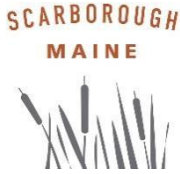


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Long Range Planning Committee Meeting

May 9, 2025

8-9:30 am

In Person: Council Chambers – Moved to Planning 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: Rick Shinay, Peter Freiling, Portia Hirschman

Alternates: Judith Fischer

Planning Board Liaison: Rachel Hendrickson

Council Liaisons: Jon Anderson

Staff: Autumn Speer, Helen Harman

- I. Roll Call and Identify Voting Members.
- II. Review Minutes April 11, 2025 – Postponed due to lack of quorum
- III. General Public Comment - Items not covered on the agenda (3-minute limit per speaker) - NONE
- IV. Discuss Status of Comprehensive Plan Recommendations and Strategies and Future 2025 Projects
 - Public Comment (3-minute limit per speaker) NONE

Autumn gave an overview of the handouts included in the agenda for this item. Autumn presented the spreadsheet of Comp Plan goals and strategies. She highlighted goals which the Committee and other groups have made progress on. She stated that the rate of growth ordinance will be reviewed this summer and renewed for next year.

Jon Anderson suggested exploring housing diversity and options given the recent Marshview Contract Zone which was not approved by Council.

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Discussion focused on issues of traffic and access in the TVC zones, including a suggestion that the Town needs more of a planning strategy for areas intended to densify. The Committee discussed village center plans like Dunstan Village which are intended to help address the practical challenges that come with planning for growth. Given traffic issues on certain sections of Route 1, Autumn suggested that Dunstan might be a good candidate for a road diet to focus on village identity over traffic simply passing through that area. The village center process may also help determine other architectural design standards, such as height, which came up in the Marshview project.

Members agreed that there could be better outreach and communication around planning issues like those brought up for Marshview, and that extensive communication is necessary as there will always be resident opposition to some extent.

Jon stated that Council has their current GMO and expressed interest in the LRPC's debate in the next year on these existing issues until we have better transportation. He agreed that the Town has made a commitment to growth in those areas, but it needs to explore how to grow responsibly considering the practical challenges.

Autumn mentioned Council's upcoming affordable housing workshop on June 4, which Jon suggested would be a good opportunity to bring up the existing plan for that Dunstan Corners.

Autumn continued her overview of the spreadsheet.

Peter commented that the rural districts are not on the Council priority list, but that he does not want the LRPC group to lose sight of the RF district which covers much of town, as well as districts adjacent to the RF district on the west side of town. Autumn responded that we should address RF districts on the east side as well.

Peter commented that the RF district issue had grown quieter, and Autumn suggested this is because there have not been any large developments recently in those zones.

The Committee discussed right-sizing zoning for nonconforming uses.

Regarding future land use patterns, the Committee discussed the need to ensure amenities are provided for any new development rather than locating new residents in places where they need a car to run every errand. Members discussed issues of walkability and connectivity. Autumn suggested the Committee could work on fine-tuning some of the existing zoning to support land use goals.

The Committee discussed occupancy requirements for ADUs and emerging trends in promoting ADU development to provide additional housing. Portia inquired about tiny home villages, and Autumn commented that that type of use does not appear in our ordinance as written. Jon asked about the rate of ADU registration in town, and Autumn said there had not been an increase but it was typically several each month. Discussion included residents registering ADUs after the sale of a property.

Discussion continued for economic development goals, including the light industrial district, outlying TVC zones and sewer extension. Autumn gave an overview of Downs and Oak Hill connectivity and

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Complete Streets strategies. On the shared parking recommendation, Rachel suggested having an expert on shared parking present to the Planning Board to alleviate some concerns and provide additional information for how best to review it, given the Downs shared parking calculations in recent submissions.

Peter asked about when Council goals get updated. Jon responded that there will be a workshop in June but they get updated in January.

V. Member Updates

Rick asked Jon who the candidates are for the open seat on Council. Jon responded there are three people running for Councilor Cushing's seat and the school board seat is not contested.

Jon mentioned the school survey. The new location may be publicly announced as early as the May 21 agenda but may be later depending on how surveying goes.

Portia stated Transportation Committee is entering into a transit study with Metro focused on fixed route and micro-routes. Peter added that it's important to keep regional transportation updated on how Scarborough has changed.

Rachel gave a Planning Board update. The Downs Town Center Market Basket and Retail, Mixed Use, Satellite Parking Lot are all in second review. Trestle Way, a 10-lot conservation subdivision, was approved.

VI. Staff Updates

VII. Adjourn 9:30- next meeting June 13, 2025