

**MINUTES**  
**Ordinance Committee Meeting**  
**Wednesday, June 11, 2025 – 5:00 P.M.**

**Item 1. Call to Order.** Councilor Shupe, called the meeting to order at 5:00pm

**Item 2. Roll Call.** Committee members Councilor Karin Shupe (Chair), Councilor William Donovan, and Councilor Cory Fellows were present. Liam Gallagher, Assistant Town Manager and Thomas Hall, Town Manager were also present.

**Item 3. Public Comment.** Councilor Shupe explained that she is going to have the agenda tonight run like a Town Council meeting. The public comment will be after staff presents each agenda item.

**Item 4. Approval of minutes from March 14, 2025.** Motion by Councilor Donovan, seconded by Councilor Fellows, to move approval of the March 14, 2025 meeting minutes as written.

Vote: 3 Yeas. Motion Passes.

**Item 5. Review and consider a recommendation from the Long-Range Planning Committee for proposed amendments to the Zoning Ordinance to define a new use, landscape contractor, separate from the contractor offices, shops and storage yards use; and to permit landscape contractors in the Running Hill Gorham Road Mixed Use District (RH) zoning district with special exception approval and performance guarantees; and to permit the landscape contractor use in the Light Industrial and Industrial districts (they are currently permitted under the contractor offices, shops and storage yards use).** Autumn Speer, Planning Director gave an overview of this item. Discussion ensued between Committee members and Autumn Speer.

The following public comments were made:

- Sheri Fasulo of New Road spoke in regards to her neighbor that has been operating a business illegally under the current zoning and the effects it is having on her. A handout was provided to the committee members showing the burning that the company has been doing and information from the Fire Chief explaining what has been discovered.
- Ryan Jones of Running Hill Road spoke in the mix use of Running Hill Road and how he is trying to serve the community with his business as a landscape contractor. He explained that the property is being used for and that no bush or burning is occurring there now.
- Fred Jones of Running Hill Road spoke in regards to the fire and how they are no longer burning.

Motion by Councilor Donovan, seconded by Councilor Fellows to amend Chapter 6, Section 405 so there will be no burning of landscape materials.

Vote: 3 Yeas.

Motion by Councilor Donovan, seconded by Councilor Fellows to move the proposed amendments to the Zoning Ordinance to define a new use, landscape contractor, separate from the contractor offices, shops and storage yards use; and to permit landscape contractors in the Running Hill Gorham Road Mixed Use District (RH) zoning district with special exception approval and performance guarantees; and to permit the landscape contractor use in the Light Industrial and Industrial districts (they are currently permitted under the contractor offices, shops and storage yards use). forward to the full Town Council at the July 18, 2025 meeting, as amended:

Vote: 2 Yeas, 1 Nay (Councilor Shupe)

**Item 6. Review and consider a recommendation from the Community Services Advisory Board for the proposed amendments to Chapter 604 Animal Control Ordinance.** Patricia Brigham, Chair of the Community Services Advisory Board spoke in regards to why the committee reviewed this ordinance. She also stated that the version being presented tonight is not the version that the board wanted to bring forward and why. Amanda Doherty, Committee Member went over the data that was applied to the changes and the updates to the structure of the ordinance to make it more user friendly. She also addressed changes that were added not by the committee.

Councilor Shupe gave an overview of the expectations of public comment. The following public comments were made:

- Katie Foley of Acorn Lane provided an overview of her experience within the Town and this topic. She does not believe that changes are needed and is unsure on why changes are needed unlike in 2013.
- Dave Stahelski of Houghton Street spoke in regards to the current ordinance not being perfect but it has been working.
- Sue Foley-Ferguson of Black Point Road provided a handout to the committee with real data that shows no changes to the Ordinance are needed.
- Amy Chamberlain of Ryefield Drive and Pine Point spoke in regards to the penetration path on her property that will be shut down if this ordinance passes per her attorney. She does not support this new ordinance.
- Jean Westervel of Ashton Street spoke in regards to contacting the Attorney General's office in Augusta in regards to the May 28<sup>th</sup> meeting and how it was conducted. They believe it was not voted on correctly at the committee level and should not move forward.
- Tom Torrey of River Sands Drive spoke in regards to the proposed changes being overreach and highly discriminating against dog owners. He also spoke about other egregious acts that he sees on the beach.
- Ed Draspi of Plantation Drive spoke in regards to him not going to the beach with his dog since 2013 due to the plover issue. Since then, he goes to the field behind the middle school and now that is off limits and enforced. The Town need to think about who we are and what we are trying to accomplish as a Town since there are existing laws.

- Kathy Harvey Brown of Springbrook spoke in regards to exercise that is needed for humans and dogs to live their lives healthy and mentally. She also has concerns about risks of humans and dogs to ticks and Lyme Disease if only certain places will be able to have dogs off leash. Scarborough should look into what other Towns are doing in Maine.
- Valerie Micciche of Oceanwood Drive (ZOOM) agrees to what the previous comments have been and the concerns at the committee meeting that she attended.
- Emma James of Chamberlain Road spoke in regards to moving to Scarborough and being welcomed by the daily dog walkers at 7am on Higgins Beach who have welcomed her into the community. She is troubled by the proposed changes and the unorganized process of these updates.
- Diane Garthwaite of Marion Jordan Road spoke in regards to the struggle of walking on trails with rocks and roots if they loose beach access.
- Robin McLaughlin of Vesper Street spoke into regards to being a plover volunteer and how much better is getting year by year. People are respecting the rules so more restrictions are not needed.

Councilor Shupe ended public comment due to meeting time restrains. Discussion ensued between Committee members.

Motion by Councilor Shupe, seconded by Councilor Donovan to table the recommendation from the Community Services Advisory Board for the proposed amendments to Chapter 604 Animal Control Ordinance until the December 2025 Ordinance Committee.

Vote: 3 Yeas.

**Item 7. Future Meetings and Agenda Items.**

- Short Term Rentals—July

**Item 8. Adjournment.** Motion by Councilor Donovan, seconded by Councilor Fellows, to move approval to adjourn the regular meeting of the Scarborough Ordinance Committee.

Vote: 3 Yeas. Motion Passes.

Meeting adjourned at 6:37 pm

Respectfully submitted,

Kristen Barth  
Town Clerk