

AGENDA
SCARBOROUGH TOWN COUNCIL
WEDNESDAY – DECEMBER 3, 2014
TOWN COUNCIL WORKSHOP – 6:00 P.M.
REGULAR MEETING – 7:00 P.M.

NO NEW BUSINESS SHALL BE TAKEN UP AFTER 10:00 P.M.

- Item 1.** Call to Order.
- Item 2.** Pledge of Allegiance.
- Item 3.** Roll Call.
- Item 4.** General Public Comments.*
- Item 5.** Minutes: November 19, 2014 – Regular Meeting.
- Item 6.** Adjustment to the Agenda.
- Item 7.** Items to be signed: a. Treasurer's Warrants.

***Procedure for Addressing Council** [Posted in Chambers.]

Order No. 14-89, 7:00 p.m. Public hearing and second reading on the proposed amendment to Chapter 405 – Scarborough Zoning Ordinance to amend Section VI (Definitions).

OLD BUSINESS: None at this time.

NEW BUSINESS:

Order No. 14-99. Act on the recommendations for Council Chair Liaison Committee/Board Appointments.

Order No. 14-100. Act on the request from the Ice Rink Site Evaluation Committee, on its recommendation for a proposed location for an Ice Arena subject to the terms of a land lease to be negotiated once all requirements of the *Memorandum of Understanding* with the FOSH Group are accomplished to the satisfaction of the Town Council.

- Item 8.** Non Action Items.
- Item 9.** Standing and Special Committee Reports and Liaison Reports.
- Item 10.** Town Manager Report.
- Item 11.** Council Member Comments.
- Item 12.** Adjournment.

AGENDA
SCARBOROUGH TOWN COUNCIL
WEDNESDAY – DECEMBER 3, 2014
REGULAR MEETING – 7:00 P.M.

Order No. 14-89. Move approval of the second reading on the proposed amendment to Chapter 405 – Scarborough Zoning Ordinance to amend Section VI (Definitions).

**AMENDMENT TO CHAPTER 405 - ZONING ORDINANCE
REGARDING DEFINITION OF AFFORDABLE HOUSING**

BE IT HEREBY ORDAINED by the Town Council of the Town of Scarborough, Maine, in Town Council assembled, that Section VI (Definitions) of the Zoning Ordinance of the Town of Scarborough, Maine is amended as follows:

Amend the definition of Affordable Housing, by adding the underlined text and deleting the text shown in strikeover type, as shown below.

Affordable Housing: [Adopted 11/03/2004] [Amended 05/03/2006] Affordable Housing means decent, safe and sanitary living accommodations that are affordable to households, in accordance with following provisions:

- A. An Owner-Occupied Affordable Housing Unit is a unit which has an expected sales price that is reasonably anticipated to result in monthly housing costs (including mortgage principal, interest, and insurance; homeowners' insurance costs, real estate taxes and basic utility and energy costs) that do not exceed 30% of a household's gross monthly income. The qualified household gross income for an Affordable Housing Unit is ~~420~~ 80% or less than the most recently published Portland, Maine, MSA Median Family income adjusted for family size and consistent with the income thresholds published by the U.S. Department of Housing and Urban Development for the region.
- B. A Renter-Occupied Affordable Housing Unit is a unit which is leased to a household ~~(including rent and basic utility and energy costs)~~ for an amount (including rent and basic utility and energy costs) that does not exceed 30% of the household's gross monthly income. The qualified household gross income for a Renter-Occupied Housing Unit is 80% or less than the most recently published Portland, Maine, MSA Median Family Income adjusted for family size and consistent with the income thresholds published by the U.S. Department of Housing and Urban Development for the region.

MINUTES

Members Present

Ms. Auglis
Mr. Bouffard
Mr. Dupont
Mr. Fellows
Mr. McGee
Mr. Paul

Staff

Mr. Chace, Senior Planner
Mrs. Patterson, Recording Secretary

1. Call to Order

Mr. Paul called the meeting to order at 7:00 P.M.

2. Roll Call

The Recording Secretary called the roll; Mr. Mazer was absent.

3. Approval of Minutes (October 27, 2014)

Mr. Paul appointed Mr. McGee a voting member in Mr. Mazer's absent. Mr. Paul moved to approve the October 6, 2014 minutes; Mr. Dupont seconded; vote 4-0-1, Mr. Bouffard abstained.

4. Public Hearing on Amendment to Chapter 405 – Zoning Ordinance Regarding Definitions of Affordable Housing*

Mr. Chace explained to the Board that this is a recommendation from the Housing Alliance to the Town Council to amend the definition of affordable housing. The recommended change to the definition is affordable for sale housing to 80% of the area median income from the current of 120%.

Mr. Paul opened the public hearing; they were no comments. Mr. Paul closed the public hearing.

Mr. Fellows felt this was a good common sense amendment and that setting the median to 80% was more in line with current industry standards. Mr. Fellows felt this was a good change.

Mr. Dupont stated that it made sense to amend this ordinance and was in favor of it.

Mr. Bouffard and Ms. Auglis were both in favor of amending the ordinance.

Mr. McGee needed clarification on how the AMI is calculated and presented an example.

Mr. Chace stated he believe Mr. McGee's calculation is correct but this is based on the Portland area AMI, not just the Town of Scarborough and overall this affects the areas where there is consideration for a density bonus. After the explanation, Mr. McGee was in favor.

Mr. Paul stated that though the change minimizes one qualification it assist with the other qualifications. Mr. Paul stated that the Board's opinion to the Town Council is that the Board is in favor of the proposed change to the ordinance.

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WEDNESDAY – DECEMBER 3, 2014
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Order No. 14-100. Move approval on the request from the Ice Rink Site Evaluation Committee, on its recommendation for a proposed location for an Ice Arena subject to the terms of a land lease to be negotiated once all requirements of the *Memorandum of Understanding* with the FOSH Group are accomplished to the satisfaction of the Town Council.

Community Ice Arena

Site Selection

Recommendation



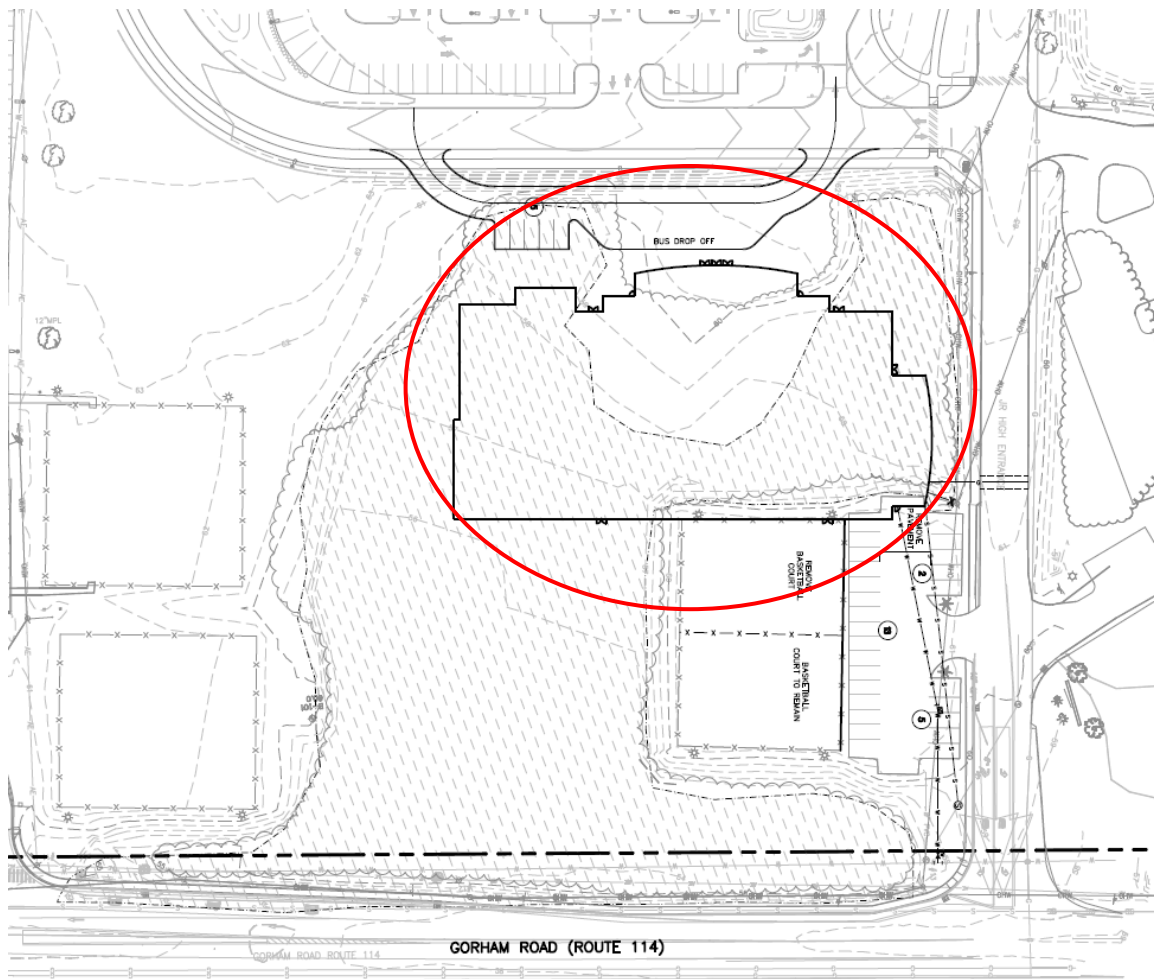
Purpose: Provide the Scarborough Town Council with a recommendation for the location the Community Ice Arena on the Scarborough High School Municipal Campus.

Committee Members: Bruce Gullifer, Jessica Holbrook, Chuck Bradish, Lee Allen, Stephen Quirk, Todd Jepson, Michael LeGage

Extended Members: Bill Bray, Nancy Crowell, Chris Caiazzo

Recommendation:

The committee recommends that the site location identified as the “Basketball Court Site” as the site for the Ice Arena. The Ice Arena will actually be placed adjacent to the basketball courts. Please refer to the drawing below.



Executive Overview:

A memorandum of understanding between the Town Council and Friends of Scarborough Hockey (FOSH) was approved at the October 15, 2014 Town Council Meeting.

Though the MOU was approved the site location was not finalized.

Tom Hall assigned Bruce Gullifer to create a committee for the purpose of determining a recommended site location for the ice arena on the Municipal Campus.

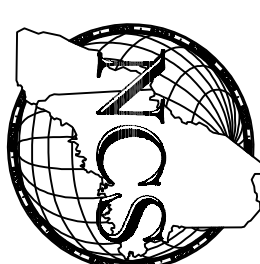
The committee met for the first time on October 30, 2014 and discussed 4 site locations (Water Tower, Ice Rink, Tennis Courts, Basketball Court). The positive and negative aspects of each location were discussed and documented. Topics of discussion for each slight included but were not limited to traffic impacts, safety, wetlands, proximity, and future growth of the campus along. The committee left the first meeting with a preferred location that we would then further evaluate.

A second meeting was held on November 21 with an objective of a further evaluation and confirmation that this was still the preferred site that would be recommended to the Town Council. To assist in this determination, Lee Allen provided a site plan with a footprint of the ice arena in that location. Bill Bray was also invited to this meeting to provide his professional input on Traffic considerations for that location. The meeting was also extended to Nancy Crowell to provide input on behalf of the Library and Chris Caiazzo to provide input on behalf of the School Board. After detailed conversations around the 4 sites it was determined that each member would provide a ranking of the 4 site locations. The rankings went from 4 being the least preferred and 1 being the most preferred. Each of the committee members, including Nancy and Chris were all given a vote on rankings. The outcome was as follows:

Tennis Courts:	13
Basketball Courts:	13
Ice Rink:	23
Water Tower:	30

The results brought up a further discussion of the orientation of the building, with the preference of rotating the building to face the new Wentworth parking lot instead of having its back-to the Library. This new positioning of the building would still allow for a bus drop off area, and a small handicap parking lot.. This location would still afford the Town the possibility of a community or senior center between the ice arena and Route 114 (Gorham Rd). It was determined that this did not need to be finalized prior to giving a recommendation to the Town Council but that this would be part of the next steps and would need to be resolved prior to going to the Planning Board for approval. A conceptual site plan is attached that illustrates the building rotated to front the Wentworth Parking Area.

Site plan for the proposed Gorham High School building and parking lot. The plan shows a large rectangular building footprint with a "BUS DROP OFF" area at the top. To the right of the building is a "LIBRARY LOT" and a "PUBLIC LIBRARY". A "WENTWORTH SCHOOL ENTRANCE" is located to the left. The parking lot is situated between the building and the library. The plan includes various annotations such as "REMOVE BASKETBALL COURT TO REMAIN", "REMOVE PAVEMENT", and "REMOVE BASKETBALL COURT". The site is bounded by "GORHAM ROAD (ROUTE 114)" at the bottom. The plan also shows existing topography, trees, and other site features.

PROJECT NUMBER: 34069		DRAWING STATUS		☐ SITE PLAN REVIEW ☐ DEP REVIEW ☐ PLANNING BOARD ☐ CLIENT REVIEW ☐ CONSTRUCTION	
PROJECT NAME: ICE ARENA SCARBOROUGH, MAINE 04074		DRAWING NUMBER: 11-24-14			
DURING DESIGN ACAD FILE: 34069-hs concept SBALL.DWG		SCALE: 1" = 40'		DATE: NOVEMBER 24, 2014	
SITE CONCEPT "HS BASKETBALL COURT B"					
FRIENDS OF SCARBOROUGH HOCKEY SCARBOROUGH, MAINE 04074					
SURVEYING ENGINEERING LAND PLANNING INCORPORATED  153 US ROUTE 1, SCARBOROUGH, MAINE 04074 TEL: 207.883.1000 FAX: 207.883.1001 E-MAIL: info@norteastcivilsolutions.com WWW.NORTHEASTCIVILSOLUTIONS.COM					
0' 40' 80' 160'					