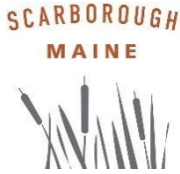


MINUTES



Long Range Planning Committee Meeting

September 12, 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, Robyn Saunders

Alternates: 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 July 11, 2025 – Approved
- III. General Public Comment - Items not covered on the agenda (3-minute limit per speaker) - None
- IV. Continue discussion concerning existing zoning districts and uses related to Comprehensive Plan goals and interactive planning exercise
 - Public Comment (3-minute limit per speaker) – None

Autumn introduced an interactive planning activity featuring eight land use buckets: Rural Farm/Conservation; Rural Residential; Suburban Residential; Neighborhood Residential; Neighborhood Center; Community (Town) Center; Regional Center; and Business and Industrial Center. Members were asked to add post-its to each land use poster to describe the purpose of the district is, who it serves, what its character is, its scale/height, what connections exist, and its uses.

After the activity, Autumn reviewed each poster for members to discuss.

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Business and Industrial Center: Among other themes, specialized shopping, importance to the town's tax base, and trails came up as specific elements. Industrial employers need outdoor spaces for workers' lunch breaks as well, for instance. Judy brought up training centers as a potential use.

Regional Center: Discussion included residential uses, potentially mixed-use. Members agreed that the use was primarily commercial rather than residential or mixed-use.

Community (Town) Center: Responses included a lot of uses, including special character, as well as larger scale buildings. Alan used the example of Oak Hill as an area that could be densified in order to justify public transportation and reduce traffic congestion. Peter brought up Oak Hill Plaza as an area with wasted hardscape that could be densified and active during more hours of the day. Judy suggested that we take issues like the viewshed into account with densification.

Neighborhood Center: Unique character, mix of uses (residential, shopping, playing outside, working, going to school). Peter mentioned the Maine rural downtown (Fryeburg, Sanford, Bethel) as a reference point for a smaller, denser center. Members discussed scale, including not limiting a 'neighborhood' to single-family residential uses. The question of stories included discussion of setbacks informing scale, depending on the land use.

Neighborhood Residential: Living, learning (schools, libraries), serves the neighborhood. Full range of connections. Peter brought up bike lanes for discussion. Robyn responded that thinking of dense neighborhood residential, bike lanes might be on the street as part of traffic. Autumn mentioned GPCOG's traffic analysis for the Town, which is in progress. Cory brought up the "trick-or-treat" litmus test for neighborhood character and scale.

Suburban Residential: Primarily residential. Peter described pre-1980 and post-1980 suburbs in Scarborough. Autumn said pre-1980 might fit into Neighborhood Residential. Members suggested that Pleasant Hill was somewhere in the middle between Neighborhood and Suburban Residential. Robyn suggested that Pleasant Hill could be the model for suburban residential use if the goal is to densify.

Rural Residential: More spread out, larger minimum lot size, similar to current RF district. Peter brought up class distinctions among areas of town.

Rural Farm/Conservation: Resource protection with limited residential, with farming as an important use in the town. Consider scale in terms of barns and silos (large).

Autumn summarized next steps including a digital version of the workshop and determining uses for each of the uses.

V. Member Updates

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Rick brought up work that had been done in 2006 to look at growth in the town at that time. There is some discussion among Planning Board on dusting that off. Autumn said that was part of what Council would be looking at in October.

Rachel brought up Planning Board seeing more subdivisions of lots, for example the Sawyer Road subdivision on the agenda for this month. She suggested looking at other spaces where infill is possible. Peter reiterated the setback and lot size issue relating to new developments.

VI. Staff Updates

Autumn shared the Higgins Beach workshop is coming up.

The Vulnerability Assessment lists the top thirty streets that will be inundated. Autumn said that it was important to select what scenario we would be building for (2050, 2100). Cory said there was a good acknowledgement at the last meeting that the Town cannot tackle these issues on its own.

Cory shared that Council is having some housing and growth-related workshops in the next month.

VII. Adjourn 9:38- next meeting October 8, 2025