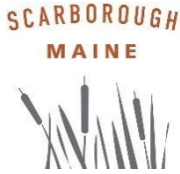


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Long Range Planning Committee Meeting

November 14, 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, Portia Hirschman

Alternates: Jean-Marie Caterina, Judith Fischer

Planning Board Liaison: Rachel Hendrickson

Council Liaisons: Cory Fellows, Jon Anderson

Staff: Autumn Speer, Karen Martin, Helen Harman

- I. Roll Call and Identify Voting Members.
- II. Review Minutes September 12, 2025 – Approved
- III. Review Minutes October 10, 2025 – Approved
- IV. General Public Comment - Items not covered on the agenda (3-minute limit per speaker) – None
- V. Continue 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 brainstorming activity, which will focus on specific uses in the districts that have been discussed at the previous two meetings. Discussion began with Rural Farming. Peter and Portia discussed farm equipment repair and maintenance. Jean-Marie commented that repair and maintenance is an important use that should be permitted, but the group agreed that commercial operations like a John Deere commercial establishment should not be permitted.

Robyn mentioned farm experience uses like inns located on farms. Jean-Marie agreed that farm experience uses are worth considering. Peter added that objections to those uses in the Seattle area had come from other farmers, because it might be a slippery slope into becoming another accommodation use and losing the farming use. Autumn stated that there are ways to ensure the ordinance addresses that concern. Portia agreed that the ordinance would need to be written correctly to maintain the rural farming uses. Jon commented that some activities would make sense

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in the district, but that it would be good to understand the mechanism that farmers today use to prosper and ensure that we don't limit those uses.

Rachel commented that we should ensure farm experience uses like apple picking should be permitted, and asked about the uses and locations of stables. Autumn responded yes to stables. Portia asked about campgrounds. Peter suggested two separate categories for farms and for conservation with no development. Portia added that services like HipCamp allow places like farms to have several campsites on their property. Judy asked if those were campsites for RVs, which would require farms to provide infrastructure for large vehicles and RV camping. Peter added that camping is not a farm activity in the eyes of the state. Portia replied that it is a rural activity. Peter agreed and reiterated the idea of a rural category that is separate from rural activities or rural residential. Robyn asked about the purpose of breaking the category into additional categories. Peter replied that farmers today do want to generate revenue and Robyn emphasized the importance of allowing farmers to remain as farms. Peter suggested that some conservation areas would not be suitable for farming activities, hence separating the categories.

Autumn described a recent meeting with someone buying a property for farming use and who was interested in farm-based activities like a farmstand, a food truck, and a pick-your-own experience. Judy commented that in Suffolk County, NY, a lot of the farms have become vineyards with a lot of festivals every year, particularly to extend the season. Autumn agreed that experiences are an important element of some farm uses. Portia gave the example of Wolfe's Neck Farm which also has a number of activities. She asked where else camping would be permitted other than the Rural Conservation district. Cory added that from the Council perspective, anticipating every eventuality for every district could be tricky. Jean-Marie suggested looking at what other towns are doing.

Allen suggested looking at the existing zones and seeing where they would fit into the eight categories, and Autumn replied that ideas need to come from the top down without looking at the minutiae of existing uses. Autumn said the idea of separating the rural uses into two categories could make sense to address the farming activities being addressed.

Peter said we have two problems- the proliferation of TVCs and other residential districts with minor distinctions, and the RF2 district which does everything for rural and does not differentiate what happens west of the turnpike. This area may not need to be consolidated in the same way as the other districts.

Discussion turned to Neighborhood Residential. Peter asked if it would make sense to indicate typical lot sizes for each district, but Autumn said that the Town will no longer be able to decide lot sizes given LD 1829. Portia suggested preschool and childcare. Portia asked about home employment, and Autumn said that home occupations would be generally across the board. Robyn asked about both public and private learning uses. The group clarified that colleges were not included in this category. Portia asked about churches, and Autumn responded that churches are allowed in most places. Autumn asked if there is any mixed-use in this district. Peter said four-story

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buildings might not make sense here, and Robyn commented that densifying is necessary for increasing affordable housing. Judy commented that strip malls should not be permitted in this district. Autumn responded that strip mall prohibition is more about design standards rather than uses.

Autumn asked if a bank is appropriate in a neighborhood residential district and the group agreed that it is not. Jon Anderson commented that the focus should be services that support residents in that neighborhood. Robyn asked about banks, and Autumn responded that it is the drive-through component that was of concern. Peter added that taking drive-throughs out would limit uses in a favorable way. Portia asked about mobile homes and Autumn responded that they can go wherever homes can go. Cory brought up multifamily uses, and the discourse in Scarborough around development being seen as non-traditional to the area. Cory commented that the intent behind LD 1829 is to push back on historically exclusionary zoning that refer to character and tradition. Peter commented that Scarborough becoming more like traditional Maine towns would mean densifying. Robyn added that higher density residential uses is traditional to Maine. She agreed with Cory and stated that the zoning should not be so exclusionary to allow mobile home parks and not allow higher density buildings.

Autumn brought up playing outside like ballfields and parks. Peter asked if kids would be playing in the street and Autumn suggested finding uses to prevent them from playing in the street. She indicated the connections portion of the use description which includes sidewalks and bike lanes. The group agreed neighborhood playgrounds are a good idea. Rachel asked about 'play inside' uses for kids to play with other kids even in the winter, like community centers. Portia added community gardens as a use under playing outside. Peter stated the indoor play area use tends to be designed for a lot of kids there at once, therefore requiring large parking lots and large floor areas. Judy asked about mass transit in the districts. Autumn indicated that transit is one of the differences between Neighborhood Residential and Neighborhood Center.

Autumn moved on to the Neighborhood Center district. Portia asked where storage facilities would go, and Autumn responded the Industrial District. Portia asked about bars and restaurants, and Peter said bars and restaurants were appropriate for this district. Peter said it's not a bad idea to have a scaled grocery store in this district. Autumn added banks to the district. Rachel circled back to the storage area issue, stating that internal versus external storage take up different amounts of space and parking requirements. Peter added that we can establish lot size restrictions for commercial uses. Robyn added that we should discuss intent on parking, and advocated for low-impact development rather than an ocean of pavement. Peter agreed and stated that these zones present opportunities to have indirect controls that guide land uses.

Robyn asked about ways to proactively embracing low-impact development standards, and Autumn responded that they are required and that staff is working on it now. Robyn asked if it makes sense to contemplate our intent regarding parking and Autumn responded that she is including it in her notes.

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For next steps, Autumn will make a matrix with uses and boxes to check. Some may already include some size limitations. Today's exercise helps establish what the committee is envisioning for these districts. Judy asked how we prevent ugly chain stores. Autumn responded that we enhance our commercial design standards and encourage cohesive design, as well as establish impervious and parking maximums. She added that the public does not seem to like having buildings close to the street, and that there is more support for trees. Portia asked about flea markets and concert venues and Autumn responded that Regional Centers and the Industrial District might be appropriate for those uses.

Autumn introduced Community (Town) Center. Peter asked if this area is still densifying so big box uses are only permitted in Regional Centers, and Judy responded Regional Centers would be better for big box uses. Autumn asked what the difference is between Neighborhood and Community Centers. Autumn gave the example of the high school going in the Community Center, and Peter gave the example of a library branch versus the central library. Judy asked about the differentiation of a Regional Center, and asked what kind of infrastructure would be required for Regional Center. Rick responded that infrastructure is beyond the topic at hand, as infrastructure guides what is possible on a site through the Planning Board process.

Autumn asked about UNE and community college uses. The committee agreed that the scale was more appropriate for Regional Centers. Rachel asked about private trade schools, which would also go in Regional Center. Peter added Industrial. Peter asked if MaineHealth is a Regional Center or Business and Industrial Center use. Portia responded that it is a diverse use. Autumn explained the Industrial District is more focused on manufacturing with larger buildings and not a lot of people. Judy asked about preventing sprawl. Autumn responded that it has to do with design standards and space and bulk standards.

Autumn said that next time she would give more specific examples for the committee to give feedback on. Judy asked about workforce housing. Autumn replied that is a more policy-driven conversation, though technically they would be permitted in any of the residential districts. Peter added that the Town has taken the policy discussion away from LRPC, having the committee focus more on zoning. Cory added that many of the topics are interrelated but this conversation is more focused on uses.

VI. Member Updates

Robyn brought up the Sawyer Street removal and said that the Vulnerability Assessment highlighted at least a dozen roads and streets. She said staff did a great job teeing up the relevant information on these streets, including Sawyer Street, but expressed disappointment that the Sawyer Street removal project isn't moving forward. Cory replied that he and Council share that sentiment, but that multiple jurisdictions were involved made it more complicated. The project could always come back, but Cape Elizabeth would have to be treated as an abutter. The Council's vote at the last meeting was a procedural thing given the lack of viable paths forward. Peter asked if this means that

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we need to focus only on roads that Scarborough controls. Cory responded that the state adds a layer for some roads like Route 1, and there will be tough conversations around triaging what roads need interventions.

Rachel shared that the Planning Board agenda is light. Something coming up is the Firehouse Village development and the question of vehicular access which has long been an issue for the site.

Jean-Marie commented that these discussions have been great and urges Council and whoever ends up on the Ordinance Committee to consider the outcomes of these discussions as things change with LD 1829.

Portia stated that she attended the recent Complete Streets workshop and that it was a good discussion.

Judy asked if there are plans for the Higgins Beach Market intersection and pedestrian safety especially in the summer.

Peter reported that Zoning Board can expect requests from second-home owners ahead of the summer, but that for now it's fairly light. He said we would have to think about what ZBA can and can't do with LD 1829. Functionally, LD 1829 makes our existing setbacks nonfunctional.

Rick commented that the second Growth Workshop is on 11/19. He added that he and Allen are terming out this year. Autumn clarified that they are able to continue to attend until there is a replacement. Autumn said the town clerk receives applications for replacement members. The appointments committee is formed, the Council has two readings, and then the members are appointed. Judy expressed interest in serving as a replacement. Autumn said that she could reach out to the appointments committee to express interest.

Rachel added that she is termed out of the Planning Board and will not be the LRPC liaison next year.

Cory commented that the second Growth Workshop will take place on 11/19, and that while the first workshop focused on how we got where we are, the next one will be more future-focused. Peter asked about the recording of the first one and Autumn said she would send it if it is not already posted. Cory added that the Council is meeting this Wednesday and will be electing new officers and determining who the committee liaisons will be.

VII. Staff Updates

Helen gave an overview of the upcoming Planning Board agenda. Peter asked about LD 1829 applying to LRPC and Autumn responded that it just impacts ZBA and Planning Board.

Autumn noted a Metro workshop tomorrow to get input on the microtransit program and additional stops in town. She added a FAQ that MOCA put out regarding LD 1829. The workshop next week takes every recommendation from all the Town's plans and reports on their status. The presentation also covers LD 1829, 427, and 497, and gives recommendations for moving forward with all the Town plans for remaining objectives. There are also guiding questions at the end for Council to consider.

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Allen reported that SEDCO had its annual meeting and handed out annual awards for local businesses.

VIII. Adjourn 9:43am- next meeting December 12, 2025