to tonight's meeting and expressed gratitude for the Town Council.

Item 5. Minutes: March 5, 2025 - Town Council Meeting. Motion by Councilor Anderson, seconded by Councilor Donovan, to move approval of the minutes from the March 5, 2025, Town Council meeting.

Vote: 7 Yeas. Motion Passes.

Item 6. Adjustment to the Agenda. None at this time.

Item 7. Items to be signed: a. Treasurer's Warrants. Treasurer's Warrants were signed prior to the meeting.

Item 8. Town Manager's Report. Thomas J. Hall, Town Manager, gave the following updates and answered Town Council questions:

- Porta Potty at Pine Point Co-Op
- Budget Preparation -
 - Department Request Received
 - Budget Development underway
 - Presentation on March 26, 2025
- Eastern Trail – Close The Gap -
 - DEP/ACOE Permits Received
 - Plans/Specifications under review by MDOT and FHWA
 - Consultant selected for Construction Inspection Services
 - Bid Solicitation expected mid-March 2025
- Black Point Road Reconstruction Project -
 - Bid Solicitation mid-March
 - Bid Award early April
 - Substantial Completion targeted for June 13, 2025
- Mass Casualty Response – Wentworth School -
 - March 6, 2025
 - 10 students, 1 staff transported within 37 minutes
 - Excellent Mutual Aid response - 11 agencies responded
- Status of Cannabis License Denial Appeal
- Shared services with other municipalities
 - ACO will become a full-time employee and will no longer be shared with Westbrook

Order No. 25-020, 7:00 p.m. Public hearing and second reading on the proposed amendment to Chapter 405 – the Town of Scarborough Zoning Ordinance regarding the Light Industrial District [LI]. [Planning Director] Autumn Speer, Planning Director gave a brief overview on this Order. Council Chair Sither opened the public hearing. The following individuals spoke on this Order:

- Greg Braun, Attorney at Bergen Parkinson and speaking on behalf on Daniel Dickinson and is opposition of this order. He would like to see the Council accept the Planning Board's recommendation.
- Denise and Warren Hamilton of Two Rod Road read and provided the following comments to be included in the record:

"March 18, 2025

Dear Town Council:

I am writing because I may not be able to attend the public hearing, 2nd reading and possible vote on the amended changes to the Light Industrial Ordinance. If I can attend, I will read this into public record and request accommodations to speak on behalf of myself and my husband as he's unable to speak or attend meetings at this time because of ongoing health issues.

As most know I've had discussions with Town Staff going back to September 2021 with Autumn and Helen's predecessors. I have attended all meetings from LRPC to Town Council and anything in between fighting for our neighborhood. I have spent countless hours researching, reading and dissecting the Ordinance and Performance Standards and have brought before the Town over the years contradictions and inconsistencies with the Ordinance which led to the LRPC meeting in October 2022. I'm concerned that LRPC was not given accurate information at that time which could have had potential changes made much sooner. I was in attendance to that meeting and when the two lots on Two Rod Road were being discussed, LRPC asked the question, can anything be done with those lots under the current Ordinance. The answer was, only under the RF-O that the lots were landlocked for LI use. IF, they were told at that time and it was not known that Dan Dickinson bought the lots 3 months earlier per town records (until I did some digging and advised Autumn), that he could use the lots as LI if he could gain access by a lot that has Holmes Road frontage they may have acted on our requests for change at that time. But, in my opinion they looked at it as "no harm, no foul" since nothing could be done, so we thought. This Ordinance was established going against the recommendations of LRPC and the Comprehensive Plan and not written to protect the residential neighborhood. Again, homework was not done by the landowner as he was not aware about the loophole of gaining access via a lot with Holmes Road Frontage until about 10-11 months ago.

I attended the PB meeting Monday night and it is very much apparent that this "Advisory" board is pro developer and not pro resident and should strongly be looked at when you've got the only LI district in a residential neighborhood. Just because the Town ran out of Industrial space doesn't make it right to throw one in the middle of a residential neighborhood. It's like trying to fit a square peg into a round hole.

There need to be very tight standards with black and white rules so there's no question of what is or is not allowed and when. The PB is allowed to "negotiate" what they can get for the Town without a care in the world for the people who are affected by their decisions. They had every right to put a condition of hours on the FEDEX project and decided to use their power and the fact the Performance Standards are so subjective to push it to the limit with the exception of James Hebert and cause adverse effects for the people who have lived here for 10-65 years. There needs to be hours of operations put on this Ordinance and if it means removing wholesale distribution, trucking terminals as recommended by LRPC (please listen to the Ordinance Meeting at 7 minutes) so be it. Putting additional buffers or truck bays on the opposite side of the property is not going to reduce the noise of tractor trailers and backup alarms. Remember, if the Two Rod Road lots gain access through FEDEX property, that road is going to be right behind our backyards through the wetlands. We can hear tractor trailers on the turnpike from our backyard and this would obviously be closer.

These alleged noise studies done by the FEDEX developer are great, however it's not reality within a residential neighborhood. Did they do any on-site studies and tests and ask the neighbors for their input, NO. You can better believe that if we're hearing backup alarms late at night, we all will be calling police filing complaints because based on the Performance Standards under M.1.2 "The use will not create any offensive noise or vibration to abutting landowners;" is a violation of the Ordinance.

I also support removing all Cannabis types of businesses. Regardless, of the new rules in place for Cannabis operations, it's already causing problems with who's at fault when there are odor complaints and where is it really coming from. We can't get police presence in our neighborhood to slow down traffic, so it's hard to believe we'll get police here for odor complaints. These are not needed and should be stricken, including the testing lab even though LRPC recommended leaving it. If it's that difficult to establish a testing lab then it's not important to potentially allow someone to put one in our neighborhood causing even more adverse effect on our land values.

Please, we, the residents of our neighborhood, are asking you to protect us and not add insult to injury by allowing more disruptions to our lives, safety, more traffic and negative affect on our land values, etc.

Thank you,

*Denise & Warren Hamilton
Two Rod Road"*

There being no further comments, the hearing was closed at 7:35 p.m.

Motion by Councilor Anderson, seconded by Councilor Cushing, to move approval of the second reading on the proposed amendment to Chapter 405 – the Town of Scarborough Zoning Ordinance regarding the Light Industrial District [LI].

Motion by Councilor Cushing, seconded by Councilor Anderson to amend the main motion with the Planning Board recommendations, as follows:

1. Remove the newly added mini-warehouse use
2. Add an effective date to the new performance standards 1-4
3. Remove performance standard number 5 pertaining to hours of operation

Vote on amendment: 6 Yeas and 1 Nay (Councilor Shupe). Motion Passes.

Motion by Councilor Anderson, seconded by Councilor Fellows, to move approval to amend the main motion to Section XXIB. Light Industrial District [LI], E. Performance Standards – 5. to read as follows:

5. All warehousing facilities, distribution, wholesale trade and transportation, and truck terminal uses shall be limited to the operating hours between 5:00 am and 10:00 pm for each day of the week, unless otherwise approved by the Planning Board.

Vote on amendment: 5 Yeas and 2 Nays (Councilor Cushing and Councilor Doherty). Motion Passes.

Vote on main motion as amended:

Amendment 1:

CHAPTER 405 – TOWN OF SCARBOROUGH ZONING ORDINANCE

BE IT HEREBY ORDAINED, by the Town Council of the Town of Scarborough, Maine, in Town Council assembled, that the following changes to Chapter 405 the Zoning Ordinance, of the Town of

Scarborough, Maine, be and hereby is amended, as follows (additions are underlined; deletions are struck through):

SECTION VI. DEFINITIONS

Except where specifically defined herein, all words used in this Ordinance shall carry their customary meanings. Words used in the present tense include the future, and the plural includes the singular; the word “lot” includes the word “plot”; the word “building” includes the word “structure”; the word “shall” is always mandatory; “occupied” or “used” shall be considered as though followed by the words “or intended, arranged, or designed to be used or occupied”; the terms “building inspector” and “code enforcement officer” are synonymous. [12/01/04] [10/04/17]

Cannabis Cultivation Facility:

Shall mean an adult use “cultivation facility” as that term is defined in the Cannabis Legalization Act at 28-B M.R.S. §102(13) or a Medical Cannabis Cultivation Facility as defined in the Scarborough Cannabis Establishment Licensing Ordinance, as may be amended. [Adopted 01/08/20; Amended 09/04/2024]

Cannabis Cultivation Manufacturing Facility:

Shall mean either an adult use “testing facility” as that term is defined in the Cannabis Legalization Act at 28-B M.R.S. § 102(54) or a medical “cannabis testing facility” as that term is defined in the Maine Medical Use of Cannabis Act at 22 M.R.S. §2422(5-C), as may be amended. [Adopted 01/08/20; 09/04/2024]

Cannabis Testing Facility:

Shall mean a facility licensed to develop, research and test marijuana, marijuana products for contaminants, safety or potency. "Testing" or "test" does not include cultivation or manufacturing. This term shall mean both an Adult Use Marijuana Testing Facility and Medical Manufacturing Testing Facility as defined in the Marijuana Legalization Act and the Maine Medical Use of Marijuana Act, as may be amended. [Adopted 01/08/20; Amended 09-04-2024]

Distribution Facility:

A structure or building used for the receiving and shipping of finished goods and articles where goods are received and redirected for delivery to the ultimate customer at remote locations. [Adopted 06/20/18]

and/or packaging. Food processing facility does not include a use in which the principal activity is

High Technology Facility:

The use of land, buildings or structures for research, development, light assembly, or light manufacturing activities that does not create any danger to health or safety in surrounding areas, does not create offensive noise, vibration, smoke, dust, odor, heat or glare, that by reason of the high value of the product in relation to its size and weight does not create large volumes of truck traffic, and that conforms to the performance standards of Section IX(M).

Manufacturing and Assembly:

The use of land, buildings or structures for the production, manufacturing, assembly, fabrication, processing or treatment of materials, goods, or products. Manufacturing and assembly use may include the accessory retail sales of materials or products produced or processed on the premises. [Adopted 07/18/12]

Mini-Warehouse/Storage Facilities: - Not allowed, but proposed

A facility consisting of a building or group of buildings located in a fenced and gated controlled-access compound and containing individual compartmentalized, and controlled-access storage units with

individual locks for each storage unit, which are leased or rented to customers of the facility for storage of those customer's personal property, designed and utilized so that each customer had individual access to his or her unit exclusive of the access of other customers of the facility and which is designed to function as a self-service facility. [12/03/97]

Research, Development, and Light Industrial:

The use of land, buildings or structures for research, development, light assembly, or light manufacturing activities that does not create any danger to health or safety in surrounding areas and does not create offensive noise, vibration, smoke, dust, odor, heat or glare, and that conforms to the performance standards of Section IX(M.1). [Adopted 06/20/12]

Truck Terminals:

Facility for the receipt, transfer, short-term storage, and dispatching of goods transported by truck between different locations. Truck terminals serve as facilities for unloading products from an incoming vehicle and reloading quickly onto an outbound vehicle with no storage time in between. They are not designed or utilized for long-term warehousing. The terminal facility may include storage areas for trucks or buildings or areas for the repair of trucks associated with the terminal.

Warehouse Facility:

A structure or building where goods or materials are stored for distribution to other sites or locations. [Adopted 06/20/18]

Wholesale trade and Transportation:

The business of buying goods in large quantities and selling them in smaller quantities to other businesses or retailers. Wholesale transportation is the process of moving goods from manufacturers to retailers or businesses in bulk. Wholesale means the sale of goods or commodities for resale by a retailer, as opposed to the sale of goods or commodities to the ultimate consumer.

Amendment 2:

CHAPTER 405 – TOWN OF SCARBOROUGH ZONING ORDINANCE

BE IT HEREBY ORDAINED, by the Town Council of the Town of Scarborough, Maine, in Town Council assembled, that the following changes to Chapter 405 the Zoning Ordinance, of the Town of Scarborough, Maine, be and hereby is amended, as follows (additions are underlined; deletions are struck through):

SECTION IX. PERFORMANCE STANDARDS.

[Amended 05/05/2010; 01/02/16; 10/04/17;05/06/2020; 05/20/2020; 07/20/2022; 10/05/2022; 05/03/2022; 05/17/2023; 07/19/2023;10/18/2023; 09/04/2024; 11/20/2024; 01/08/2025]

M. PERFORMANCE STANDARDS – HIGH TECHNOLOGY FACILITIES [adopted 04/16/08][Amended 07/18/12]

All high technology research facilities, light assembly, and light manufacturing uses permitted in the B2, B3, BOR, RH, RH2, CPD, LI, I and HP districts may be undertaken only after the Planning Board has reviewed and approved the use in accordance with the Site Plan Review Ordinance and if the Planning Board finds that the proposed use, with any reasonable conditions the Planning Board deems necessary, will conform to the following standards and requirements:

1. The use will not create any unhealthy or offensive smoke, dust, odor, or airborne discharge;
2. The use will not create any offensive noise or vibration to abutting landowners;
3. The use will not involve the handling, storage, or disposal of hazardous waste material in a manner that will threaten public health;
4. The use will not include any outdoor storage of equipment or material;
5. The use will not create unsafe traffic conditions or excessive traffic that would either adversely affect neighborhood character or unduly burden the ability of the Town to maintain the existing roads;
6. The design and external appearance of any proposed building and site improvements will constitute an attractive and compatible addition to its neighborhood and be consistent the Design Standards for Scarborough's Commercial Districts;
7. All activities associated with the use(s) shall take place entirely within its principal structure(s)

Amendment 3:

CHAPTER 405 – TOWN OF SCARBOROUGH ZONING ORDINANCE

BE IT HEREBY ORDAINED, by the Town Council of the Town of Scarborough, Maine, in Town Council assembled, that the following changes to Chapter 405 the Zoning Ordinance, of the Town of Scarborough, Maine, be and hereby is amended, as follows (additions are underlined; deletions are struck through):

SECTION XXI.B. LIGHT INDUSTRIAL DISTRICT (LI).

A. PURPOSE

The purpose of this district is to provide an area for small, light industrial type of development while reestablishing the Holmes Road as an attractive gateway to the west side of town. New development together with redevelopment of existing uses should create an attractive business/industrial park environment with a roadside buffer along the Holmes Road. Residential properties along Two Rod Road and to the west of the district should be protected with a substantial buffer.

B. DEVELOPMENT DESIGN AND REVIEW PROCEDURES

Depending on the acreage of a proposed project, a development/redevelopment project within this district may undergo a conventional review process involving Site Plan Review and/or Subdivision Review applying the quantitative standards of subsection F. or may be reviewed as a Planned Development applying the qualitative standards and flexible design allowable under subsections J and K of this district and Section VIIE of this Ordinance.

1. Conventional Developments. Projects that are proposing to develop or redevelop less than five (5) acres of land may be reviewed as a conventional development or as a Planned Development, at the applicant's option.

2. Planned Developments. Projects that are proposing to develop or redevelop five (5) acres or more of land are required to be reviewed as Planned Developments in accordance with the applicable standards of subsection K Development Standards for Planned Developments of this district and Section VIIE Planned Development of this Ordinance.

C. PERMITTED USES

NOTE: The requirements of subsection G F.1. of this district relating to sewage disposal may limit the type or scale of the uses that can occur in this district.

The following uses are permitted on any lot in the district subject to the requirements of Section G F:

1. Personal service establishments.
2. Instructional and educational services.
3. Business and professional offices.
4. Business services.
5. Contractor's offices, shops and storage yards.
6. Non-municipal government buildings and uses.
7. Motor vehicle repair and service facilities existing as of January 1, 2013 including auto body shops and facilities for the repair of recreational vehicles.
8. Accessory uses.
9. Accessory agricultural activities subject to the additional performance standards of Section IX.P.

The following uses are permitted only on lots that have vehicular access to the Holmes Road:

10. Manufacturing and assembly, subject to the additional performance standards of Section IX (M).
11. Research, development and light industrial, subject to the additional performance standards of Section IX (M.1).
12. High technology facilities, subject to the additional performance standards of Section IX (M).
13. Warehousing Facility, exclusive of mini-warehouse/storage facilities.[Amended 06/20/18]
14. Distribution, wholesale trade and transportation, including truck terminals.
15. Motor vehicle repair and service facilities including auto body shops, facilities for the repair of recreational vehicles, small engine repair facilities, and vehicle sales accessory to these uses.
16. Sale, rental and/or service of heavy equipment or specialized motor vehicles (other than passenger cars).
17. Retail sales or services if such sales or services are accessory to principal permitted uses.
18. Municipal buildings and uses.
19. Transmission towers subject to the additional performance standards of Section IX(F) of this Ordinance.
20. Recycling facilities, including only junkyards, automobile graveyards or automobile recycling businesses that are existing as of January 1, 2013, and subject to annual licensing by the Scarborough Town Council under Section IX(A)(18).

22. Fully enclosed places of assembly, amusement, culture and government existing as of January 1, 2013.
23. Telecommunication facilities.
24. Small-scale energy facilities, subject to the additional performance standards of Section IX(W).
25. ~~Cannabis Manufacturing Facility. [Adopted 01/08/2020; Amended 09/04/2020]~~
26. Cannabis Testing Facility. [Adopted 01/08/2020; Amended 09/04/2024]
27. ~~Marijuana Cultivation Facility conducted within a fully~~
28. Utility-Scale Solar Energy Systems, subject to the performance standards of Section IX.(O.1.) of this Ordinance. [Adopted 11/03/21]
- ~~29. Mini-warehouse/storage facilities.~~

D. SPECIAL EXCEPTIONS

1. Public utility buildings including substations, pumping stations and sewage treatment facilities.
2. Outdoor storage, exclusive of fuel stored in bulk.

E. PERFORMANCE STANDARDS. The following performance standards shall apply o all site plan applications after March 19, 2025.

All permitted uses in the Light Industrial district may be undertaken only after the Planning Board has reviewed and approved the use in accordance with the Site Plan Review Ordinance and if the Planning Board finds that the proposed use, with any reasonable conditions the Planning Board deems necessary, will conform to the following standards and requirements:

1. The use will not create any unhealthy or offensive smoke, dust, odor, or airborne discharges;
2. The use will not create any offensive noise or vibration to abutting landowners;
3. The use will not involve the handling, storage, or disposal of hazardous waste material in a manner that will threaten the public health; and
4. The design and external appearance of the proposed buildings, structures, and site improvements will constitute an attractive and compatible addition to the neighborhood and be consistent with the Town's Site Plan standards.
5. ~~The use will be limited to operating only during daytime hours. Daytime hours mean the hours between 7:00 a.m. and 9:00 p.m. Monday through Thursday; between 7:00 a.m. and 10 p.m. Friday through Saturday; and between 9:00 a.m. and 9:00 p.m. on Sunday.~~
5. All warehousing facilities, distribution, wholesale trade and transportation, and truck terminal uses shall be limited to the operating hours between 5:00 am and 10:00 pm for each day of the week, unless otherwise approved by the Planning Board.

~~F~~ E. SPACE AND BULK REGULATIONS

1. The following space and bulk regulations are applicable to conventional developments:

Minimum area of lot	20,000 square feet
Minimum lot frontage	200 feet for lots abutting Holmes Rd and Two Rod Rd; 100 feet for lots abutting all other streets
Maximum percent of lot coverage by buildings	50%
Maximum percent of lot coverage by buildings and other impervious surfaces	85%
Minimum front yards	50 feet
Minimum side and rear yards	25 feet except that all side and rear yards abutting residential districts shall be a minimum of 100 feet or the height equivalent of the principal building or use, whichever is greater, and shall comply with the buffering requirements of this Ordinance.
Maximum building height	45 feet

2. The following space and bulk regulations are applicable to planned developments:

Minimum area of lot	20,000 square feet
Minimum lot frontage	200 feet for lots abutting Holmes Rd and Two Rod Rd; For all other streets the lot frontage requirement shall be determined under subsection <u>K J.</u> of this district
Maximum percent of lot coverage by buildings	Determined by the Planning Board under subsection <u>K J.</u> of this district
Maximum percent of lot coverage by buildings and other impervious surfaces	Determined by the Planning Board under subsection <u>K J.</u> of this district
Minimum front yards	50 feet
Minimum side and rear yards	25 feet except that all side and rear yards abutting residential districts shall be a minimum of 100 feet or the height equivalent of the principal building or use, whichever is greater, and shall comply with the buffering requirements of this Ordinance.
Maximum building height	45 feet

G F. ADDITIONAL DEVELOPMENT STANDARDS APPLICABLE TO BOTH CONVENTIONAL AND PLANNED DEVELOPMENTS

1. Sewage Disposal: All new, expanded, or redeveloped buildings in the district shall be connected to the public sewer system unless all of the following are met in which case sewage disposal may be provided by an on-site sewage disposal system meeting the requirements of the Maine State Plumbing Code and Chapter 404A the Town of Scarborough Plumbing Ordinance.

- The design sewage flow of the use will be less than two thousand (2,000) gallons per day based on the Maine State Plumbing Code, and
- Only domestic type sewage will flow to the on-site sewage disposal system. No process water shall go to the system, and
- The project will be designed to be connected to a public sewer system in the adjacent street if such a sewer is ever extended, and

d. The owner or developer agrees to connect to the public sewer system within twenty-four (24) months of service being provided in the adjacent street and this requirement is made a condition of approval of any site plan approval for the project.

2. Streetscape Buffer Strip: For all new, expanded, or redeveloped buildings, a landscaped or naturally vegetated buffer strip shall be established and/or maintained along the front property line of a lot where it abuts a public street or highway except for existing lots fronting on Two Rod Road which are subject to the requirements of F.4. The width of the buffer strip shall be a minimum of thirty (30) feet when it is adjacent to Holmes Road, one hundred (100) feet when it is adjacent to Two Rod Road, one hundred (100) feet when it is adjacent to the Maine Turnpike (I-95) and associated Maine Turnpike on/off ramps, and ten (10) feet when it is adjacent to any other street. The buffer strip shall be designed to separate the development from the street and to enhance the visual environment of the street. The buffer strip shall be maintained as a naturally vegetated area with native, non-invasive vegetation unless an alternative treatment is approved by the Planning Board as part of the site plan review. In addition, the buffer strip must be landscaped in accordance with the Site Plan Review Ordinance. In the case of Holmes Road and other streets the buffer strip may be crossed by access roads or driveways and may include pedestrian and public utility facilities provided that the buffer function of the strip is maintained. Parking, internal roadways, structures, and storage or service facilities may not be located within the buffer strip. In the case of Two Rod Road, access roads or driveways are not allowed through the street buffer strip except in accordance with standard F.3. below.

3. Vehicular Access Prohibited from Two Rod Road:

- a. Vehicle access to and from the Two Rod Road to serve new, expanded, or redeveloped buildings in the district via any means including public streets, private ways, driveways, other private accessways, or combinations thereof shall not be permitted, except for emergency vehicle access approved by the Fire Department and Planning Board and as allowed for under 3.b.
- b. Buildings existing as of January 1, 2013 on lots that have frontage on Two Rod Road and that have their exclusive vehicle access from Two Rod Road may continue to have one point of vehicle access onto Two Rod Road. If the gross floor area of all existing buildings on a lot is increased by more than twenty (20) percent, or if the building is removed or the property is redeveloped, vehicular access to the property must not be from Two Rod Road as per 3.a.

4. Lots Abutting Two Rod Road: A building existing as of January 1, 2013 that is on a lot that has frontage on Two Rod Road and that has its exclusive vehicle access from Two Rod Road that is converted from a residential use to a nonresidential use in whole or in part, must conform to the following additional requirements:

- a. A twenty-five (25) foot wide vegetated or landscaped buffer strip shall be maintained along the front property line adjacent to Two Rod Road and shall be improved/maintained in accordance with the Site Plan Review Ordinance.
- b. One driveway not more than sixteen (16) feet in width shall provide access to Two Rod Road.
- c. Any parking for more than two vehicles or service areas shall be located to the side or rear of the existing building.
- d. Any expansion of the buildings on the lot or the construction/placement of new accessory buildings on the lot shall be limited to a cumulative total of twenty percent of the gross floor area of all buildings existing as of January 1, 2013 and shall be compatible with and maintain the architectural character of the existing buildings.
- e. Any material storage or outdoor service areas shall be located to the side or rear of the existing building and shall be located within a landscaped or fenced area to screen it from view from the street.

5. Residential Buffering: Where a lot in the LI District abuts a lot in residential use or a residential or rural zone, a vegetated buffer shall be established and maintained in accordance with E. The buffer shall soften the transition from the LI District to adjacent residential areas and shall buffer buildings, parking, and service areas. In the design of sites, components of the project that generate large amounts of traffic, activity, noise, or similar potential impacts should be located away from residential areas and/or designed to mitigate adverse impacts on adjacent residential areas. Exterior light must be designed to eliminate spillover to adjacent residential uses or a residential or rural zone as per the Site Plan Review Ordinance.

6. Buffering of Parking: Parking lots and associated access drives must be buffered from adjacent public streets in accordance with the Site Plan Review Ordinance.

H G. OFF-STREET PARKING APPLICABLE TO BOTH CONVENTIONAL AND PLANNED DEVELOPMENTS

Off-street parking shall be provided in accordance with the requirements of Section XI of this Ordinance.

I H. SIGNS APPLICABLE TO BOTH CONVENTIONAL AND PLANNED DEVELOPMENT

Signs shall be regulated in accordance with the requirements of Section XII of this Ordinance.

J I. PLANNED DEVELOPMENT STANDARDS

The following development standards shall apply to all planned developments. In addition to these requirements, planned developments may incorporate the flexible design standards under subsection **K J.** of this district subject to Planning Board review and approval.

1. Unified and Coordinated Design, Signage, and Lighting

Development and redevelopment of larger parcels in the LI District requiring Planned Development Review shall exhibit a high level of site planning and design. Planned Developments with multiple buildings and/or building lots shall establish a unified and coordinated layout and themes that are exhibited throughout the development. Likewise, a coordinated signage and lighting plan shall be required of the Planned Development that establishes a theme within the development.

2. Open Space and Natural Resource Conservation

Planned Developments shall be designed with respect for the natural resources and topography of the site. Significant wetlands, vernal pools and critical wildlife habitat areas shall be avoided, buffered and conserved. These significant natural resource areas that are greater than one (1) acre in size shall be conserved as common open space, while smaller significant natural resource areas may be incorporated into individual building lots or development sites. Open space lands may include a trail system for walking, hiking, biking or similar activities if such a trail system can be accommodated without adverse impact to the natural resources.

3. Access Management and Interconnections

Access to Planned Developments from Holmes Road shall be strictly controlled to limit the number of curbs cuts along this roadway. Planned Developments shall make provisions for street and driveway interconnections to abutting properties to enable cross connections, the shared use of curb cuts and intersections and to reduce the overall number of curb cuts on Holmes Road and to provide access to interior properties that do not have street frontage on Holmes Road.

K J. FLEXIBLE DESIGN STANDARDS FOR PLANNED DEVELOPMENTS

The following flexible design standards may be applied to a Planned Development project, subject to Planning Board review and approval.

- 1. Flexible lot coverage** – The Planning Board shall determine the maximum percent of lot coverage by buildings and maximum percent of lot coverage by buildings and other impervious surfaces in a planned development if the planned development includes “green building” technology or approaches that compensate for the additional lot coverage proposed. Examples of “green building” approaches may include green roof systems, porous pavement, photovoltaic and other forms of distributed energy, and other techniques as reviewed and approved by the Planning Board. If the planned development does not include green building technology, then the maximum percent of lot coverage by buildings and maximum percent of lot coverage by buildings and other impervious surfaces shall be governed by subsection F. of this district.

Vote: 5 Yeas and 2 Nays (Councilor Cushing and Councilor Doherty). Motion Passes.

Order No. 25-021, 7:00 p.m. Public hearing and second reading on the proposed second amendment to the Contract Zoning Agreement between the Larrabee Farms Wetland Mitigation Project and the Town of Scarborough. *[Applicant/Planning Director]* Autumn Speer, Planning Director, gave a brief overview on this Order. Council Chair Sither opened the public hearing. There being no comments either for or against, the hearing was closed at 8:05 p.m.

Motion by Councilor Anderson, seconded by Councilor Donovan, to move approval of the second reading on the proposed second amendment to the Contract Zoning Agreement between the Larrabee Farms Wetland Mitigation Project and the Town of Scarborough and authorize the Town Manager to sign any and all documents related to Order, as follows:

**SECOND AMENDMENT TO EXHIBIT 8 CONTRACT
ZONE AGREEMENT BETWEEN
GRONDIN AGGREGATES LLC
[The Larrabee Farms Wetlands Mitigation Project] AND
THE TOWN OF SCARBOROUGH**

This Second Amendment to Contract Zoning Agreement (hereinafter, the "Second Amendment") is made as of the ____ day of March 2025 by and between the Town of Scarborough, a body corporate and politic, located in the County of Cumberland and State of Maine (hereinafter, "the Town"), Grondin Aggregates LLC, a limited liability company, located in Gorham, Maine (hereinafter, "Grondin"), pursuant to the Contract Zoning provisions of Section II, Subsection I of the Zoning Ordinance of the Town of Scarborough (hereinafter, the "Zoning Ordinance").

WHEREAS, Grondin entered into a Contract Zoning Agreement with the Town dated as of the 16th day of August, 2006 (hereinafter, the "Original Agreement") creating Contract Zoning District Number 8 (hereinafter, the "District") as described in Section XXIII of the Zoning Ordinance, said Agreement having been recorded in the Cumberland County Registry of Deeds in Book 24332, Page 285; and,

WHEREAS, the Original Agreement was amended pursuant to the terms and provisions of a First Amendment to Contract Zoning Agreement between the Town and Grondin dated May 7, 2008 recorded in said Registry of Deeds in Book 26,231, Page 88 (“the First Amendment”) in order to allow the importation and storage of aggregate materials from outside the District to be used in the mixing and processing of materials excavated or quarried onsite to create aggregate products for end users; and

WHEREAS, by allowing such mixing, Grondin agreed to reducing the original 20-year time period for subjecting the entire property to conservation easements and conveying certain portions of the property subject to the Agreement to the Town to 10 years from the date of the First Amendment; and

WHEREAS, the ability of Grondin to undertake such mixing and processing within the District did expedite the extraction of on-site materials however, the wetlands mitigation and preservation market has stalled; and

WHEREAS, the approximately 20.67 acre site, also known as 414 Gorham Road, that was deeded to the Town of Scarborough in the original contract zone is not encumbered by conservation easements or easements limiting the use of the property, shall revert back to Rural Farming (RF) zoning district; and

WHEREAS, the eastern portion encompassing 130.73 acres (Exhibit B) of the site has been completed and has been deeded to the Town of Scarborough prior to the approval of this contract zone amendment, and the zoning will revert back to Rural Farming (RF). The Town will have full rights to use this property within the limitations set by the conservation easements (Exhibit C) placed on the property by the Maine DEP and US Army Corp of Engineers; and

WHEREAS, Grondin wishes to complete the remaining 137.5acre (Exhibit A) wetland project as designed as well as complete the aggregate storage but requires additional time to do so.

WHEREAS, the Town and Grondin wish to further amend the Agreement to reflect these changes in the use of the Property.

NOW THEREFORE, in consideration of the mutual promises made by the parties to one another, the parties covenant and agree as follows:

1. Sections 5 and 6 of the First Amendment are deleted, and Section 3(p) of the Original Agreement as amended by the First Agreement is further amended to read as follows:

(p) Conservation Easement(s): Upon approval by the Maine DEP and the U.S. Army Corps of Engineers, and prior to approval by the Town Engineer of the plan for wetlands creation under Section 3(h), each wetland mitigation project will be entered into a Conservation Easement. Ultimately, and within a time period of no more than 20 years from the date of approval of this Agreement by the Town of Scarborough, the entire property with the exception of the land area shown on Exhibit A in the Original Agreement that was previously conveyed to the Town for a school or other municipal use, will be entered into a conservation easement to be held by the Town, or a land trust or similar entity designated by the Town, if such conveyance is approved by the Scarborough Town Council. The conservation easement or easements shall be permanent and shall limit the uses of the property to wetlands mitigation and monitoring, open space preservation, passive outdoor recreation, excluding use by motorized vehicles other than service and emergency vehicles, and may allow hunting provided hunting is limited to those areas where the hunting will not create a danger to persons using the property for walking, hiking, jogging, bicycling, picnicking and other passive recreational activities. The conservation easement or easements shall allow the uses permitted under Section 3(c) above.

As is required under state and federal wetland statutes, the Maine DEP and the U.S. Army Corps of Engineers will have third party oversight in the easement.

2. The Town and Grondin agree that the remaining 137.5 acre project must be completed and reclaimed by no later than December 31, 2028.
3. Section 4 of the Original Agreement is amended as follows:
4. Property Conveyance: Grondin shall have the right to convey its fee interest in the property, in whole or in part, as necessary to satisfy applicable requirements of the U.S. Army Corps of Engineers and the Maine Department of Environmental Protection in connection with the wetlands mitigation project and sale of the authorized wetlands mitigation credits; provided, however, that any parcel conveyed shall first be encumbered by conservation easement or easements limiting its use to the uses permitted by this Agreement. Portions of the property conveyed for wetlands compensation and restricted in perpetuity by conservation easement or easements to wetlands preservation shall not be considered lots under the Zoning Ordinance or the Subdivision Ordinance. Upon completion of all phases of the wetlands mitigation and sale of the authorized wetlands mitigation credits or at the end of 20 years after the date of this Agreement, whichever occurs first, Grondin agrees to convey as a gift any remaining portions of the property to the Town, or to a land trust or similar entity designated by the Town, if such conveyance is approved by the Scarborough Town Council, subject to the same use limitations prescribed for conservation easements under Section 3(p) of this Agreement, under the following two options:
 - a) If Grondin is unable to secure a customer by June 30, 2027 that would require the entirety of the remaining property to need a large wetlands mitigation project, the remaining 137.5 acres will be reclaimed per the standards of a normal pit operation and the property will be deeded over to the Town per the original agreement and the subsequent amendments by December 31, 2028.
 - b) If Grondin is able to secure a customer by June 30, 2027, requiring the entirety of the remaining property needing a large wetlands mitigation project, it will thus reclaim the pit through those means and it agrees to do so by December 31, 2028. The property will be transferred to the Town once until Grondin's monitoring and guarantees to the state and federal agencies is complete, no later than December 31, 2038 (a 10-year monitoring period is required for these projects).

In both above scenarios, Grondin must notify the Town by June 30, 2027, whether it has been able to secure a customer. The existing access road from Beech Ridge Road shall remain in its current state at the time of approval of this Second Amendment.

4. The Zoning Map of the Town of Scarborough is amended as shown in Attachment 1 of this Second Amendment to remove certain parcels from this contract zone.
5. Except as specifically amended herein, all terms and conditions of the Agreement as amended by the First Amendment shall remain in full force and effect.
6. Grondin shall record this Second Amendment in the Cumberland County Registry of Deeds within thirty (30) days after its approval by the Scarborough Town Council.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the date first

set forth above.

WITNESS _____

By: GRONDIN AGGREGATES, LLC

Larry Grondin, its Manager

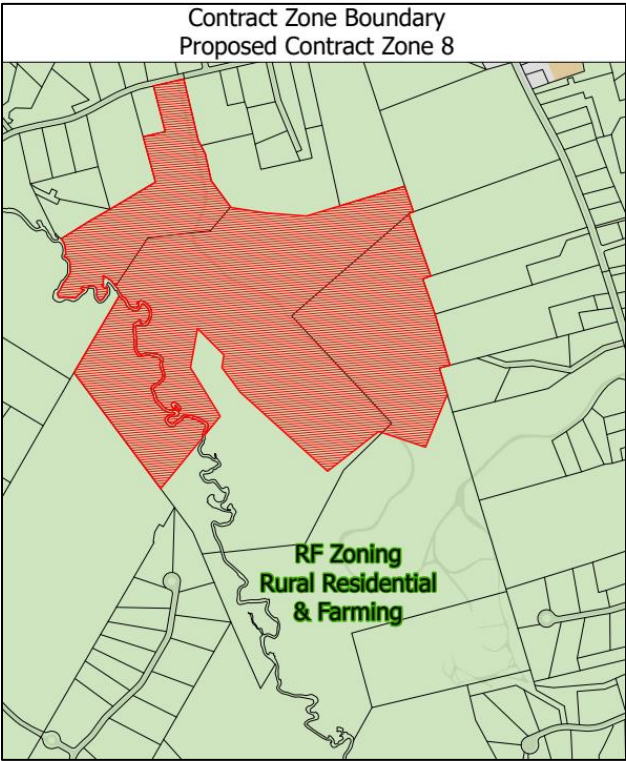
WITNESS _____

By: TOWN OF SCARBOROUGH

Thomas J. Hall, its Town Manager.
(duly authorized by vote of the
Scarborough Town Council on

_____, 2025

ATTACHMENT 1:



Vote: 7 Yeas. Motion Passes.

Order No. 25-026, 7:00 p.m. Public hearing and action on the new request for a Food Handlers License from Antigoni Papagjika, d/b/a Antigoni’s Pizza, located at 172 US Route One. [Town Clerk’s Office] A brief overview was given on this Order. Council Chair Sither opened the public hearing. The following public comments were made:

- Antigoni Papagjika of Antigoni’s Pizza spoke in regards to the background of her family’s business and the offerings they will be providing.

There being no additional comments either for or against, the hearing was closed at 8:07pm.

Motion by Councilor Anderson, seconded by Councilor Donovan, to move approval on the new request for a Food Handlers License from Antigoni Papagjika, d/b/a Antigoni's Pizza, located at 172 US Route One.

Vote: 7 Yeas. Motion Passes.

Order No. 25-027, 7:00 p.m. Public hearing and action on the request from Katryna Hallisey, for a Medical Cultivation Facility, located at 148B Pleasant Hill Road. [Assistant Town Manager] Liam Gallagher, Assistant Town Manager, gave a brief overview was given on this Order. Council Chair Sither opened the public hearing. There being no comments either for or against, the hearing was closed at 8:09pm.

Motion by Councilor Anderson, seconded by Councilor Donovan, to move approval on the request from Katryna Hallisey, for a Medical Cultivation Facility, located at 148B Pleasant Hill Road.

Vote: 7 Yeas. Motion Passes.

Order No. 25-028, 7:00 p.m. Public hearing and action on the request for a Massage Therapist License from Caley Lippincott, d/b/a Heal Massage and Therapy, located at 51 US Route One. [Town Clerk's Office] A brief overview was given on this Order. Council Chair Sither opened the public hearing. There being no comments either for or against, the hearing was closed at 8:10pm.

Motion by Councilor Anderson, seconded by Councilor Donovan, to move approval on the request for a Massage Therapist License from Caley Lippincott, d/b/a Heal Massage and Therapy, located at 51 US Route One.

Vote: 7 Yeas. Motion Passes.

OLD BUSINESS: None at this time.

NEW BUSINESS:

Order No. 25-029. First reading and schedule a public hearing and second reading on the proposed changes to Chapter 311 – the Town of Scarborough Schedule of Fees. [Town Clerk's Office/Police Department] Thomas J. Hall, Town Manager, gave an overview of this order. Kristen Barth, Town Clerk and Mr. Hall, answered questions from the Town Council.

Motion by Councilor Anderson, seconded by Councilor Donovan, to move approval of the first reading on the proposed changes to Chapter 311 – the Town of Scarborough Schedule of Fees and schedule a public hearing and second reading for Wednesday, April 2, 2025, as follows:

CHAPTER 311 – TOWN OF SCARBOROUGH

LICENSE, PERMIT AND APPLICATION FEES

BE IT HEREBY ORDAINED, by the Town Council of the Town of Scarborough, Maine, in Town Council assembled, that the following changes to Chapter 311 - the Town of Scarborough License, Permit and Application fees, be and hereby is amended, as follows (additions are underlined; deletions are struck through):

Police Department Recommendation:

<u>Police Department Charges</u>	<u>Fee</u>
Special Police Charge, Per Hour, 4 hour minimum charge per officer. (amended 05/05/04; 05/02/07; 05/21/2008; 05/04/201; 06/02/2021; 05/03/2023)	~~\$95.00~~ <u>\$125.00</u>

Town Clerk Recommendations:

<u>Chapter 901 – Waste Disposal</u>	<u>Fee</u>
Waste Hauler License Fee	\$100.00 per vehicle \$800.00 maximum

<u>Chapter 1003 – Hawkers & Peddlers</u>	<u>Fee</u>
~~License Fee for~~ Hawkers & Peddlers License <u>(30 Days)</u> (05/21/2008)	~~\$110.00~~ <u>\$100.00 and \$25.00 per employee</u>

<u>Chapter 1004 - Taxicab Licenses</u>	<u>Fee</u>
Annual License - Each Taxicab (amended 05/05/04) (amended 05/06/09)	\$150.00
Annual License - Each Operator (amended 05/05/04) (amended 05/06/09)	\$50.00

<u>Chapter 1005 - Innkeepers Licenses (06/21/2006)</u>	<u>Fee</u>
~~Application Fee~~	<u>\$50.00</u>
~~Per Room Fee~~	<u>\$3.00 per room</u>
~~Maximum Fee Not to Exceed~~	<u>\$350.00</u>
~~Seasonal Without Liquor~~	<u>\$150.00</u>
~~Seasonal With Liquor~~	<u>\$250.00</u>
~~Year-Round Without Liquor~~	<u>\$350.00</u>
~~Year-Round With Liquor~~	<u>\$450.00</u>

<u>Chapter 1008 - Special Amusement Operator License Fees</u>	<u>Fee</u>
~~Annual License Fee~~ <u>Special Amusement License</u>	~~\$110.00~~ <u>\$200.00</u>

<u>Chapter 1009 – Coin Operated Game License Fees</u>	<u>Fee</u>
Annual License Fee - Per Machine (B-2 Zone)	\$110.00
Annual Video Arcade License Campgrounds (R-F Zone) Maximum of 25 machines (amended 05/03/06)	\$1,500.00

<u>Chapter 1010 - Massage Establishment Annual License Fees</u>	<u>Fee</u>
Massage Establishment	~~\$55.00~~ <u>\$100.00</u>
Combined Massage Establishment/Massage Therapist	~~\$35.00~~ <u>\$150.00</u>
Massage Therapist	~~\$30.00~~ <u>\$50.00</u>

<u>Chapter 1011 - Para-Massage Establishment Annual License Fees</u>	<u>Fee</u>
Para-Massage Establishment License	~~\$55.00~~ <u>\$100.00</u>
Para-Massager License	~~\$35.00~~ <u>\$150.00</u>
Combined Para-Massager Est./Para-Massager License	~~\$30.00~~ <u>\$50.00</u>

<u>Chapter 1013 - Ice Cream Trucks (06/18/97)</u>	<u>Fee</u>
~~Application Fee~~ <u>Ice Cream Truck License (Required for each Unit)</u>	~~\$110.00~~ <u>\$250.00</u>
~~Each Additional Truck~~	<u>\$30.00</u>
<u>Chapter 1015A – Mobile Food Vendor License [Adopted 01/08/2025]</u>	
Mobile Food Vendor License (Required for each Unit.)	\$250.00

Chapter 1017 – Pawnbroker Fees/Secondhand Dealer Fees (02/17/2010; amended 05/18/16)	Fee
<u>Application Fee-Pawnbroker/Secondhand Dealer License</u>	~~\$100.00~~ <u>\$175.00</u>
<u>SBI Check</u>	<u>\$25.00</u>
Chapter 1015 -Food Handlers Registration Fee (adopted 05/03/06)(amended 05/21/08)(amended 05/05/2010)	
<u>Food handlers Registration Fee—Year Round Business</u>	<u>\$220.00</u>
<u>Seasonal, catering and in-home food handlers {Seasonal—6 months or less}</u>	<u>\$110.00</u>
<u>Class 1: Beer, Wine and Spirits</u>	<u>\$600.00</u>
<u>Class 2: Beer and/or Wine</u>	<u>\$500.00</u>
<u>Class 3: No Liquor</u>	<u>\$400.00</u>
<u>Class 4: Catering</u>	<u>\$300.00</u>
<u>Class 5: Temporary</u>	<u>\$50.00</u>
Chapter 1016 - Garage/Yard Sale (adopted 03/07/2007)	Fee
<u>Garage/Yard Sale Permit (Per Sale)</u>	~~\$5.00~~ <u>per sale \$10.00</u>
Miscellaneous Fees [Adopted 05/03/05; Amended 02/15/06; 04/03/2024]	Fee
<u>Application Fee for all Town Clerk Licenses</u>	<u>\$50.00</u>
Marriage Ceremonies Performed (amended 02/15/06)	~~\$50.00~~ <u>\$100.00</u>
<u>Automobile Graveyard or Junkyard License</u>	<u>\$50.00</u>
<u>Automobile Recycling License</u>	<u>\$250.00</u>
<u>SBI Checks</u>	<u>\$100.00</u>
<u>Applicants are responsible for providing background checks, not older than 3 days prior to submission of application for all licenses that require such checks, or alternatively, applicants may pay above fee.</u>	
<u>Public Hearing and Advertisements</u>	<u>\$150.00</u>
<u>Applicants are responsible for the cost of all public hearing advertisements or, alternatively, applicants may pay above fee.</u>	
Miscellaneous Administrative Fees – Town Clerk’s Office (amended 05/06/09; 05/03/2023)	\$25.00
Replacement Fee for all Applications and Licenses/Permits (adopted 05/04/2011; amended 05/03/2023)	\$10.00
Genealogy / Research – \$3.00 per name, whether or not a record is found, this includes a photocopy. For an attested copy, the fee is as set by the State of Maine Office of Vital Records.	
Dog License Late Fee – Upon receipt of the rabies certificate(s) from the State of Maine the Town Clerk’s Office will notify owner(s) they need to register their dog(s) within 10-days. If a resident fails to license their dog(s) within 10-days of notification from the Town Clerk’s Office a late fee will be charged for each dog. (05/21/2008) (amended 05/07/2014)	\$25.00 per dog
Non-sufficient Funds (adopted 05/07/2014)	\$30.00
Late fee on all renewal applications issued by the Town Clerk’s Office that are received after the deadline [Adopted 04/03/2024]	½ half of the application Fee
If more than 30 days late after deadline [Adopted 04/03/2024]	Full application Fee
Notary Fee (amended 3/6/96; 05/05/04; 05/21/2008)	Fee
<u>First 3 pages-1-3 Signatures</u>	<u>\$10.00</u>

<u>Any Documents more than 3-pages 3+ Signatures</u>	<u>\$15.00</u>
<u>1-3 True Attested Copies</u>	<u>\$20.00</u>
<u>3+ True Attested Copies</u>	<u>\$25.00</u>

Vote: 6 Yeas and 1 Nay (Councilor Doherty). Motion Passes.

Order No. 25-030. Act on the request to terminate the 30-Day Extension Moratorium in the Light Industrial District. *[Council Chair]* Council Chair Sither gave a brief overview on this Order. There were no public comments made.

Motion by Councilor Sither, seconded by Councilor Anderson, to move approval on the request to terminate the 30-Day Extension Moratorium in the Light Industrial District.

Vote: 7 Yeas. Motion Passes.

Order No. 25-031. Act on the request from the Shellfish Conservation Commissions to approve the Shellfish Allocations for the 2025 Season. *[Shellfish Conservation Commission]* Kristen Barth, Town Clerk and Daryen Granata Harbor Master, gave a brief overview on this Order. The following public comments were made:

- David Green of Beech Ridge Road, spoke in regards to the Shellfish Commission and due to lack of surveys.
- Andy Blanchard of Payne Road and Vice Chair of the Shellfish Conservation Commission, spoke in regards to the data and surveys that the Commission currently has.
- Noah Nygren of Philip Street and Chair of the Shellfish Conservation Commission, spoke in regards to the data DMR reviewed and why they made their determination even though the Commission disagrees.

Motion by Councilor Anderson, seconded by Councilor Donovan, to move approval on the request from the Shellfish Conservation Commissions to approve the Shellfish Allocations for the 2025 Season, as follows:

<i>Class</i>	<i>Subclass</i>	<i>Amount</i>	<i>Cost</i>
Commercial	Resident	30	\$200.00
Commercial	Nonresident	3	\$400.00
Commercial	Senior Resident – 1 bushel	2	\$100.00
Commercial	Junior/Student Resident	10	\$100.00
Commercial	Junior/Student Nonresident	1	\$200.00
Recreational	Resident	200	\$25.00
Recreational	Nonresident	20	\$50.00
Recreational	Senior Resident	140	\$0.00
Recreational	Senior Nonresident	14	\$0.00
Recreational	Day- Resident	10 per day	\$10.00
Recreational	Day- Non-resident	10 per day	\$20.00

Vote: 7 Yeas. Motion Passes.

Item 9. Non-Action Item. None at this time.

Item 10. Standing and Special Committee Reports and Liaison Reports.

- Councilor Anderson spoke in regards to the School Board budget meeting and the modest budget they have prepared.

- Councilor Donovan gave an update on the Appointments/Negotiations Committee and posted the following names:

Coastal Waters and Harbor Advisory Committee:

Appoint Tyler Davis as a full voting member with a term to expire 2025, Brittaney Jackson as first alternate with a term to expire 2026, and Matthew Hassler as second alternate with a term to expire 2027.

Parks and Conservation Land Board:

Appoint Richard Harvey as first alternate with a term to expire 2027 and J. Anton Bodor as second alternate with a term to expire 2027.

- Councilor Fellows spoke in regards to the next Rules and Policies meeting on April 9. LRPC met last week and there was a preliminary discussion for an indoor firing range. Planning Board met on Monday night, they provide the LI recommendation and have received an application for a resident to rezone from RF to R2 so they can build a new home. Firing Range met yesterday as an introductory meeting.
- Councilor Sither spoke in regards to the School Building Committee meeting next Monday to determine if they can limit building locations down to two. The Council also ran out of time to get Council input from the workshop so asked the Council to send throughs and next steps to her and Councilor Anderson.
- Councilor Shupe spoke in regards to the Ordinance Committee approving some changes to the EV Ordinance which will be coming to the full Council soon. The Community Services Advisory Board met last week and had done some work on the Animal Control Ordinance which will be on the Ordinance Committee agenda in May due to no meeting in April. The committee will also be submitting a letter to the Council and School building Committee to emphasize the idea of buying land that would include land for the Community Center. Parks and Conservation Land Board also recently approved an application from the Scarborough Land Trust which will be coming forward soon.
- Councilor Cushing had no updates but Communications will be meeting next Wednesday.
- Councilor Doherty went to the Coastal Waters and Harbor Advisory Committee meeting last week but it was cancelled due to no quorum.

Item 11. Council Member Comments.

- Councilor Donovan spoke in regards to the plover he identified on Higgins Beach last week and there are now four. He also spoke with the Town's ACO and supports her being a full time Scarborough employee.
- Councilor Anderson spoke in regards to the Town song.
- Councilor Fellows thanked Councilor Anderson for having the children here at the beginning of the meeting.

Item 12. Adjournment. Motion by Councilor Anderson, seconded by Councilor Donovan, to move approval to adjourn the regular meeting of the Scarborough Town Council.

Vote: 7 Yeas. Motion Passes.

Meeting Adjourned at 8:44 p.m.

Respectfully submitted,

Kristen Barth
Town Clerk