

MINUTES
SCARBOROUGH TOWN COUNCIL
WEDNESDAY – NOVEMBER 5, 2025
HYBRID REGULAR MEETING – 7:00 P.M.

Item 1. Call to Order. Council Chair Sither called the regular meeting of the Scarborough Town Council to order at 7:01 p.m. At this time the Council Chair introduced a very special guest to led the Pledge of Allegiance – Penny Sither.

Item 2. Pledge of Allegiance.

Item 3. Roll Call. Roll was called by Yolande P. Justice, Clerk to the Council. Thomas J. Hall, Town Manager and Liam Gallagher, Assistant Town Manager, were also present. Those Councilors present:

Councilor Scott W. Doherty	Councilor William J. Donovan
Councilor Lawrence W. Cain	Councilor Cory R. Fellows
Councilor Karin B. Shupe - Absent	Councilor Jonathan E. Anderson
Council Chair April V. Sither	

Item 4. General Public Comments.

- Nina McGee of Black Point Road, highlighted three events: the successful Fourth Firefighting Muster, organized by Darren Granada and Peter Ignore, involved drills for 65 teenagers; the second event was a flawlessly executed Scarborough Election Day, managed by the Town Clerk's Office and lastly, a heartfelt farewell was given to Council Chair Sither, leaving after years of dedicated service and will be missed by the community.
- Matthew Keith of Pleasant Avenue, expressed his gratitude to the town council, SBAC1, SBAC2, and the School Communications Committee for their support of the school building project. He acknowledged the bittersweet nature of the Council Chair's last day, celebrating her impactful leadership and ability to listen to diverse viewpoints. Mr. Keith appreciated Council Chair's inspiration and contributions to local politics, particularly in relation to the school project. [Via Zoom]
- Cressy Maurer of Meeting House Road, thanked the voters of Scarborough for a significant win and expressed her gratitude for receiving 7,500 votes and for the approval of both bonds, each garnering nearly 60%. She felt this achievement marked a positive beginning to her tenure on the school board and believed the community was overcoming negative national politics by uniting, establishing a vision, and progressing together.
- Shannon Lindstrom of Jasper Street, Thanked the community and Council for supporting the school referendum, which involved challenging decisions and discussions with a focus on progress. Special appreciation goes to the Building Committee of over 60 volunteers who prioritized data-driven solutions and fostered community trust. While concerns about the project's impact exist, she commended the Council for considering measures like increased school impact fees and senior tax relief to alleviate financial burdens and felt that together, we can overcome challenges and achieve positive outcomes.

Item 5. Minutes: October 15, 2025 - Town Council Meeting. Motion by Councilor Anderson, seconded by Councilor Donovan, to move approval of the minutes of the October 15, 2025, Town Council meeting, as written.

Vote: 6 Yeas. Motion Passes.

Item 6. Adjustment to the Agenda. None at this time.

Item 7. Items to be signed: a. Treasurer's Warrants. Treasurer's Warrants were signed prior to the Town Council meeting.

Item 8. Town Manager Report. Thomas H. Hall, Town Manager, gave the following updates:

- **Scottow Hill Road Closure** -
 - Repair Options being evaluated -
 - Conventional repair estimate \$2M +
 - Removal/Restoration Option \$200K (grant opportunity)
 - Exploring feasibility of the permanent road closure- public outreach planned
 - Meeting scheduled with abutting property owner- Flaherty
 - NMRPC Grant - Award decision expected December 2025
 - Road likely closed through the winter
- **Safe In Maine Update** -
 - \$50,000 contribution to Safe in Maine Fund in 2023
 - Predominating serving Asylum Seekers
 - Prosperity Place - 50 rental units- 1125 Brighton Avenue, Portland
 - Transitional housing with wraparound services
- **Prouts Neck Cliff Walk** -
 - Reopened for public use
 - Not a continuous route - Out and Back from Checkley Point
- **Maine Water Rates** -
 - Matter Pending with the PUC
 - 300+/- Scarborough Customers affected
 - Residential Fixed Rates to be reduced
 - Fire Protection Charges unchanged
- **Traffic Improvements** –
 - Improvements in the North Scarborough area.
 - Adaptive signal technology has been turned on learning mode to understand the different traffic patterns
 - Payne Road corridor would be using the same technology
- **Senior Property Tax Assistance Program** -
 - 14 Fewer qualified applicants then last year
 - the benefit payout to 458 eligible residents is \$440,000, about \$60,000 below budget
- **Election Results** -
 - Congratulations to incumbent Karin Shupe and newly elected Michelle Hayes for the Town Council; newly elected Cressy Maurer for Board of Education and incumbent Anthony D'Amelio and newly elected Leroy Crockett for Sanitary District Trustees.
- **Transit Expansion** - Angela Blanchette, Town Engineer, reported on the partnership between Scarborough, Metro, and the Maine Turnpike Authority to enhance public transit. Initiated last fall, discussions focused on transit expansion in line with the Council's 2025 goals for increasing ridership and reducing congestion. In March 2025, Metro shared a successful Falmouth pilot project, spurring local interest. Funding comprises \$1.3 million from the Portland Area Comprehensive Transportation System and \$3.5 million from the Maine Turnpike Authority over five years. Currently, the planning phase is underway, involving community workshops and

surveys in November, aiming for a micro transit service rollout in Spring 2026, along with fixed route improvements on Route One.

Item 9. Standing and Special Committee Reports and Liaison Reports.

- Councilor Fellows noted that the Planning Board met on October 20th, discussing a long agenda that included multifamily and single-family proposals as well as a sketch plan review for the proposed Maine Mariners hockey rink in the Downs.
- Councilor Cain noted that during the first "Cakes with Councilors" forum at the Senior Hub, he and Councilor Anderson engaged attendees for 45 minutes about crucial community issues. The event was both enjoyable and informative, leading to plans for additional forums across the town to enhance resident interaction. The goal is to address important concerns, and the inclusion of cupcakes added to the event's appeal.

Order No. 25-085, 7:00 p.m. Public hearing and second reading, on the proposed amendments to Chapter 405 Zoning Ordinance Section IX Performance Standards and Section XXI.B Light Industrial District (LI) to establish and apply performance standards for landscape contractor uses in the Light Industrial district. (Planning Director) Autumn Speer, Planning Director, gave a brief overview on this Order. Council Chair Sither opened the public hearing. There being no comments either for or against, the hearing was closed at 7:32 p.m.

Motion by Councilor Anderson, seconded by Councilor Donovan, to move approval of the second reading on the proposed amendments to Chapter 405 Zoning Ordinance Section IX Performance Standards and Section XXI.B Light Industrial District (LI) to establish and apply performance standards for landscape contractor uses in the Light Industrial district, as follows:

CHAPTER 405 – ZONING ORDINANCE

BE IT HEREBY ORDAINED by the Town Council of the Town of Scarborough, Maine, in Town Council assembled, that the following amendments to Chapter 405- the Town of Scarborough Zoning Ordinance, be and hereby is amended, as follows

(additions are underlined; deletions are struck through):

1. CHAPTER 405 SECTION IX PERFORMANCE STANDARDS

DD. PERFORMANCE STANDARDS – LANDSCAPE CONTRACTOR LIGHT INDUSTRIAL DISTRICT

1. The number of motor vehicles and trailers for equipment and supplies operated in connection with the landscape contractor business or parked on-site must be approved by the Planning Board to avoid an adverse impact on abutting uses.
2. Adequate parking must be provided on-site for the total number of vehicles and trailers permitted.
3. Sale of plant materials, garden supplies, or equipment is prohibited.
4. The Planning Board may regulate hours of operation and other on-site operations to avoid adverse impact on abutting uses.
5. No open storage of materials shall be permitted.
6. All burning of landscape related materials shall be prohibited.

2. CHAPTER 405 SECTION XXI.B. LIGHT INDUSTRIAL DISTRICT (LI)

C. PERMITTED USES

NOTE: The requirements of subsection G.1. of this district relating to sewage disposal may limit the type or scale of the uses that can occur in this district.

The following uses are permitted on any lot in the district subject to the requirements of Section G:

1. Personal service establishments.
2. Instructional and educational services.
3. Business and professional offices.
4. Business services.
5. Contractor's offices, shops and storage yards.
6. Landscape Contractor [Adopted 08/20/2025] subject to the performance standards of Section IX.(DD) [Adopted xx/xx/xxxx]

Vote: 5 Yeas. 1 Nay [Councilor Doherty]. Motion Passes.

Order No. 25-086, 7:00 p.m. Public hearing and second reading, the proposed amendments to Chapter 405 Zoning Ordinance Section XII. Sign Regulations, Section J. Temporary Signs, to add roadway sections to the list of ecologically sensitive areas and scenic views protected and to add intersections to the prohibited intersection list for temporary signs. [Planning Director] Autumn Speer, Planning Director, gave a brief overview on this Order. Council Chair Sither opened the public hearing. The following individuals spoke on this Order:

- Denise Hamilton of Two Rod Road, opposed the new amendments to the temporary sign restrictions, emphasizing their importance for small businesses' local advertising. She pointed out that these signs were low to the ground (approximately 2 feet) and do not obstruct sightlines or safety, requesting data on safety issues that she believes have not been proven. Hamilton expresses concern that the proposal appears to limit small business visibility while favoring larger developments, urging the Council to reconsider the restrictions in support of local businesses and community character.

There being no further comments either for or against, the hearing was closed at 7:37 p.m.

Motion by Councilor Anderson, seconded by Councilor Donovan, to move approval of the second reading, the proposed amendments to Chapter 405 Zoning Ordinance, Section XII. Sign Regulations, Section J. Temporary Signs, to add roadway sections to the list of ecologically sensitive areas and scenic views protected and to add intersections to the prohibited intersection list for temporary signs.

CHAPTER 405 – ZONING ORDINANCE

BE IT HEREBY ORDAINED by the Town Council of the Town of Scarborough, Maine, in Town Council assembled, that the following amendments to Chapter 405- the Town of Scarborough Zoning Ordinance, be and hereby is amended, as follows (additions are underlined; deletions are struck through):

SECTION XII. SIGN REGULATIONS. [Amended 10/20/2004; Amended 08/20/08; Amended 08/19/09][Amended 07/17/2013][Amended 09/06/2017][Amended 11/28/18][Amended 11/15/23][Amended 9/4/24]

J. TEMPORARY SIGNS

The following temporary signs are permitted and shall conform to standards within municipal, state or federal ordinances, statutes or regulations.

Temporary signs specified in this section shall not be attached to fences, trees, utility poles, light poles, traffic control devices or the like. [09/06/17]

To protect ecologically sensitive areas and scenic views no temporary signs shall be placed in the right-of-way along:[09/06/17]

- Route One between Dolloff Way and Southgate Road
- Black Point Road between Old County Road and Tide Mill Lane
- Black Point Road between Seal Rock Drive and Sanctuary Lane
- Pine Point Road between 67 Pine Point Road and the Eastern Trail
- Pine Point Road between Holly Street and Snow Canning Road
- Pleasant Hill Road from Minuteman Drive to Hackmatack Drive (Pleasant Hill Preserve Area)
- Bayview Avenue between Houghton Street and Morning Street
- Scarborough Downs Road from Route One and Hackamore Avenue
- Scarborough Downs Road from Payne Road and Innovation Drive

Motion by Councilor Anderson, seconded by Councilor Donovan, to move approval to amend the main motion to strike Scarborough Downs Road from Route One and Hackamore Avenue and Scarborough Downs Road from Payne Road and Innovation Drive.

Vote 5 Yeas. 1 Nay [Councilor Doherty]. Motion Passes.

Main Motion as Amended:

CHAPTER 405 – ZONING ORDINANCE

BE IT HEREBY ORDAINED by the Town Council of the Town of Scarborough, Maine, in Town Council assembled, that the following amendments to Chapter 405- the Town of Scarborough Zoning Ordinance, be and hereby is amended, as follows (additions are underlined; deletions are struck through):

SECTION XII. SIGN REGULATIONS. [Amended 10/20/2004; Amended 08/20/08; Amended 08/19/09][Amended 07/17/2013][Amended 09/06/2017][Amended 11/28/18][Amended 11/15/23][Amended 9/4/24]

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The following temporary signs are permitted and shall conform to standards within municipal, state or federal ordinances, statutes or regulations.

Temporary signs specified in this section shall not be attached to fences, trees, utility poles, light poles, traffic control devices or the like. [09/06/17]

To protect ecologically sensitive areas and scenic views no temporary signs shall be placed in the right-of-way along:[09/06/17]

- Route One between Dolloff Way and Southgate Road
- Black Point Road between Old County Road and Tide Mill Lane
- Black Point Road between Seal Rock Drive and Sanctuary Lane
- Pine Point Road between 67 Pine Point Road and the Eastern Trail
- Pine Point Road between Holly Street and Snow Canning Road
- Pleasant Hill Road from Minuteman Drive to Hackmatack Drive (Pleasant Hill Preserve Area)
- Bayview Avenue between Houghton Street and Morning Street

Vote: 5 yeas. 1 Nay [Councilor Doherty]. Motion Passes.

Order No. 25-100, 7:00 p.m. Public hearing and second reading to consider a new ordinance Chapter 1106 - Tree Care Ordinance. *[Planning Director]* Autumn Speer, Planning Director, gave a brief overview on this Order. Council Chair Sither opened the public hearing. There being no comments either for or against, the hearing was closed at 7:44 p.m.

Motion by Councilor Anderson, seconded by Councilor Donovan, to move approval of the second reading to consider a new ordinance Chapter 1106 - Tree Care Ordinance, as follows:

Be it hereby ordained by the Town Council of the Town of Scarborough, Maine, in Town Council assembled, that the Town of Scarborough Ordinances are amended as follows:

The following ordinance is adopted as shown below in underline:

CHAPTER 1106 TREE CARE ORDINANCE

A. Purpose

It is the purpose of the Scarborough Tree Care Ordinance to preserve and enhance Scarborough's natural beauty and encourage healthy ecosystems; to provide air colling and purification, carbon sequestration, stormwater management and to protect public health and safety. This ordinance provides for the regulation of the planting, maintenance and removal of trees, shrubs and other plants on Town owned properties and public rights-of- way. This ordinance shall designate which plants are to be planted in order to ensure "right plant, right place" principles are achieved. This ordinance establishes the Tree Care Advisory Board and defines its membership and duties.

B. Applicability

This ordinance provides full power and authority over all trees, plants, and shrubs located within rights-of-way, parks, and public places in the town, and over trees, plants, and shrubs located on private property that constitute a nuisance or hazard as described herein.

C. Administration

1. Town Arborist

- a. The Town Arborist and/or their designee shall have full authority and responsibility to plant, prune, maintain and remove trees and woody plants growing in or upon all public streets, rights-of-way, parks, and other public property. This shall include the removal of trees that may threaten electrical, telephone, gas, or any public water or sewer line, or any tree that is affected by fungus, insect, or other pest disease.
- b. All Town departments will coordinate as necessary with the Town Arborist and will provide services as required to ensure compliance with this ordinance as it relates to streets, alleys, rights-of-way, drainage easements, and other public properties not under the direct jurisdiction of the Town Arborist.
- c. No person shall hinder, prevent, delay, or interfere with the Town Arborist or their agents while engaged in carrying out the execution or enforcement of this Ordinance.
- d. The Public Works Department shall have the right to prune, spray, maintain, and remove public trees as may be necessary to ensure public safety or to preserve or enhance the beauty of public places. Spraying shall be undertaken in accordance with State laws and the Town's Organic Pest Control Policy.

- e. Pruning, planting, removing or any other tree work done on public trees by volunteers or Town employees under the supervision and operation of the Town Arborist and/or their designee is permitted.
- f. Work on public trees by an electric utility company is permitted.

2. Tree Care Advisory Board Establishment and Procedures

It is hereby created and established a Town Tree Care Advisory Board for the Town of Scarborough, hereinafter referred to as the “Board.”

- a. **Terms.** Member shall be appointed by Town Council for three-year terms, except for the initial appointments, which shall be two (2) members for terms of one year, two (2) members for terms of two years and one (1) member for a term of three years and two (2) alternates for a term of two years. Members whose terms expire shall continue to serve until their successors are appointed and qualified.
- b. **Council Liaison.** The Town Council shall appoint one of its members to serve as Council liaison to the Board. The Council liaison shall not be a voting member.
- c. **Staff Liaison.** The Town Manager, or their designee, shall serve as staff liaison to the Board. The staff liaison shall not be a voting member.
- d. **Officers.** The Board shall annually select one of the members to serve as chair, may appoint a second member to serve as vice-chair, and may appoint a third member to serve as secretary.
- e. **Meetings.** The Board shall meet a minimum of four times each year. All meetings shall be open to the public. The Board chair may schedule additional meetings as needed.

3. Tree Care Advisory Board Duties and Responsibilities

The Board shall act in an advisory capacity to the Town Arborist and shall:

- a. Coordinate and promote Arbor Day activities;
- b. Support public awareness and education programs relating to trees;
- c. Review Town department concerns related to tree care;
- d. Submit an annual report of its activities to Town Council, including tree planting and maintenance activities;
- e. Assist with the annual application to renew the Tree City USA designation;
- f. Develop and maintain a list of desirable trees for planting on public property, using the Preferred species list from Chapter 405b Scarborough Site Plan Review Ordinance. The list shall be made available to the general public, and its use shall be encouraged for private planting.
- g. Other duties as assigned by Town Council.

D. Public Landscape Standards

1. Tree Planting

- a. Trees planted on public property by abutting property owners or other persons shall be selected and located in accordance with this ordinance and in accordance with Town policy. Notification shall be made to the Town Arborist and/or their designee and approval shall be given prior to any planting. In addition, Dig Safe, the Scarborough Public Works Department, Scarborough Sanitary District, Maine Water, CMP, and the Portland Water District shall be consulted before any planting.

- b. All such designs shall be submitted to the Town Arborist and/or their designee for approval prior to any plantings.

2. **Species Selection**

Species shall be selected from the approved list developed by the Tree Care Advisory Board in accordance with all other Town Standards.

3. **Tree Installation Requirements**

The following minimum installation requirements shall be met, unless otherwise approved by the by the Town Arborist and/or their designee.

<u>Species Size</u>	<u>Minimum Spacing</u>	<u>Minimum Soil Surface</u>	<u>Minimum Soil Volume</u>
<u>Small Trees</u> <u>(mature height of 30' or less)</u>	<u>20 ft.</u>	<u>36 sq. ft.</u>	<u>36 cu. ft.</u>
<u>Medium Trees</u> <u>(mature height of 30' -45')</u>	<u>30 ft.</u>	<u>48 sq. ft.</u>	<u>48 cu. ft.</u>
<u>Large Trees</u> <u>(mature height over 45')</u>	<u>40 ft.</u>	<u>60 sq. ft.</u>	<u>60 cu. ft.</u>

4. **Tree Spacing Requirements**

The distance trees may be planted from curbs or curb-lines, sidewalks, street corners, driveways, buildings and sidewalks shall be in accordance with the species sizes listed in Definitions, Section C. of this ordinance. No trees may be planted closer to any curb, sidewalk, driveway, building, or street than the following:

<u>Species Size</u>	<u>Distance to Curb or Sidewalk</u>	<u>Distance to Driveway</u>	<u>Distance to Building</u>	<u>Distance to Street Corner</u>
<u>Small Tree</u>	<u>2 ft.</u>	<u>10 ft.</u>	<u>10'</u>	<u>20 ft.</u>
<u>Medium Tree</u>	<u>5 ft.</u>	<u>10 ft.</u>	<u>15'</u>	<u>20 ft.</u>
<u>Large Tree</u>	<u>10 ft.</u>	<u>15 ft.</u>	<u>25'</u>	<u>20 ft.</u>

No public tree shall be planted within ten feet (10') of any hydrant or any underground utilities. Only small trees may be planted under or within 10 feet (10') of any overhead utility wire.

5. **Public Tree Maintenance**

- a. **Authority.** No person except the Town Arborist, their designee(s), or an approved contractor may prune, plant, transplant, or remove public trees.
- b. **Pruning.** The Public Works Department shall have the right to prune any public tree if, in the opinion of the Town Arborist and/or their designee, it interferes with visibility of any traffic control device or intersection, or interferes with pedestrian or vehicular traffic. A clearance of fourteen feet (14') above street surface or eight feet (8') above the sidewalk surface shall be maintained. If such obstructing public tree is on private property, the Town Arborist and/or their designee shall notify the property owner of the intent to prune.

- c. **Tree Topping.** It shall be unlawful for any person or the Town to top any public tree. Trees severely damaged by storms or other causes may be exempted from this prohibition at the determination of the Town Arborist and/or their designee.
- d. In lieu of topping, public trees under utility wires or other obstructions where other pruning practices are impractical or not considered arboriculturally sound may be removed by the Town Arborist and/or their designee.
- e. **Private Property.** No property owner shall allow a tree, or other plant growing on their property, to obstruct or interfere with pedestrians or the view of drivers, thereby creating a nuisance or hazard. If an obstruction persists, the Town Arborist shall notify the property owners to prune or remove the tree or plant. If the owner fails to comply with the notice, the Town may undertake the necessary work and charge the cost to the property owner.
- f. **Disease.** Upon the discovery of any destructive or communicable disease or other pestilence that endangers the growth or health of trees or threatens to spread disease or insect infestations, the Town Arborist may at once cause written notice to be served upon the owner of the property upon which such diseased or infested tree is situated. The notice shall require such property owner to eradicate, remove, or otherwise control such condition within a reasonable time to be specified in such notice. If the owner fails to comply with the notice, the Town may undertake the necessary work and charge the cost to the property owner.

6. **Tree Preservation**

Wherever practical, existing specimen trees, native species over 20" at DBH, tree clusters or other significant vegetation shall be preserved on public properties.

When preservation is proposed, the following protection must be in place to ensure survival of the preserved tree.

- a. Site features must be designed to minimize disturbance to protected trees.
- b. Tree wells or cut areas may be used to preserve the original grade around the tree.
- c. In the drip line of protected trees, no cut or fill may be at least four (4) inches deep unless a qualified arborist or forester evaluates and approves the disturbance.
- d. Finished grades must slope away from trunks to avoid water concentrated at tree bases.
- e. During construction, perimeter fencing must be erected around protected trees, at least six (6) feet from the trunk or one-half of the drip line, whichever is more.
- f. Storage or movement of equipment, material, debris, or fill in the tree protection zone is prohibited.
- g. Damaging attachments, wires, signs or permits cannot be fastened to protected trees.
- h. Trenches or footings should be at least eight (8) feet from trunk bases. Tunneling under large diameter roots may be required to prevent root damage.

7. **Heritage Trees**

The Town Arborist shall have as one of their duties the location, selection, and identification of any trees that qualify as heritage trees. A tree may qualify as a heritage tree if it meets one or more of the following criteria:

- a. The tree (or group of trees) is associated with events that have made a significant contribution to the broad pattern of national, state, regional, or local history;
- b. The tree (or group of trees) is associated with the life of a person or group of historic significance;

- c. The tree (or group of trees) represents a significant and distinguishable entity within a community or location; and/or
- d. The tree (or group of trees) has age, size, or species significance that contributes to its heritage status.

E. Violations and Penalties

- a. **Violations.** Any failure to comply with the terms, conditions, provisions, or any notice issued pursuant to this ordinance, shall constitute a violation.
- b. **Penalties.** Any person who violates any provision of this ordinance shall be subject to a fine payable to the Town of Scarborough of up to \$100.00 each day of the violation. No penalty shall be assessed for failure to act during any notice period, unless remediation ordered by any notice is not accomplished within the designated timeframe. In addition, if, as a result of the violation of any provision of this ordinance, the injury, mutilation, or death of a public tree occurs, the penalty shall include the replacement value of the public tree as determined by the Town Arborist and/or their designee.

F. Severability

Should any section, clause, or provision of this ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the ordinance as a whole, or parts thereof, other than the part so declared to be invalid.

Vote: 5 Yeas. 1 Nay [Councilor Doherty]. Motion Passes.

Order No. 25-102, 7:00 p.m. Public hearing on the proposed discontinuance of the portion of Sawyer Street in the Spurwink Marsh. that discontinues a portion of Sawyer Street beginning at a point beyond all private access points to Sawyer Street located south of the property line of 26 Sawyer Street and continuing northeast for approximately 1,098.29 feet through the marsh to the boundary with the Town of Cape Elizabeth, more specifically described in the Order attached to this Notice and incorporated herein. [Town Manager] Thomas J. Hall, town Manager, gave a brief overview on this Order. Council Chair Sither opened the public hearing. The following individuals spoke this Order:

- Sean Turley, an attorney representing Joel Gratwick, stressed the necessity of adhering to the statutory process for road discontinuation at a public meeting. He identified what he felt were three specific violations of 23, MRSA, Section 3026-A, which required the town to notify all abutting landowners, allow a year for response, and confirm private easement access for those landowners. He asserts these violations hinder the town's ability to proceed with the road discontinuation and underscores the legal obligation for public access, clarifying that notifying Cape Elizabeth as a landowner does not rectify these issues..
- Denise Hamilton of Two Rod Road noted that Cape Elizabeth had been the sole applicant for a grant project, yet its Town Council opposed the closure of a road section, raising concerns about the municipality's authority to proceed against the applicant's wishes. The agreement with Scarborough was signed prior to public hearings, undermining transparency. The proposal fails to address taxpayer concerns and the environmental ramifications of increased emissions from longer travel distances. It also revealed a neglect of road maintenance in Scarborough, highlighted by minimal spending of \$13,000 on Sawyer Street over 16 years. She urged the Council to reject the road discontinuance and instead prioritize improving existing infrastructure.
- Jane Thrift of Sawyer Street, voiced her personal concerns about the potential closure of Sawyer Street, emphasizing its significance beyond vehicular traffic. She described it as a vital

community space used for various activities, including fundraising races and recreational walking through the marsh. She noted the importance of the area for local residents, wildlife observation, educational groups, and artistic pursuits, expressing her strong desire to preserve access to this valuable community resource.

- Joel Gratwick of Drake Lane, expressed his appreciation for a beautiful road in Scarborough that provided access to his home, emphasizing its significance amid unbearable traffic on Pleasant Hill. He noted the road's scenic value, mentioning its use by photographers and artists, and highlights its importance as a resource for the community.
- Chip Mason of Drake Lane, described what a beautiful country-like road this area is and where one can enjoy nature, such as observing birds and people at the marsh. He felt that any efforts to close this road as detrimental, citing that despite experiencing flooding once in the seven years of his residence, it should remain accessible to everyone.
- Richard Hayes of Martin Avenue, noted that despite living some distance away from the affected area, he expressed his opposition to the closure of Sawyer Street, as well as Scottow Hill Road. He appreciated the service of the decision-makers, but opposed the discontinuance.
- Cressy Maurer of Meeting House Road and a member of the Conservation Commission mentioned the Vulnerability Assessment which identified roads threatened by sea level rise. She noted some roads cannot be defended and highlights negative impacts on marshes and advocated for potential road removals, such as Sawyer Road, due to financial constraints and environmental benefits for marsh restoration. She stressed prioritizing repairs for the most vulnerable roads facing severe flooding, questioning the logic of investing in maintenance when removal might provide better ecological results.
- Kathleen Miller, of Broadturn Road and Chair of the Conservation Commission, acknowledged the community's commitment to protecting Sawyer Street. She emphasized the importance of infrastructure and the need to make budget-conscious decisions. She supported the discontinuance and marsh restoration associated with a grant, highlighting the necessity of cooperation between the two towns for its availability. [Via Zoom]
- Brenda Stanford Harrison of Spurwink Road expressed concerns about poor communication regarding the road's condition and the absence of restrictions on heavy dump trucks. She called for public discussions to engage more residents, particularly those living further away, and advocated for improved information sharing to facilitate community input in decision-making. Additionally, she questioned why the area had not been designated to prohibit heavy vehicles.
- Roger Hale of Broadturn Road, expressed strong opposition to the discontinuance of Sawyer Street, arguing that it would lead to significant financial trouble for the town. He emphasized his experience as a contractor and warns that the project threatens to erase historical elements of the road. He urged the Council to reconsider and vote in opposition of this Order.
- Ed MacColl of Wells Road in Cape Elizabeth, voiced the importance of this particular road to the marsh, which influenced his decision to move there. He shared experiences biking in this area and stressed the need to maintain public access to natural sites. He went on to express concern over a proposed project that may remove this road, increase pollution, and restrict trails for public use. He highlighted the marsh's beauty through personal stories and advocated for community collaboration on flood management and preserving access to these natural areas.
- Nate Thompson of Spurwink Road, did not support this Order due to its community value and anticipated increased traffic. He believed the decision was made prematurely and that funds exist to repair rather than close the road. He went on to suggest that replacing culverts with open-bottom bridges in western Maine would be a more cost-efficient solution.

There being no further comments either for or against, the hearing was closed at 8:11 p.m. No further action required.

Order No. 25-103. Act on the request to schedule final action on the Discontinuance of Sawyer Street for Wednesday, November 19, 2025. [Town Manager] Thomas J. Hall, Town Manager, gave a brief overview on this Order. The following individuals spoke on this Order:

- Sean Turley, an attorney representing Joel Gratwick, emphasized the need to halt the current process regarding land ownership adjacent to Sawyer Street. He highlighted the necessity of identifying unknown landowners flagged by Sebago Technics and ensuring they are notified, as required by statute. The focus should be to determine and notifying the owners of these abutting properties before proceeding any further.
- Brenda Stanford Harrison of Spurwink Road expressed confusion about the process and asked for clarification on whether the vote would be finalized or if it will restart after her departure? Council Chair Sither responded to Ms. Harrison by indicating that the Council's decision this evening would either set a date for the discontinuance or this Order could be defeated and that would be the end of it.

Motion by Councilor Anderson, seconded by Councilor Cain, to move approval to schedule the Discontinuance of Sawyer Street for Wednesday, November 19, 2025.

Vote: 0 Yeas. 6 Nays. Motion Fails.

Order No. 25-104, 7:00 p.m. Public hearing and action on the new request for a Food Handlers License from Caff Pig Scar, LLC, d/b/a Aroma Joe's located at 1 Bridges Drive. [Town Clerk's Office] A brief overview on this Order Was given. Council Chair Sither opened the public hearing. There being no comments either for or against, the hearing was closed at 8:32 p.m.

Motion by Councilor Anderson, seconded by Councilor Donovan, to move approval on the new request for a Food Handlers License from Caff Pig Scar, LLC, d/b/a Aroma Joe's located at 1 Bridges Drive.

Vote: 6 Yeas. Motion Passes.

Order No. 25-105, 7:00 p.m. Public hearing and action on the new request for a Mobile Food Vendor License from Minh Nguyen d/b/a Vy Banh Mi, LLC. [Town Clerk's Office] A brief overview on this Order Was given. Council Chair Sither opened the public hearing. There being no comments either for or against, the hearing was closed at 8:32 p.m.

Motion by Councilor Anderson, seconded by Councilor Donovan, to move approval on the new request for a Mobile Food Vendor License from Minh Nguyen d/b/a Vy Banh Mi, LLC.

Vote: 6 Yeas. Motion Passes.

Order No. 25-106, 7:00 p.m. Public hearing and action on the new requests for a Massage Therapist License from Evan Sullivan, located at Heal Massage and Therapy, located at 51 US Route One, Suite S and from Emily Dziedzic, located at Oasis Wellness Center, located at 433 US Route One. [Town Clerk's Office] A brief overview on this Order Was given. Council Chair Sither opened the public hearing. There being no comments either for or against, the hearing was closed at 8:33 p.m.

Motion by Councilor Anderson, seconded by Councilor Donovan, to move approval on the new requests for a Massage Therapist License from Evan Sullivan, located at Heal Massage and Therapy, located at

51 US Route One, Suite S and from Emily Dziedzic, located at Oasis Wellness Center, located at 433 US Route One.

Vote: 6 Yeas. Motion Passes.

Order No. 25-107, 7:00 p.m. Public hearing and action on the new requests, for a Medical Cultivation Facility Cannabis License, located at 10 Snow Canning Road, Unit 28 from Olivia Rys and Madeline Rys, located at 10 Snow Canning Road, Unit 28. [Town Clerk's Office] Liam Gallagher, Assistant Town Manager, gave brief overview on this Order Was given. Council Chair Sithers opened the public hearing. There being no comments either for or against, the hearing was closed at 8:34 p.m

Motion by Councilor Anderson, seconded by Councilor Donovan, to move approval on the new requests for a Medical Cultivation Facility Cannabis License, located at 10 Snow Canning Road, Unit 28 from Olivia Rys and Madeline Rys, located at 10 Snow Canning Road, Unit 28.

Vote: 6 Yeas. Motion Passes.

OLD BUSINESS: None at this time.

NEW BUSINESS:

Order No. 25-108. First reading and refer to the Planning Board, the proposed amendments to Chapter 405 Zoning Ordinance Section XI Off Street Parking Regulations and Section V Board of Appeals to amend parking requirements for residential uses and amend off-site parking requirements in accordance with LD 427. [Planning Director] Autumn Speer, Planning Director, gave a brief overview on this Order.

Motion by Councilor Anderson, seconded by Councilor Donovan, to move approval of the first reading and refer to the Planning Board, the proposed amendments to Chapter 405 Zoning Ordinance Section XI Off Street Parking Regulations and Section V Board of Appeals to amend parking requirements for residential uses and amend off-site parking requirements in accordance with LD 427 and schedule the public hearing and second reading follow Planning Board Review, as follows:

CHAPTER 405 – ZONING ORDINANCE BE IT HEREBY ORDAINED by the Town Council of the Town of Scarborough, Maine, in Town Council assembled, that the following amendments to Chapter 405- the Town of Scarborough Zoning Ordinance, be and hereby is amended, as follows (additions are red and underlined; deletions are red and struck through):

SECTION V. BOARD OF APPEALS

A. APPOINTMENTS AND COMPOSITION.

There shall be a Board of Appeals of Five Members and Two Associate Members all of whom shall be residents of the Town of Scarborough. The members of the Board shall be appointed by the Legislative Body of the Town of Scarborough. Terms of membership shall be for 3 years except that initial appointments shall be such that the terms of office of no more than two members shall expire in any single year. The associate members shall be appointed for a term of 3 years and shall act on said Board in place of any member who may be unable to act due to interest, absence or physical incapacity. The members shall annually elect one of their number Chairman to preside at all meetings of the Board. The members of the Board shall annually elect a secretary from its own membership who shall provide for the keeping of the minutes of the proceedings of the Board of Appeals, which shall show the vote of

each member upon each question. All minutes of the board shall be public record. A quorum shall consist of 4 members.

B. POWERS AND DUTIES.

Appeals shall lie from the decision of the Building Inspector to the Board of Appeals and from the Board of Appeals to the Superior Court according to the provisions of Maine Revised Statutes. The Board of Appeals shall have the following powers and duties:

1. Administrative Appeals.

To hear and decide where it is alleged there is an error in any order, decision or ruling made by the Building Inspector in the enforcement of this Ordinance. The action of the Building Inspector may be modified or reversed by the Board of Appeals only by majority vote of those members present and voting. In the event of a tie vote, the action of the Building Inspector shall be affirmed.

2. Special Exceptions.

To hear and decide applications for Special Exceptions permits as provided in Section IV, I of this Ordinance. A Special Exception Permit may be granted only by a majority vote of those members present and voting and may include such conditions and safeguards as are appropriate under this Ordinance.

3. Variance Appeals.

To hear and decide appeals requesting such variance from the terms of this Ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Ordinance would result in undue hardship. A variance may be granted only by majority vote of those members present and voting, and may include such conditions and safeguards as are appropriate under this Ordinance. The words "undue hardship" as used in this subsection mean:

- a. That the land in question cannot yield a reasonable return unless a variance is granted;
- b. That the need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood;
- c. That the granting of a variance will not alter the essential character of the locality; and
- d. That the hardship is not the result of action taken by the applicant or prior owner.

4. Miscellaneous Appeals.

To hear and decide only the following miscellaneous appeals. Such appeals may be granted only by a majority vote of those members present and voting, and may include such conditions and safeguards as are appropriate under this Ordinance.

- a) To permit a nonconforming use of land, buildings or structures to be enlarged, extended, expanded, resumed or converted as provided in Section III, F, of this Ordinance.

~~b) To permit the location of off-street parking of passenger vehicles only on lots other than the principal buildings or use where it cannot reasonably be provided on the same lot. This shall apply only to those lots in Residential Districts which abut Business or Industrial Districts provided that: the use shall be accessory to and under control of one or more uses located in and conforming with the uses permitted in the adjacent Business or Industrial District, such control to be evidenced by deed or lease and, if a lease, the period of the parking use shall automatically terminate with the termination of the lease; no such appeal shall be in order for hearing before the Board of Appeals until the Planning Board shall have reviewed the site plan accompanying the application for building permit or certificate of occupancy for such use and shall have submitted its recommendations with respect thereto, the Board of Appeals may impose such~~

~~conditions as deemed necessary to insure development compatible with that of the immediate neighborhood notwithstanding the provisions of any other section of this Ordinance, and may at its discretion limit the period of such use.~~

b ~~d~~) To permit additional directional signs as prescribed in Section XII of this Ordinance.

c ~~e~~) To permit variances from Flood Plain Management regulations according to the following criteria:

- a.** Variances shall not be issued within a regulatory floodway if any increase in flood levels during the base flood discharge would result;
- b.** Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level in conformance with paragraphs c, d, e, and f below;
- c.** Variances shall only be issued upon:
 - (1)** a showing of good and sufficient cause;
 - (2)** a determination that failure to grant the variance would result in exceptional hardship to the applicant; and
 - (3)** a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud or victimization of the public, or conflict with existing laws or ordinances;
- d.** Variance shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief;
- e.** The applicant shall be notified in writing by the Zoning Board of Appeals that:
 - (i)** the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25.00 for \$100.00 of insurance coverage, and
 - (ii)** such conditions below the base flood level increases risks to life and property; and
- f.** A record of all variance actions in Designated Flood Hazard Areas, including justification for their issuance shall be maintained by the Zoning Board of Appeals, and all such variances shall be reported in the annual report to the Federal Insurance Administration.

d ~~f~~) To determine the exact location of District Boundary lines on the face of the earth in cases of uncertainty or dispute as to their exact location.

e ~~g~~) To grant relief from the restrictions on nonconforming signs contained in Section XII(D) of this Ordinance. The Board of Appeals may grant such relief if the Board finds that, because of unusual circumstances of the property on which the nonconforming sign is located, it would not be technically or economically feasible to bring the sign into conformity, and that bringing the sign into conformity would leave the business with no effective way to announce its presence to passing motorists. As used in this paragraph, the term “unusual circumstances” includes, but is not limited to, factors such as the proximity of the sign to the nearest street, any changes in the location of the street right-of-way abutting the property since the original placement of the sign, the size of the property, the shape of the property, the location of the buildings on the property,

the number and location of other signs on the property, the location of conforming signs on neighboring properties and the effects of such neighboring signs on the sign in question, the nature of the business located on the property and the need for the business to attract “drive-by” customers. In granting relief under this subsection, the Board of Appeals may impose such conditions as the Board finds necessary and appropriate to achieve the purposes and effectuate the intent of Section XII of this ordinance and may require modifications to the existing nonconforming sign where appropriate to bring such sign into conformity as nearly as possible. [06/01/2005]

CHAPTER 405 – ZONING ORDINANCE BE IT HEREBY ORDAINED by the Town Council of the Town of Scarborough, Maine, in Town Council assembled, that the following amendments to Chapter 405- the Town of Scarborough Zoning Ordinance, be and hereby is amended, as follows (additions are in red and underlined; deletions are red and struck through):

SECTION XI. OFF-STREET PARKING REGULATIONS. [Amended 01/06/2010; 01/04/2023; 07/19/2023; 01/08/2025; 05/07/2025]

A. Definitions

Charging levels: Means the standardized indicators of electrical force, or voltage, at which an electric vehicle’s battery is recharged. The terms 1, 2, and 3 are the most common charging levels, and include the following specifications:

- Level 1 provides charging through a 120 volt (V), alternating-current (AC) plug
- Level 2 charging is through a 240V, AC plug
- Level 3 charging is through a 480V, direct-current (DC) plug.

EVCS-capable: Means parking spaces with necessary conduit installed but lacking required electrical capacity to install EVCS.

EVCS-installed: Means parking spaces equipped with electrified EVCS.

EVCS-ready (non-residential): Means parking spaces with necessary conduit installed and the electrical panel and equipment where EV charger circuits are to originate be designed with sufficient space to accommodate future capacity to install required EVCS.

EVCS-ready (residential): Electrical panel with at least 50 amp service and a 240V grounded alternating current outlet installed near where cars will be parked (garage, driveway, etc.).

Electric vehicle infrastructure: Means conduit/wiring, structures, machinery, and equipment necessary and integral to support an electric vehicle, including battery charging stations.

Electric vehicle parking space: Means any marked parking space that identifies the use to be exclusively for the parking of an electric vehicle.

Electrical capacity: Means, at minimum:

- Panel capacity to accommodate a dedicated branch circuit and service capacity to install a 208/240V outlet per charger;
- Conduit from an electric panel to future EVCS location(s).

Non-electric vehicle: Means any motor vehicle that is licensed and registered for operation on public and private highways, roads, and streets that does not meet the definition of an electric vehicle.

Parking agreement: Means a legally binding agreement between a property developer and the owner of an off-site parking facility to provide required parking spaces within 0.25 miles of a development site.

Redevelopment: Means the excavation or grading (not including paving or fine grading) of existing parking areas in excess of 25% of the existing parking area.

B. Off-Street Parking Required

In specific cases where two or more uses occupy segregated areas of the same building or structure the off-street parking requirements shall be based on the total area occupied by each distinct use.

Where a use is not specifically mentioned in this provision, the applicable reviewing authority Planning Board shall determine the minimum parking requirements. The number of parking spaces required shall be determined ~~by the Planning Board~~ based on the nature of the use, the intensity of the proposed use and the parking demand expected to be generated by the specific proposal.

On-street parking cannot be used to satisfy the requirements of this section unless it is specifically authorized in another section of this Ordinance.

For all non-residential uses, the number of required EVCS spaces shall round up to an even number.

The following minimum off-street parking requirements, including EVCS requirements, shall be provided and maintained:

RESIDENTIAL USES	SPACES REQUIRED	EVCS Install	EVCS Ready	EVCS Capable
Single Family	~~1~~ 2 for each dwelling unit		100%	
Two Family	~~1~~ 2 for each dwelling unit		100%	
Multi-family	~~1~~ 2 for each dwelling unit ~~Containing 2 or more bedrooms~~ 1.5 for each dwelling unit ~~containing fewer than 2 bedrooms~~	5%	30%	65%
Accessory Unit	None required			
Senior Housing	1 parking space per dwelling unit and 1 parking space for each employee based on the expected average employee occupancy	10%	20%	70%

*FA=Floor Area

*GLA=Gross Leaseable Area

C. Off-Street Parking Location

Off-street parking in all districts shall be located on the same lot as the principal building or a developer may satisfy municipal parking requirements through off-site parking agreements with existing parking facilities located within 0.25 miles of a development site. A developer engaged in an off-site parking agreement shall provide to the Planning Board documentation demonstrating the availability of sufficient capacity at the off-site parking facility, as determined by a professional parking study or similar evidence acceptable to the municipality. The Planning Board may not impose additional barriers to the approval of such parking agreements beyond verifying the adequacy of parking supply.

~~Required residential off-street parking in all districts shall be located on the same lot as the principal building or use except that the Planning Board may authorize residential off-street parking to be located within 300 feet of principal residential uses, measured along lines of public access, where it cannot reasonably be provided on the same lot. Such parking areas shall be held under the same ownership or lease as the residential uses served and evidence of such control or lease shall be required.~~

~~Required non-residential off-street parking in all business and industrial zones shall be located on the same lot with the principal building or use, or within 100 feet measured along lines of public access, except that where off-street parking cannot be provided within these limits, the Planning Board may permit such off-street parking to be located a reasonable distance from the principal building or use, if the premises to be used for parking are held under the same ownership or lease. Evidence of such control or lease shall be required and such lots shall be located within business or industrial districts.~~

Required residential EV parking spaces shall be located on the same lot as the principal building(s) or use except that the Planning Board may authorize residential EV spaces to be combined in a centralized location with an adjacent residential or mixed-use project so long as the parking spaces are located a reasonable distance from each principal residential structure. Such parking areas shall be held under the same ownership or lease as the residential uses served and evidence of such control or lease shall be required.

Required non-residential EV parking spaces shall be located on the same lot as the principal building(s) or use except that the Planning Board may authorize non-residential EV spaces to be combined in a centralized location with an adjacent non-residential or mixed-use project so long as the parking spaces are located a reasonable distance from each principal non-residential structure. Such parking areas shall be held under the same ownership or lease as the non-residential uses served and evidence of such control or lease shall be required.

Where off-street parking for uses other than single or two-family dwellings is required or provided on a lot and vehicles are to be or may be parked within the area otherwise required to be kept open and unoccupied for front, side and rear yards in the zone in which such parking is located, the following requirements shall be met:-

Where vehicles are to be or may be parked within ten feet of any street line a continuous guard curb, rectangular in cross-section, at least six inches in height and permanently anchored shall be provided and maintained at least five feet from the street or lot line between such off-street parking and that part of the street or lot line involved; or a continuous bumper guard of adequate strength, the top of which shall be at least 20 inches in height, shall be provided and maintained between such off-street parking and that part of the street or lot line involved so that bumpers of vehicles cannot project beyond its face toward the street or line involved, either above or below the impact surface.

No parking shall be located within a required landscape buffer.

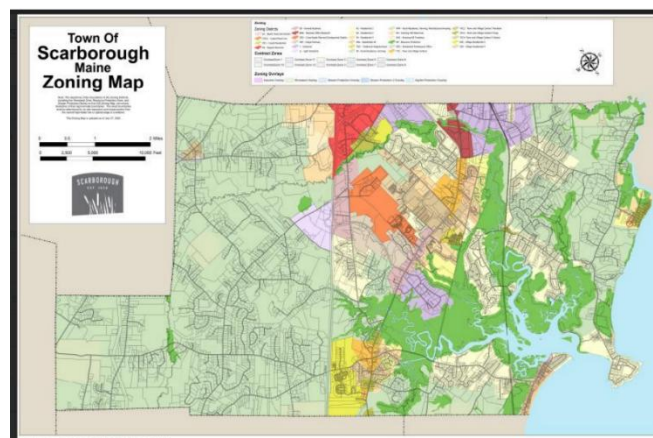
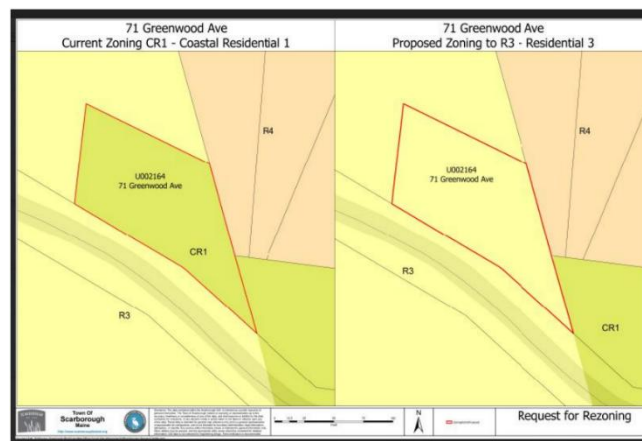
D. Shared Parking

The Planning Board may approve the joint use of a parking facility by two or more principal buildings or uses where it is clearly demonstrated that said parking facility will substantially meet the intent of the requirements by reasons of variation in the probable time of maximum use by patrons or employees among such establishments.

Vote: 6 Yeas. Motion Passes.

Order No. 25-109. First reading and schedule a public hearing and second reading to consider a zoning change request for tax map U002, Lot 164 being an approximately .32-acre parcel located at 71 Greenwood Avenue, currently zoned Higgins Beach Character Based Zoning District (CR1) to Residential 3 (R3). [Planning Director] Autumn Speer, Planning Director, gave a brief overview on this Order.

Motion by Councilor Anderson, seconded by Councilor Donovan, to move approval of the first reading to consider a zoning change request for tax map U002, Lot 164 being an approximately .32-acre parcel located at 71 Greenwood Avenue, currently zoned Higgins Beach Character Based Zoning District (CR1) to Residential 3 (R3) and schedule a public hearing and second reading for Wednesday, November 19, 2025, as follows:



Vote: 6 Yeas. Motion Passes.

Order No. 25-110. Act on the request from the Finance Committee to use an amount of \$135,000 from the Turf Reserve Fund to be used for the High School Track Project. [Finance Committee] Councilor Anderson, Chair of the Finance – gave a brief overview on this Order.

Motion by Councilor Anderson, seconded by Councilor Donovan, to move approval on the request from the Finance Committee to use an amount of \$135,000 from the Turf Reserve Fund to be used for the High School Track Project.

Vote: 6 Yeas.

Order No. 25-111. Act on the request from the Town Clerk to certify the results of the Municipal General/Referendum Elections, that were held on Tuesday, November 4, 2025. [Town Clerk's Office] Council Chair Sither read the results of the General/Referendum Elections that were held Tuesday, November 54, 2025, in to the record

Motion by Councilor Councilor Anderson, seconded by Councilor Donovan, to move approval to certify the results of the Municipal General/Referendum Elections, that were held on Tuesday, November 4, 2025, as follows:

Presented for certification by the Town Council, are the election results for the Municipal Election that was held on Tuesday, November 4, 2025:

TOWN COUNCIL – THREE (3) YEAR TERM

7103 HAYES, MICHELLE T. *

6417 SHUPE, KARIN B. *

6008 BLANKS

BOARD OF EDUCATION – TO FILL A TERM

7490 MAURER, CRESCENCIA *

2274 BLANKS

SANITARY DISTRICT – THREE (3) YEAR TERM

7582 D'AMELIO, ANTHONY *

159 WRITE-IN: CROCKETT, LEROY *

23 WRITE-IN: CARROLL, JOSEPH

369 WRITE-IN: MISCELLANEOUS

11395 BLANKS

REFERENDUM QUESTION NO. 1

5742 YES *

3737 NO

285 BLANKS

REFERENDUM QUESTION NO. 2

5591 YES *

3909 NO

264 BLANKS

There are approximately 18,801 active voters on our voter registration list for this Election, which does not include same day registration. There were 9,764 voters who cast ballots in the November 4, 2025 Municipal Election, of which 4,486 were absentee ballots. The percentage for overall voter turnout for this Election was 52%.

* The winners are indicated with an asterisk.

Vote: 6 Yeas. Motion Passes.

Item 10. Non-Action Item. None at this time.

Item 11. Council Member Comments.

- In a heartfelt farewell speech, Councilor Chair Sither reflected on her tenure in a leadership role, emphasizing their love for the job and the strong connections formed with the community and colleagues. She recalled sitting in a notable chair where her Uncle had sat when he was on the Council. She engaged with public speakers and witnessed moments of both agreement and disagreement among board members. She expressed gratitude for the relationships built, acknowledged the support of town staff, and conveys deep appreciation for their colleagues' commitment. She mentioned the love for her family. Personal anecdotes about family evoke a strong emotional response, culminating in the message that the experience has been a true pleasure. When she thought about what she wanted everyone to know, was simply this. The pleasure has truly, always been mine.
- Thomas J. Hall, Town Manager, shared appreciation for the comments made by the Council Chair with regards to sitting the end chair. He went on to comment on the emotional visibility of those present and acknowledged his own extensive experience working with elected officials; however, in his 33 year career he praised her intellect, preparedness, and humility, noting the unique effervescence she brought to the community and recognized the importance of her relational connections. A message of goodwill was extended, emphasizing friendship and encouragement to remain connected.
- Councilor Doherty thanked Council Chair Sither for her service to the community.
- Councilor Anderson expressed his hopes for you to remain active in the community, maintaining the same passion you showed years ago. He recognized her dedication as a parent and believed that her legacy would live on through her children and their friendship. He was grateful for the time they had spent together and appreciated the opportunity to serve alongside her.
- Councilor Fellows thanked Council Chair Sither for her compassionate and authentic engagement with the community. Her welcoming nature made us feel at ease, and your unique blend of serious passion and humor greatly helped us. As we acknowledge your departure on a notable school victory, we hope to carry your spirit forward.
- Councilor Cain noted Councilor Chair Sither had encouraged him to run for office. Her departure is bittersweet and while the town would miss her, he was happy for her new time with family, adding that she left a lasting legacy that he would admire as he reflected on her career here.

Item 12. Adjournment. Motion by Councilor Donovan, seconded by Councilor Fellows, to move approval to adjourn the regular meeting of the Scarborough Town Council.

Vote: 5 Yeas. 1 Nay [Councilor Anderson].

Meeting adjourned at 9:06 p.m.

Respectfully submitted, Yolande P. Justice - Clerk to the Council