

Scarborough Housing Alliance
Meeting Minutes
January 28, 2026, 6:00pm

Present at Town Hall: Tom Hall, Eric Boucher, Leroy Crockett, Bill Shanahan, Stephen Zamierowski, and Bill Donovan, Town Council Liaison.

Attendees via Zoom: Bob Nadeau.

Excused: Jean-Marie Caterina.

Guests at Town Hall: None.

1. The meeting began at 6:05pm.
2. The minutes for December 10, 2025, were approved as presented with a motion by Stephen, second by Bob, and all members voting in favor.
3. LD1829: Tom discussed the legislation noting it impacts Scarborough beginning June 2026. There is a potential for modifications to improve the bill as repeal is unlikely. Scarborough leadership feels that the town is not a problem as it has done a lot to increase housing supply, and the one size that fits all legislation does not feel right. Tom noted many towns are also concerned. The Town Council drafted a resolution to express concerns hoping to have amendments to the bill to give credit for municipalities that have historically contributed their share, among other concerns. The Alliance supports the resolution and will share that support with the Town Council at the February 4 meeting. Tom will send the resolution via email for our consideration.
4. Burnham Apartment: Tom provided an update on this upcoming Dunstan development, noting rents are considered workforce, nearly approaching affordable. The plan is to replicate the Route 1 Dunstan project to another area in Dunstan Crossing. The Alliance supports the project.
5. The Downs affordable for sale homes: Tom refreshed the Alliance on an affordable home in The Downs, which was acquired in low-rate environment, and is now trying to sell in higher rate environment, likely resulting in a selling price that is less than the purchase price. The owner asked for permission to rent, which the Alliance supports, within certain parameters, such as renting to a qualified renter. The town needs to amend agreements (Section 6.3) for this and all eight affordable homes. The town would carry some administrative burden, such as drafting and amending documents, coordinating with owners, and qualifying renters, which likely would turnover more. The homeowner would have to sign new documents. A brief discussion followed, including

an inquiry as to whether The Downs HOA or condo documents limit or restrict this option. The Alliance members will review the current agreement and suggest some revisions for consideration at its next meeting.

6. Housing Study: Tom completed a draft scope of work for an RFQ/RFP for consideration by the Alliance. The Alliance briefly discussed other possible data points and conclusions that could result from updating the study. The Alliance supports moving this forward, needing names of consultants who might be qualified to complete this. Tom to check with Jeff Levine, and Eric/Bill to check with MaineHousing. Stephen asked if there is more that the Alliance can do to help people afford to live in this town.
7. Tom mentioned that the Town is recalibrating its school impact fee. Since it has been a long time, the fee is substantially increasing. The Town is reaching out to developers to share this update, which is also being addressed by the Town Council in February. Tom will circulate a one page summary of the changes to the Alliance.
8. Public comment – No public comment.
9. The next meeting is scheduled for February 25, 2026, at 6pm. Agenda to be developed and distributed in advance of the meeting date.

At 7:03pm, the Alliance adjourned its meeting with a motion by Eric, second by Stephen, and all in favor.

Respectfully submitted,

Eric Boucher
Secretary