

**Scarborough Housing Alliance
Meeting Minutes
October 22, 2025, 6:00 p.m.**

Item 1. Call to Order. Bryan Shumway called the meeting to order at 6:00 p.m.

Item 2. Those Present. Bryan Shumway, Stephen Zamierowski, Bob Nadeau, Bill Shanahan, and Jean-Marie Caterina [Via Zoom]. Also present: Thomas Hall, Town Manager. Absent were Eric Boucher, Leroy Crocket and Bill Donovan, Council Liaison.

Item 3. Approval of Minutes: Motion by S. Zamierowski, seconded by B. Nadeau, to move approval of the minutes from the September 24, 2025 meeting.

Vote: 5 Yeas.

Item 4. Discussion: Implications of LD 1829

The Scarborough Housing Alliance Committee discussed LD1829, a state legislation that mandates density requirements and reduces parking requirements for certain housing developments. The Town Manager explained that while the legislation aims to increase housing supply, it raises concerns about home rule and may disproportionately affect communities with designated growth areas. The committee also considered updating a 2005 housing study to better understand current housing issues in Scarborough and inform future policy decisions. JM Caterina suggested focusing on workforce housing and emphasized the need for more data on rental units and demographic shifts. The Committee agreed to think about key questions they want answered about housing in Scarborough before their next meeting.

Item 5. Discussion: Housing Study Update

There was discussion on the relevance and impact of a previous study on housing and the expressed desire to avoid repeating studies without actionable outcomes. It was considered having the Town Planner and staff review the study to identify how its findings were incorporated into new ordinances, acknowledging that this could provide valuable insights into current housing practices. It was noted that there had been a slowdown in the real estate market in Maine, while there was discussion on demographic changes and their potential impact on future housing needs. The conversation ended with a reminder about the need to find a replacement for the Town Manager on the committee due to new town council legislation.

Item 6. Discussion: SHA Leadership Transition

The Committee discussed the need to find a replacement for the Town Manager on the committee due to new town council legislation.

There was also a discussion around the November and December Committee meetings. These dates fall on the eve of Thanksgiving and Christmas.

Item 7. Public Comment.

- Rebecca Hatt of Maple Avenue, was interested in a more holistic approach to supporting young people in the community, including housing, employment and municipal policy decisions. She

went on to mentioned the lack of attention on transit options and housing in Scarborough as well as the lack of housing options and the impact of the town on the younger generation.

- Andy Blanchard of Maple Avenue, felt that LD1829 could be a good idea. He felt like it could potentially promote building smaller multifamily homes in areas that have water and sewer. From that standpoint it seems like a good idea, It could potentially be a way to afford prices in Scarborough if you could rent out a couple of apartments or if you could afford to buy a couple apartments.

Item 8. Adjournment. Motion by B. Shanahan, seconded by S. Zamierowski, to move approval to adjourn the regular meeting of the Scarborough Housing Alliance.

Vote: 5 Yeas. Motion Passes.

Meeting adjourned at 7:07 p.m.