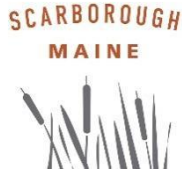


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Long Range Planning Committee Meeting

June 13, 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: Allen Paul, Rick Shinay, Peter Freiling, Portia Hirschman

Alternates:

Planning Board Liaison: Rachel Hendrickson

Council Liaisons: Jon Anderson, Cory Fellows

Staff: Autumn Speer, Karen Martin, Helen Harman

- I. Roll Call and Identify Voting Members.
- II. Review Minutes April 11, 2025 – Approved

Review Minutes May 9, 2025 – Approved
- III. General Public Comment - Items not covered on the agenda (3-minute limit per speaker) –
- IV. Discuss and Consider Amendments to Existing TVC Zoning Districts Related to Comprehensive Plan Goals
 - Public Comment (3-minute limit per speaker) NONE

Autumn introduced the topic with a reminder of the previous meeting discussion on the need for village plans. She suggested that TVC4 should be considered a Pine Point village district because it is unique to the other TVC districts. Committee members discussed the purpose of applying various criteria differently to each district versus applying design standards to each. Karen commented that the TVC districts were developed during a time of wholesale zoning to provide some transition between new

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zones and ease into the concept of a village center. She added that the key differences between the TVC districts have to do with building size.

Autumn commented that it would be useful to consolidate the districts, then apply certain character-based standards to specific villages such as Oak Hill and Dunstan. The current TVC zones have a lot of use-based standards rather than character-based.

Allen and Karen discussed the origin of the TVC districts, and Karen commented that Oak Hill and Dunstan are the only TVC villages. Peter asked if this comes from a need for different design standards versus different zones and uses. He suggested the committee be rigorous in applying master standards while reviewing the uses in order to simplify the TVC districts.

Autumn presented the spreadsheet of the TVC districts, exempting TVC4 as Pine Point.

Peter described a town and village concept as not including single family units, but perhaps rowhomes. He also brought up increasing density through greater lot coverage and lot usage rather than defining maximums, acknowledging that context will inform specific village designs.

Karen commented that multiplex buildings were defined as multifamily with no more than eight (8) units. Committee members discussed the disadvantage of having unit limits for multifamily when other space and bulk standards are keeping buildings within a certain size.

Peter commented that mixed uses tend to inform where villages occur in other towns. Portia suggested that live-work units need to be better defined as they relate to mixed uses.

Rachel commented that only one live-work unit proposal had come before the Planning Board in recent years, and that was more of a workaround for the density factors.

Rick asked what the objective of the discussion was. Peter commented that his goal is to ensure that the standards better reflect the original intent of the districts, so this meeting is an opportunity for level-setting.

Autumn commented that an upcoming sketch plan in the TVC3 district was not reflective of the village feel intended for the TVC districts, even though its proposal is permitted in the current zoning.

Autumn suggested they start with a high-level conversation about the districts. She asked Committee members what they are picturing for a village district. Jon Anderson described dense commercial areas where residents can get their key needs met, which is surrounded by residential. These are areas for local services, including restaurants, that are walkable. Infill should prioritize services that local residents would use. Peter added that library branching works better in areas where those types of services are also available. He described the Kennebec River communities where small retail has residential uses on upper floors.

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Karen asked about the 2021 Comp Plan- Crossroads is defined as a regional center rather than village center. Rick added that Waterville downtown was Main Street, but there were other sections with shopping centers. Rachel commented that it sounded like people were describing a gathering place for neighbors. Jon commented that the gathering space concept requires density. Cory added that multifamily housing is important to density.

Committee members discussed anti-growth sentiment in town and Jon added that much of the concern stems from traffic issues. He commented that current traffic conditions do not encourage walkability and density. Rachel pointed out that the Comp Plan included a survey question on reducing intensity of traffic on Route 1, and that responses were mixed.

Peter commented that the marsh crossing rebuild will give people an example of how Route 1 looks and feels when it is restricted and narrowed. Rick agreed with Committee members that Route 1 is a complicated issue. He suggested that Scarborough is unique in its lack of a main street, and that current uses have encouraged the use of Route 1 as a connector. Allen identified South Portland as a good example of narrowing Route 1, because it gives you more of a village setting.

Karen commented that some aspects of the turnpike could work in favor of reducing intensity of traffic on Route 1. She asked if the turnpike would suspend fees between South Portland and Saco as an experimental incentive.

Cory commented that the rationale of having the TVC zones is having designated growth zones that can theoretically support additional development in order to protect other more sensitive areas.

Autumn suggested doing away with of the town and village language and focusing on local services instead. She suggested simplifying the zoning and, through the village plans, solidify how we want it to look and function. Discussion included intersections that could permit village services like markets that would be walkable within residential neighborhoods. Autumn suggested “neighborhood services” as a term for these areas. Cory and Jon brought up community schools being an asset to this plan because they can act as nodes. Autumn added that the trails and sidewalks master plan would add to this as well.

Peter added that there is an opportunity to shape Route 1 with the improvements coming up. Autumn agreed that it was important to get ahead of it, especially considering the new school being built in Saco.

Karen asked to roll B3 and beach zone into this concept. Portia suggested neighborhood centers could reflect different sizes of neighborhoods. Autumn agreed and said that it might be time for a rebrand.

Portia and Peter discussed infrastructure needs. Peter referred to Knightsville and Falmouth as good examples of using transit as a focal event for change. Portia reiterated her comment from the last meeting about tiny house villages, and advocated for accommodating small houses. Peter added that there could be services provided that suit that use.

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Jon asked how this topic could be reflected in the community survey. Autumn suggested that the committee consider potential questions for the community survey for the next meeting.

Karen suggested adjusting the 'senior housing' definition to fit more within assisted living.

The next meeting will focus on these uses and potential survey questions.

V. Member Updates

Peter noted that there is a continued trend for home businesses appealing to Zoning Board but not having all the information they need. He suggested that there is a gap that SEDCO could help address. Karen noted that this was a topic in the Comp Plan.

Rachel said that Marshview is coming up as a sketch plan for Planning Board. She noted that the main parking lot on Southborough Drive had a proposal for a surgical center.

Portia said that the Vulnerability Study is being presented to Council on August 20.

Allen said he would do his best to attend LRPC meetings over the summer, but will be talking to Rick if he cannot attend so he does not chair the meetings over Zoom. He added that the town needs a bakery.

VI. Staff Updates

Autumn stated that the Conservation Commission voted to move forward a tree care advisory ordinance so Scarborough can be established as a Tree City USA.

Karen said that SEDCO is doing a capacity analysis.

Cory said that Council was looking at a landscape ordinance, and that there would be a housing workshop on the 4th.

Jon said the Finance Committee reviewed a TIF for Dunstan which was forwarded to Council. They did a preliminary review of the Marshview CEA request. The School Committee is making their decision on their recommendation, and there will be a workshop at the end of June where they will present their recommendation. Finance also talked about exploring a stormwater management fee analysis.

Peter asked Jon if the next year budget process is done, and Jon confirmed that it is.

VII. Adjourn 9:30- next meeting July 11, 2025