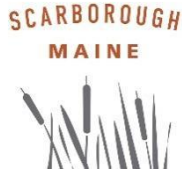


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Long Range Planning Committee Meeting

July 11, 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, Robyn Saunders

Alternates: Jean-Marie Catarina, Judith Fischer

Planning Board Liaison: Rachel Hendrickson

Council Liaisons: Cory Fellows

Staff: Autumn Speer, Karen Martin, Helen Harman

- I. Roll Call and Identify Voting Members.
- II. Review Minutes June 13, 2025 – Approved
- III. General Public Comment - Items not covered on the agenda (3-minute limit per speaker)
- IV. Discuss and consider recommendations to Town Council related to the 2025 community survey
 - Public Comment (3-minute limit per speaker) – None

Autumn introduced the survey that she sent out for comment after the last meeting. Town administration is looking for input from the Committee. She asked if the Committee has comments on the survey, specifically about sections pertaining to growth.

Before discussing, Autumn gave an update on LD 1829, which has been approved. LD 1829 does a variety of things, but one item of concern is the Rate of Growth Ordinance. The Ordinance was put in place a few years ago and has worked well to prevent large developments in the RF district. LD 1829 eliminates rate of growth ordinances, except for in rural areas. It goes into effect next year.

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The Town has always had the ability to guide the pace and size of development, and this new legislation limits that ability.

LD 1829 also allows an height increase of 14 feet for affordable housing developments, and changes the minimum lot size for an area with public water and sewer to 5,000 SF. The Committee discussed local instances of small lot sizes such as Eastern Village. Autumn expressed concern that a lack of amenity requirements for single-family homes would compound a lack of space on individual lots when considering the required setbacks and space and bulk standards. Jean-Marie said that when the Legislative Policy Planning Committee reviewed this, municipalities expressed concern over the loss of home rule. She explained that the policy was an attempt at finding balance between housing needs and home rule. She said there has been considerable pushback. The State is on a path of removing the ability of municipalities to set standards. Autumn added that the Town almost loses its ability to charge impact fees. Jean-Marie said the State is looking at Portland's ReCode that encourages high and dense development with public transit.

Karen asked what the time period of implementation is. Autumn responded that it takes effect in July of next year. Karen asked what the changes are of this going away before then, given the pushback. Jean-Marie responded that it is likely not on the table without an election between now and then.

Allen directed discussion back to the survey. Portia observed that the survey questions do not lend themselves to inquiry. The Committee discussed the questions in the survey needing to translate into national-scale data, and Autumn clarified that the survey is not designed for that specifically and that the Town is free to add or revise questions as needed.

Jean-Marie stated that the survey is too long. Peter added that it creates a biased sample of people willing to complete it. Autumn directed the Committee a question asking participants to rank certain residential housing options, pointing out that most people don't know what some of the terms mean.

Peter asked Cory what the Council's goal is for the survey. Cory pointed out a question from the last survey where participants responded that affordable housing was being developed too slowly. Autumn and Cory discussed the challenge of indicating what affordable means in that context. Peter said that the survey does not seem like the right format for the Town's purposes. Autumn asked if the members have participated as residents before.

Cory stated that the Council does reference the survey when developing their goals. Peter suggested that the survey does not meet the Committee's needs and the group should continue to find ways to mine public opinion.

Robyn asked Cory what the goals are for the survey, and for members to go round-robin to discuss what their goals are. Autumn responded that staff uses the survey developing new projects. Cory responded to Robyn's question that Council uses the survey to get a sense of the community's stance on various issues. Robyn asked if the survey is developed by a scientific company to ensure a statistically valid

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sample, and Karen responded that it is. Autumn asked the group what comments they had on the current draft of the survey.

Robin expressed interest in capturing long-term ideas if it's meant to be a longitudinal study, and agreed that the survey is an opportunity to get feedback even though parts of the survey are unclear.

Jean-Marie asked why the library takes up so much space in the survey. Autumn clarified that everyone, including the library, is sending in feedback on the current draft. Allen asked about the Route 1 modifications and how the Town wants it to look. Autumn said that it would be up to the State, although the Town had contributed comments that they would prefer to see bike lanes and other amenities.

Peter brought up survey overload, given all the surveys with the school as well.

Autumn suggested that the goal might be to decrease and shorten the drafted question and create specific groups of questions for focus groups.

Rick asked how the survey gets distributed and how many people respond. Karen guessed that the methods develop depending on initial response volumes. Rick agreed that the survey is overwhelming, so shortening it might improve the response rate. He asked about a summary of responses from the previous summary, and Karen responded that the company had done an assessment which is on the SEDCO website. She added that the company had also done a good presentation last year, which might be easier for people to look at.

Rick asked if there was a committee working on updating the survey, and Autumn and Karen responded that it is the Council Communications Committee. Rick asked about how the survey is submitted, and Autumn said that she could add a note that it should be able to be submitted electronically. Judith added that receiving a survey that says it's being mailed to Kansas would cause her to ignore it. Autumn agreed that electronic submittal should be an option. Cory added that generally speaking, the goal is to reach people where they are, but this kind of thing tends to get similar respondents every time. Karen added that one reason the survey is submitted to another location is to make it clear that it is not the Town staff who is administering it.

V. Continue discussion concerning existing TVC zoning districts and uses related to Comprehensive Plan goals

- Public Comment (3-minute limit per speaker) - NONE

Autumn introduced the topic of uses in the TVC districts and encouraged committee members to think about uses and scale rather than specific geographies/neighborhoods. Judith asked how village centers can be differentiated from strip malls, and Autumn responded that it would come to design standards.

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Peter asked to clarify what the goal of the conversation was, and Autumn responded that she is looking for a conversation on whether we want to reframe how we think of our zoning districts, consolidate our residential districts, clean them up to get rid of some weird nuances, and come back when we start specific village plans with specific commercial standards that really define those areas.

Autumn stated that we have to clean up our zoning before we can clean up how it looks. She asked the committee if they are comfortable using the framework she is presenting- neighborhood, community, regional. She used the example of residential sales and services being less than 5,000 SF in neighborhood center zones and community zones, showing how range of sizes is limited depending on the zone.

Karen asked to put a pin in what we call these areas, so we can leave the branding alone for now. Peter referenced Jon's comments from the last meeting that town and village terms can be confusing. Karen clarified that the names will come once we sort out what they are, and Autumn agreed and clarified that she is not attached to the specific names.

Karen asked about how this would relate to LD 1829 and the inclusion of residential uses. Autumn responded that the existing uses include residential in most zones. Judith asked if we have an overarching framework of what we are trying to achieve, and said that size is not a sufficient distinction. Autumn said that she is trying to figure out what the committee wants to do with this review. Autumn referred to the Marshview project, and how much of what was proposed was already allowed in the existing zoning but received pushback.

Peter added that that was a reason to be cognizant of branding, because of the confusion around what 'village' means. Autumn agreed but stated the need for a description of what these zones are. She reiterated the issue of scale. Judith brought up location and discussed Rosemont, and the committee identified it as an example of a village use because there are residences nearby and people walk to it, although it does have a lot of visitors off of Route 1.

Rick asked to see the Zoning Map for reference and discussed the origin of the village terminology. Allen added that the discussion had looked at the villages as clusters. Autumn suggested that there could be less differentiation of uses among those clusters, that the goal is to consolidate.

Peter reiterated the need for specific terms- neighborhood can be a loaded term that conjures up many different images. Peter suggested that there are nodes in town where development has collected, which are now our town and village areas. Peter suggested thinking of development nodes and making the rural definitions clearer.

Autumn walked through what her plan for the meeting was, and gave an overview of the spreadsheet she prepared covering the different zones with specific types of uses. Peter stated that the map would help decide what uses should be permitted where.

Autumn described the variations with each zone, and asked the committee to think about what they generally think would be appropriate in each zone. Then looking at the map, we can decide what particular areas fit each zone best.

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Judith shared a story about a development on Long Island in the 1960s where a grocery store had been established without the appropriate zoning, and residents opposed it being removed because it was useful to them.

Robyn expressed support for rethinking the zones, and asked about attracting people from other areas through the regional zones. Autumn responded that Costco is already a regional zone because people from other areas are using it. She said that Autumn's recommendations should be the starting line for committee feedback.

Peter stated that most of issues that come before the Zoning Board have to do with the poor design of the R2 zone. He said that what Autumn is suggesting would work better for those types of issues. He expressed interest in having allowable uses instead of a lot of special exception uses.

Autumn summarized that they would keep the eight zones for now, and that next steps would include determining what uses to include, and matching zones to the appropriate areas on the map. She suggested using patterns for each zone to improve accessibility. These recommendations can be included with LD 1829 recommendations, and we have the groundwork laid for neighborhood planning in specific areas.

Autumn added that the Trails and Sidewalks Master Plan would kick off next year, and the Transportation Assessment would be hopefully approved on Wednesday, so a lot of things will tie into each other.

Judith asked about resident opposition to sidewalks, and Autumn responded that it is mixed. Autumn added that GPCOG is working on a complete streets guide for each community, and that there is a consultant putting something similar together for Scarborough. Portia added that Vision Zero had been approved as well.

Judith asked for input on this committee who have the long-term institutional memory. Allen asked if at the end of this process, Autumn believes there will be more buildings in zones that are more conforming than they have been in the past, or if there would be more buildings nonconforming. Autumn responded that they would not likely have more nonconforming uses, they were more preparing for redevelopment. Autumn said the minimum setbacks would likely be reduced, so buildings would likely become more conforming unless we use a maximum setback. Peter responded that there would not likely be a lot of use changes from a zoning perspective.

Autumn responded that hopefully the recommendation would create more conforming uses, especially for residential.

Judith asked the committee to consider the construction of McMansions on small lots.

Rick added that we should be clear on the impact of LD 1829 which has passed, including ADUs and updated subdivision requirements.

Autumn stated that the end goal is to have a use table with each district, and a comparison and gradation between them that makes sense, and where those need to be on the Zoning Map. Peter

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added that they had discussed next steps of looking at residential and rural. Autumn said they would look at it all together.

VI. Member Updates

Portia shared an update that Transportation Committee had a Safe Streets presentation and that planning and design for a demonstration project is underway through GPCOG. Reimagine Route 1 is moving along and they have started work on closing the gap on Eastern Trail. There is a public meeting on East Grand Avenue at the Pine Point Fire Department on July 29th. The Transportation Plan is up for approval on July 16th.

Rachel gave a Planning Board update. She mentioned an advisory opinion that came through, speaking of Zoning Board. She brought up a sketch plan for VIP Tires that is coming before Planning Board this month. She added there is a new development from Sid Harvey across from Market Street on Haigis Parkway.

Robyn asked that the committee takeaways on the survey include support for a future-thinking section. Autumn responded that there would be conversations with specific areas being affected by SLR. She mentioned that Leila had shared that other communities had success with transfer of development rights for planned retreat. Peter added that Zoning Board just heard an appeal for a cottage being elevated out of the flood zone.

Rick shared that he has finished his time on the Land Trust board.

Peter shared that the Zoning Board has had a lot of items recently. He said the area where people are elevating structures is Winnocks Neck.

Jean-Marie shared that it has been interesting coming back, and that the county was pushing back on some of the new legislation. She said she thinks it's a great idea to simplify zoning.

VII. Staff Updates

Councilor Fellows shared that the council goals check-in had included discussion of keeping traffic challenges on their radar. Ordinance Committee met on Wednesday and sent the STR ordinance back in favor of a registry instead. There is a Council Corner Live on Tuesday, July 15th on housing and public education.

Karen shared that Finance Committee had voted to approve a credit enhancement agreement for Marshview. It will be on the same Council agenda as the Dunstan TIF. She added that there will be a groundbreaking for Eastern Trail.

VIII. Adjourn 9:30- next meeting August 8, 2025