

**MINUTES
SCARBOROUGH TOWN COUNCIL
WEDNESDAY – JANUARY 7, 2026
HYBRID REGULAR MEETING – 7:00 P.M.**

Item 1. Call to Order. Chairman Fellows called the regular meeting of the Scarborough Town Council to Order at 7:04 p.m.

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 present. Those Councilors present:

Councilor Scott W. Doherty	Councilor Jonathan E. Anderson
Councilor Lawrence W. Cain - Vice Chair	Councilor William J. Donovan
Councilor Karin B. Shupe	Councilor Michelle T. Hayes
Chairman Cory R. Fellows	

Item 4. General Public Comments.

- Richard Hayes of Martin Avenue, expressed concerns regarding local planning decisions during a recent board meeting. He opposed a proposed 24-unit building on Broadturn Road due to anticipated traffic problems. He went on to mention an approved housing project near a marsh, despite two board members' objections. He hoped the Council would move beyond discussions of growth and take decisive action to manage development in Scarborough.
- Katie Foley of Acorn Lane, caution that opening the Animal Control Ordinance could lead to unintended consequences, akin to a real estate inspection contingency where expectations can spiral out of control. She commented on the Community Survey relating to dogs and the communications piece adding, be mindful if you open the Animal Control Ordinance.
- Denise Hamilton of Two Rod Road, expressed the need for public comments following the Town Manager's report, feeling unprepared without knowing the contents of the report in advance. She noted that the guardrails on Haigis Parkway had been fixed sooner than expected. She went on to reference Title 30-A, MRS Section 5203 to illustrate the necessity of formal legislative action by the town council for decisions affecting public infrastructure, contrasting it with the proposed MNRCP grant application that suggests municipal support without proper council authorization. She emphasized the importance of transparency and governance, asserting that policy decisions affecting the town should come from the council, not just staff.
- Jim Pritchard of Maple Avenue, highlighted two main issues: the need for expedited sidewalk repairs after storms, especially along Route One and Elmwood Avenue, to ensure children's safety while walking home from school, and concerns over pedestrian lanes, noting that cyclists often disregard pedestrians, which necessitates careful consideration in decision-making about these lanes.
- Sarai Smith, a visitor in Scarborough, recounted her background as a public accountant and kindergarten teacher in Portland. She expressed concerns about community issues, particularly regarding surveillance and harassment she has faced for 29 years from a neighbor connected to the police. Despite her positive experiences with Portland schools, she described significant personal distress due to ongoing stalking and lapses in police support. She emphasized the need for awareness about such issues and urges the community to combat the negative narratives surrounding her, while reflecting on her difficult situation and desire for help.

Item 5. Minutes: December 17, 2025 - Town Council Meeting. Motion by Councilor Hayes, seconded by Councilor Anderson, to move approval of the December 17, 2025 meeting minutes as written.

Vote: 7 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 meeting.

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

- **Scottow Hill Road Closure**
 - Continue to consider options, collect information
 - Town Council workshop scheduled for February 4, 2026
 - Possible Council Corner Live event, TBD
- **LD 1829 Activity**
 - Resolution for consideration on January 7, 2026
 - Regional response on correction action coordinated thru GPCOG
 - Workshop with Legislative Delegation scheduled for January 21, 2026
- **Peterson Field Lighting Project**
 - Neighborhood Meeting held on December 11, 2025
 - Planning Board Advisory Opinion provided
 - Lighting design reconfigured to comply with lighting requirements and Good Neighbor Ordinance
 - Follow up with interested parties/abutters- assurances provided regarding hours of operation
 - Contract to be awarded, work to occur over the winter months
- **Town Clerk's Office Renovations**
 - Funding in FY26 CIP budget
 - Contract awarded, work to commence late January, expected six weeks
 - Temporary relocation of Town Clerk's Office to Council Chamber B
- **SEDCO Survey Project**
 - 1450 Scarborough businesses
 - Frequent, short surveys on topical issues
- **2026 Bond Issue**
 - Finance Committee review and recommendation
 - Bond Order approved by Town Council - Order No. 25-115
 - Selection of new Bond Counsel - Jim Saffian, Pierce Atwood
 - Sight delay in Bond Sale - end of January 2026
- **Follow Up on Resident Concerns**
 - Town Council approve prior to submission of a grant application
 - MRS Title 30-A, Section 5203 pertains to "community development programs" - CDBG - see Resolution 26-002
 - All grants requires Town Council actions for acceptance

- Damaged Guiderails on Haigis Parkway
 - MDOT repaired damaged area in early December 2025
- **LD1093 RE: Scarborough Beach**
 - Bill introduced to eliminate “State Park”
 - May now have a Stakeholders Task Force
 - If approved members would be either town staff or town council

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

- Councilor Cain noted that the Finance Committee would be meeting tomorrow, Thursday, January 8th at 5:00 p.m. The Committee would review and discuss grants, impact fees, and budget processes, with meetings scheduled for final reviews. The School Project Committee has been formed, including community members and staff, with their initial meeting set for January 13th and will have a monthly meeting schedule. Additionally, the Community Services Advisory Board is convening, and the Chamber of Commerce is collaborating with town staff to assess town fees for licenses.
- Councilor Shupe provided an update on the Planning Board, noting that they discussed ongoing small development projects, including the Peterson Park lighting and a proposed Arby's in Little Dolphin Plaza on Route One. The Ordinance Committee would be meeting on Wednesday, January 14th at 5:00 p.m. The Committee would review and discuss updating fees, adjustment to the Shellfish Conservation Ordinance, modifying the Mobile Food Vendor Ordinance to align with state regulations, complying with manufactured housing community requirements, and reviewing the short-term rental policy that was established in 2017.
- Chairman Fellows noted that the Long-Range Planning Committee had postponed their January meeting until February, with new members expected to be seated by March. A memorable ambulance push-in ceremony took place at the Black Point Fire Station, attended by several council members and town staff. This event marks the dedication of a new ambulance for the town, which is significant for addressing the area's geographical challenges and service needs.
- Councilor Donovan noted that the Appointments/Negotiations Committee would be meeting on Wednesday, January 14th at 4:00 p.m. next week to review vacancies on the various committees/boards in town.
- Councilor Anderson noted that the Communications Committee would be meeting on Thursday, January 15th at 5:00 p.m.. The Committee would be discussing enhancing transparency in town growth and planning, and would a recommend accessible information on be place on the web similar to the transportation page. Community engagement efforts would be planned through "Cakes with Counselors Phase 2" and a dedicated date for "Counselor Corner Live." There is an identified need for improved print communication for those uncomfortable with digital channels, with potential budget requests. There would be a discussion around forming a Cross-Functional Citizen Group to bolster the Communications Committee. He then gave an update on the Transportation Committee noting they would be provided updates on traffic infrastructure needs in North Scarborough. He now is a member of the Cumberland County Finance Committee and there are concerns regarding a potential loss of federal funding and a proposed 5% budget increase will be discussed.

Resolution 26-001. Act on the request to approve Resolution 26-001 - Recommendations for Maine LD 1829 Implementation and Legislative Refinement. [Town Council] Chairman Fellows gave a brief overview on this Resolution.

Motion by Councilor Donovan, seconded by Councilor Anderson, to move approval of Resolution 26-001 - Recommendations for Maine LD 1829 Implementation and Legislative Refinement, as follows:

Motion by Councilor Anderson, seconded by Councilor Donovan, to move approval to amend the main motion to add the following language as follows:

NOW, THEREFORE, BE IT RESOLVED, the that Town Council of the Town of Scarborough hereby:

1. **Expresses significant concern** regarding the challenges LD 1829 presents to responsible growth management, infrastructure planning, and comprehensive planning.
2. **Calls upon** the Maine Legislature to ~~enact corrective~~ repeal LD 1829 or delay its implementation until corrective legislation is in place that;

Vote on Amendment: 7 Yeas. Motion Passes

Vote on Main Motion:

**RESOLUTION 26-001
RECOMMENDATIONS FOR
MAINE LD 1829 IMPLEMENTATION AND LEGISLATIVE REFINEMENT**

WHEREAS, the Town of Scarborough recognizes that Maine facies a significant housing shortage that affects residents, workers, families, and the overall economic vitality of our communities; and,

WHEREAS, the Maine Legislature enacted LD 1829 in June of 2025 with the stated intent of building housing for Maine Families and attracting workers to Maine businesses by expanding allowable housing density statewide; and,

WHEREAS, the Town of Scarborough has already demonstrated being part of the solution to Maine's housing shortage with progressive zoning practices and acknowledges efforts to remove barriers that increase housing supply and affordability in other Towns and Cities within Maine with restrictive zoning practices; and,

WHEREAS, while the Town of Scarborough acknowledges the states' goals of increasing housing supply, the implementation requirements of LD 1829 present critical challenges that threaten our ability to manage growth responsibly and maintain the quality of life our residents expect; and,

WHEREAS, the Town of Scarborough has been a regional leader in housing production, with a rate of growth ordinance averaging 203 units/year, yet LD 1829 treats all municipalities the same regardless of their demonstrated commitment to housing production; and,

WHEREAS, the mandated density increase under LD 1829 exceed the capacity of exiting municipal infrastructure to support new growth, including water syst4ems, sewer systems, stormwater management, transportation networks, and schools, requiring capital investments that exceed local budget capacity and will require state financial support; and,

WHEREAS, LD 1829 encourages growth outside of growth areas if served by water and sewer, but planning best practices have established new growth should be encouraged for growth areas, and areas of natural and rural value should be preserved; and,

WHEREAS, the prohibition on growth caps in designated growth areas eliminates a critical tool that municipalities have used to align development with infrastructure capacity and comprehensive planning; and,

WHEREAS, experience with previous housing density legislation (LD 2003) demonstrates that increased density alone does not guarantee affordable housing outcomes, with multiple communities reporting that new development has produced expensive market-rate housing rather than workforce or affordable units; and,

WHEREAS, LD 1829 requires repeated ordinance revisions and mandatory planning board training, imposing significant administrative and financial burdens on municipalities, particularly smaller and rural communities that rely on volunteer planning boards and lack dedicated professional planning staff; and,

WHEREAS, restrictions on impact fees under LD 1498 prevent municipalities from funding the broader infrastructure upgrades necessary to support growth mandated by LD 0829, making it even more challenging for local taxpayers to support needed infrastructure; and,

WHEREAS, the Town of Scarborough has developed its comprehensive plan through extensive community engagement to reflect local priorities, environmental constraints, and a vision for the community's future, and LD 1829's one-size fits all approach undermines this locally-driven planning process and the principles of home rule; and,

WHEREAS, the Town of Scarborough has completed a Town-wide community survey in December 2025 where 74% of respondents who had an opinion said Scarborough is growing "much too fast/too fast", resulting in our lowest scoring questions on the survey with only 16.3% of respondents satisfied with how the town is managing residential growth.

NOW, THEREFORE, BE IT RESOLVED, that the Town Council of the Town of Scarborough hereby:

3. **Expresses significant concern** regarding the challenges LD 1829 presents to responsible growth management, infrastructure planning, and comprehensive planning.
4. **Calls upon** the Maine Legislature to repeal LD 1829 or delay its implementation until corrective legislation is in place that;
 - Creates a dedicated, multi-year state infrastructure funding program to support municipalities experiencing mandated growth;
 - Allows municipalities that meet growth requirements under the Growth Management Act to continue employing reasonable growth management tools;
 - Clarifies the interaction between LD 1829's growth cap prohibition and the Rate of Growth law to prevent unintended sprawl in rural areas;
 - Remove the lot size and density mandates for areas outside designated growth areas that are serviced by sewer and water;
 - Strengthens affordability requirements that result in increasing deed restricted affordable and workforce housing;
 - Revises impact fee restrictions to allow municipalities to fund necessary infrastructure improvements;
 - Provides adequate funding for technical assistance and capacity building for municipalities and regional planning organizations;
 - Provides Maine State Housing Authority with proper authority and funding to support affordable and workforce housing projects without local financial support; and,

- Ensures protection of our rural farmlands and conserves our environment particularly along the water ways contributing to the Scarborough Marsh.
5. **Requests** that the Legislature work in partnership with municipalities, regional planning organizations, and municipal associations to refine the law, enhance state-municipal communications, and ensure that housing policy achieves affordability goals while respecting local planning authority and infrastructure constraints;
 6. **Directs** the Town Manager to forward copies of this resolution to:
 - Speaker of the Maine House of Representatives Ryan Fecteau
 - Scarborough’s State Senator(s): Stacy Brenner, Anne Carney
 - Scarborough’s State Representative(s): Kelley Noonan Murphy, Sophia Warren, Andrew Gattine
 - Governor Janet Mills
 - Maine Municipal Association
 - Greater Portland Council of Governments
 - Maine State Housing Authority Board of Commissioners
 7. **Implores** other municipalities to express similar sentiments to protect home rule authority.

ADOPTED this 7th day of January, 2026, on behalf of the Scarborough Town Council and the Town Manager of Scarborough, Maine. Signed by Cory R. Fellows, Council Chair and attested by Yolande P. Justice, Clerk to the Council.

Vote: 7 Yeas. Motion Passes.

Resolution 26-002. Act on the request from the Quality Housing Coalition (QHC) for a Community Development Block Grant (CDBG) Application in support of the implementation of QHC’s Housing Navigation Program, Project HOME, in Westbrook, Scarborough and Gorham. [Town Manager/Applicant] Thomas J. Hall, Town Manager, gave a brief overview on this Resolution.

Motion by Councilor Hayes, seconded by Councilor Anderson, to move approval of Resolution 26-002 from the Quality Housing Coalition (QHC) for a Community Development Block Grant (CDBG) Application in support of the implementation of QHC’s Housing Navigation Program, Project HOME, in Westbrook, Scarborough and Gorham, as follows:

**RESOLUTION 26-002
COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION**

**Project HOME: Providing Stable Housing for Those in Need
(Westbrook, Scarborough & Gorham)
Town of Scarborough**

BE IT RESOLVED, by the Town Council of the Town of Scarborough, in Town Council assembled that we support the Community Development Block Grant (CDBG) application which will be submitted to the Cumberland County Community Development Program. Through this grant, the Town of Scarborough is supporting Quality Housing Coalition Housing Navigation Program, Project HOME, in Westbrook, Scarborough & Gorham, that are actively engaged in ensuring that people who are housing insecure or experiencing homelessness have the support they need.

Signed and sealed this the 7th day of January, 2026, on behalf of the Scarborough Town Council and the Town Manager of Scarborough, Maine. Signed by Cory R. Fellows, Council Chair and attested by Yolande P. Justice, Clerk to the Council.

Vote: 7 Yeas. Motion Passes.

Order No. 26-001. 7:00 p.m. Public hearing and action on the new request for a Food Handlers License from CG Food and Events, LLC d/b/a All Grill, located at 238 Gorham Road. [Town Clerk's Office] A brief overview was given on this Order. Chairman Fellows opened the public hearing. As there were 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 on the new request for a Food Handlers License from CG Food and Events, LLC d/b/a All Grill, located at 238 Gorham Road.

Vote: 7 Yeas. Motion Passes.

OLD BUSINESS: None at this time.

NEW BUSINESS:

Order No. 26-002. Act on the appointment of Deputy Assessor Susan Russo, to serve as Interim Assessor, effective immediately and to continue until such time the Town Council appoints a successor. [Town Manager] Thomas J. Hall, Town Manager, gave a brief overview on this Order and responded to questions from the Council.

Motion by Councilor Anderson, seconded by Councilor Donovan, to move approval on the appointment of Deputy Assessor Susan Russo, to serve as Interim Assessor, effective immediately and to continue until such time the Town Council appoints a successor.

Vote: 7 Yeas. Motion Passes.

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

Item 11. Council Member Comments.

- Councilor Hayes spoke of her visit, along with Councilor Cain, with the Fire Chief and Police Chief with a tour of the Public Safety Building. She was impressed by the work being done by the staff, particularly highlighting a Scarborough High graduate leading the dispatch operation. The experience included riding in Officer Lambert's cruiser, where they responded to various calls. The community's approval rating for the police department was noted to be 93%, significantly higher than the national average of 59%, reflecting positively on local law enforcement despite broader national challenges. She also commended the strong teamwork between the police and fire departments observed throughout the visit.
- Councilor Anderson commented on the push ceremony at Black Point Fire State and expressed his appreciation for enabling the local fire department to deploy three ambulances, highlighting the tactical support provided. He also thanked the fire department for their respectful and responsive response to a smoky incident at his home while cooking steak, ultimately noting that the steak turned out perfectly.
- Councilor Cain stated that he had spoken Representative Warren to discuss the Scarborough Beach issue in a recent Zoom call, noting the lack of notice for addressing the matter. She had proposed removing the "state park" designation from Scarborough Beach, as state park passes

are not honored there, causing confusion. However, the committee unexpectedly mandated that Scarborough Beach must accept state passes. The beach has a unique public-private management structure and faces parking problems. Warren feels she lacks influence in the committee and plans to form a working group to identify issues and educate others about the situation in Black Point. She will seek local involvement in the group and follow up with her next steps via email.

- Chairman Fellows did a brief recap of the workshop that had been held prior to the Council meeting discussing survey results and expressed his gratitude toward both the town staff and the residents who participated in the survey. He was encouraged by the over 600 responses received and noted some residents' skepticism over the impact of surveys on change. He commented he was looking forward to the goal-setting session scheduled for Saturday and thanked the Assistant Town Manager his assistance in coordinating this workshop.

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

Meeting adjourned at 8:44 p.m.

Respectfully submitted:

Yolande P. Justice
Clerk to the Council