MINUTES

Long Range Planning Committee Meeting

April 11, 2025

8-9:30 am

In Person: **Council Chambers**

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: Allen Paul, Rick Shinay, Peter Freilinger, Robyn Saunders, Portia Hirschman
Alternates: Jean-Marie Caterina
Planning Board Liaison: Rachel Hendrickson
Council Liaisons: Cory Fellows
Staff: Autumn Speer, Karen Martin

I. Roll Call and Identify Voting Members.

II. Review Minutes March 14, 2025 - Approved 5:0

III. General Public Comment - Items not covered on the agenda (3-minute limit per speaker)

IV. Discuss and consider a recommendation to Ordinance Committee creating a Short-Term Rental Registration Ordinance.

- Public Comment (3-minute limit per speaker)

Scott Townsend, 2 Acorn Lane, is an owner of a short-term rental at Higgins Beach, owner of higginsbeachmaine.com, and a realtor. He expressed opposition to the Ordinance because he does not find it necessary to manage short-term rentals in the Town and anticipates an administrative burden if the Ordinance is approved.

Danielle Dellaquila attended with husband Timothy Meyers. She offered clarification that a previous fire at their property, which is their primary residence that they also rent out as a short-term rental, occurred when they were on the property, and that no guests were staying at the property at that time.

Alyson Bristol, 6 Bayview Avenue, stated that Higgins Beach has a multigenerational tradition of short-term rentals, and that short-term rentals have supported affordability for some residents. She stated that there were already ordinances in place to manage short-term rental issues such as noise and odor. She suggested the Town use an overlay so the Higgins Beach and Pine Point

neighborhoods could be excluded. She offered to organize a meeting at the Higgins Beach Clubhouse to have the Town meet with residents.

Allison Bayley, 281 Pine Point Road, runs a short-term rental with her mother, Julie. She stated that the Town already has existing ordinances to manage short-term rental issues. She expressed concern at the Ordinance's potential impact on their business. She stated the property owners she works with rent their homes in order to afford their homes and taxes, and that her team follows regulations and resident concerns diligently.

Kate Boyle, expressed support for this Ordinance as a balanced approach to the issue.

Katy Foley, 7 Acorn Lane, is an owner of a short-term rental at Higgins Beach, works with higginsbeachmaine.com, and a realtor, and is a former town councilor. She suggested not taking action on this Ordinance.

Ellen Jennison, works with Scott Townsend at higginsbeachmaine.com, stated that they adhere to a strong set of guidelines for all short-term rental properties, and that the Ordinance is attempting to fix a problem that does not exist in these communities.

Brad Willauer, a resident on Century Lane, expressed concern at being able to continue to maintain his property, which he rents as a short-term rental, if the Ordinance is approved. He stated the exclusion of bed and breakfasts does not make sense to him. He expressed opposition to the Ordinance because he does not feel it is necessary.

Autumn asked remaining attendees wishing to make public comment to email her as time for public comment ended.

Autumn presented the item, including background provided in her memo to the LRPC. She will schedule another public meeting in early May, and is planning to reach out to property and business owners who have short-term rentals to continue with outreach.

Discussion ensued about the validity of this being a topic for LRPC to discuss and whether it is an item within the LRPC duties.

Peter made a motion to refer this to the Ordinance Committee without comment. Rick seconded. Robyn stated that if staff or the Ordinance Committee has a question that fits within the LRPC charter, they would be happy to take it up in the future. Approved 3:2. (Paul and Saunders)

V. Discuss and consider a recommendation to Ordinance Committee defining indoor sport shooting ranges, specifying where such use may be permitted and establishing performance standards.

- Public Comment (3-minute limit per speaker)

Peter asked if there had been a formal request. Autumn replied that there had been and it is included in the meeting packet, although it was fairly generic. She summarized her memo to the LRPC on this item.

Cory commented that the firing range committee met shortly after the LRPC discussed this last month, and that they are available as a resource if and when appropriate.

Peter stated that he finds taking the LI district out of consideration is understandable. He expressed concern that allowing this use in the Industrial district would set a very large exclusion zone when Industrial-zoned land is relatively limited.

Allen moved that the LRPC not consider having an indoor range in the Town Ordinance. Robyn seconded and commented that she would not have a problem considering an indoor range special exception for an existing outdoor range. Karen clarified if there was an issue having to allow the use somewhere if the State allows it, and Autumn clarified that we did not have that issue.

Approved 5:0.

VI. Committee member updates- 9:00

Councilor Fellows commented that the short-term rental discussion could tie into emerging Council discussion around housing affordability.

Peter reiterated his frustration that the Council goals are informing the LRPC agenda when they are parking ongoing discussion more related to the LRPC's charge. He stated that if that is what LRPC is going to become, he would like the Charter to be amended to reflect that and he will formally resign. He expressed disappointment at how the Council has been directing staff.

Rick gave an overview of how LRPC developed from CPIC, and expressed concern at LRPC becoming an adjunct Ordinance Committee.

Discussion ensued on development and planning priorities, including items that LRPC would like to focus on. The conversation included the role of the Planning Board in development and a review of the Town's development review process through the Development Review Committee and the Planning Board.

VII. Staff updates- 9:17

Karen stated the Reimagine Route 1 meeting would be on April 15 at 5:30.

Autumn stated the Open Space Master Plan would hopefully be accepted next week at Council, where there will be an unveiling of the 30 by 30 achievement. That Plan has recommendations with assigned parties, so some will come to LRPC for input. The Vulnerability Assessment is moving forward and will likely come before Council in August. That will have recommendations that include LRPC as well. The Transportation Assessment is with staff to wrap up but will also include recommendations. GPCOG kicked off a Complete Streets Toolkit project with the Town. Autumn's capital request this year is for a trails and sidewalks master plan that will involve the LRPC.

VIII. Adjourn 9:24- next meeting May 9, 2025.