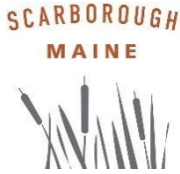


MINUTES



Long Range Planning Committee Meeting

October 10, 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, Robyn Saunders

Alternates: Jean-Marie Caterina

Planning Board Liaison:

Council Liaisons: Cory Fellows

Staff: Autumn Speer, Karen Martin, Helen Harman

I. Roll Call and Identify Voting Members.

Jean-Marie Caterina was moved up to a voting member.

II. Review Minutes September 12, 2025 – No quorum

III. General Public Comment - Items not covered on the agenda (3-minute limit per speaker) – None

IV. Continue planning exercise and discussion concerning zoning districts related to Comprehensive Plan goals, with a focus on uses

- Public Comment (3-minute limit per speaker) – None

Autumn introduced the item and gave an overview of the prior meeting's workshop results. To begin the next exercise, Autumn reviewed each district's description and invited feedback from the committee.

For Rural Farm/Conservation, discussion included the inclusion of agricultural and craft uses. Local farming, recreational opportunities, and conservation areas were highlighted, as well as ancillary uses like ice cream stands. Karen suggested agricultural experiences as a way for people to visit and engage in this District. Autumn gave the examples of venues and pumpkin patches. Robyn emphasized the

MINUTES

importance of family farms being able to make ends meet. Jean-Marie asked why they were changing what RF is now, and Autumn responded that they are not proposing to change RF, but rather add an additional district. RF does not currently represent rural farm conservation, it's more estate lots. She explained that Rural Residential would be the district more oriented towards estate lots. Allen reiterated that they are starting with a blank piece of paper, not the town as it exists currently, in order to imagine how these districts might function. Autumn explained that this is high-level brainstorming which staff will develop into more technical language. Karen and Robyn mentioned breweries and restaurants as potential uses for this district.

Moving onto Rural Residential, Autumn gave an overview of the descriptions and invited feedback. The uses are primarily residential and outdoor recreation. Robyn suggested adding conservation. Jean-Marie asked about patchwork zoning, and Autumn responded that this is more like variation in zoning. She explained that this has to do with what uses are appropriate for the district. Allen clarified that the exclusion of 'work' did not prohibit working from home or home occupations, and Autumn explained that this just has to do with primary uses. She suggested adding conservation to every district wherever there are opportunities. Committee members agreed on the inclusion of 'learning' uses like schools.

The committee discussed the Neighborhood Residential district next. Discussion included small commercial activities that would be walkable. Autumn mentioned the Neighborhood Center district, which scales this district up and would serve the Neighborhood Residential district. Robyn said that work and shopping opportunities should be included in Neighborhood Residential. Autumn checked all the use boxes for this district except 'play inside.' She then further introduced Neighborhood Center. For 'play inside,' Robyn suggested uses like pool halls and karaoke. The committee discussed the inclusion of bars and breweries.

Discussing the Community (Town) Center district, Robyn asked if they could only have one Town Center and Autumn responded that there could be multiple. Similarly, the town might have one or two Regional Centers. The committee agreed that the Regional Center was similar to the Gallery Boulevard area or the Innovation District. Autumn introduced the Business and Industrial Center, and the committee agreed to take 'shop' out of this district as a primary use, although it may still be ancillary. Karen mentioned ancillary living uses for industrial and manufacturing, and Autumn said that would also fall in the ancillary uses group rather than making residential a primary use. Autumn concluded the discussion.

V. Member Updates

Allen asked Autumn if there was anything else coming up, and Autumn responded that the Growth Workshop with Council was coming up. Cory added that there has been a lot of discussion around housing and growth with an increasing focus on zoning. He said the next council would be focused on zoning and growth. Autumn added that LD 1829 will impact that as well. Allen asked Cory if people seeking to regulate growth even more are aware of existing state requirements, and Cory responded that there was an increasing awareness in light of LD 1829. He said part of the Growth Workshop would be looking at what the Town can and cannot do under existing ordinances and state law. Allen asked

MINUTES

Cory if the Council would be interested in discussing increases in density and height, and Cory responded that it would be an item of discussion but may also be divisive. Jean-Marie shared that she has been reviewing LD 1829 and that there has been a lot of pushback from municipalities.

Cory added that there was a discussion on LD 1829 and parking minimums with Ordinance Committee. He also mentioned the possibility of a helicopter ordinance because there is not existing language in the ordinance.

VI. Staff Updates

Helen shared that the upcoming Planning Board agenda has eleven items, including Elmwood Subdivision and a sketch plan for a Mariners practice ice ring and a sketch plan for a 24-unit multifamily development.

Karen shared that SEDCO's Annual Celebration of Business was coming up on October 28.

Autumn shared that a simplified short term rental registration ordinance is coming to Council next week, as well as a tree care ordinance. There is also a Complete Streets workshop with GPCOG on October 23. Allen asked if there has been more discussion with the Maine Turnpike Authority on the spur, and Autumn said there was some generic conversation and there are not a lot of updates.

VII. Adjourn 9:15am- next meeting November 14, 2025