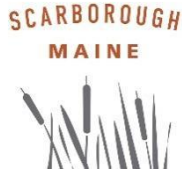


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Long Range Planning Committee Meeting

March 13, 2026

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: Peter Freiling, Portia Hirschman, Ed Hodgdon, Robyn Saunders

Alternates: Rebecca Hatt

Planning Board Liaison: TBD

Council Liaisons: Cory Fellows

Staff: Autumn Speer, Karen Martin

- I. Roll Call and Identify Voting Members.
- II. Chair and Vice Chair Nominations

Peter nominated Portia to be Chair, and Robyn seconded. Portia was elected Chair. Robyn nominated Peter to be Vice Chair and Portia seconded. Peter was elected Vice-Chair.

- III. Review Minutes February 13, 2026 – Approved 4-0
- IV. General Public Comment - Items not covered on the agenda (3-minute limit per speaker) - None
- V. Continue Discussion Concerning Zoning District Consolidation - Focus on Rural and Suburban Residential Districts
 - Public Comment (3 minutes per speaker) – None

Autumn introduced her consolidated use tables which are going through Council next month. The existing use tables have been combined with the nine districts LRPC has been discussing. The first set is the RF district, where LRPC has discussed adding three new districts instead of just RF in order to differentiate types of activities. The plan is to review each district ahead of LD 1829. Robyn asked Autumn to clarify about RF not making sense in the coastal areas. Autumn clarified that there are some areas that are clearly rural farming uses, but other areas zoned RF are just residential neighborhoods.

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Peter asked about the “C” codes shown in the tables. Autumn responded that these are conditions attached with a given use, there are currently 59 conditions in the Ordinance, and that CZ is Contract Zone. Peter asked if it makes sense for wetlands creation to be part of a conservation area. Autumn responded that that is a unique case due to the Grondin Contract Zone.

Robyn asked if Conservation Developments are different than what is being shown. Autumn responded that Conservation in the table being shown is a new use proposed by LRPC. Autumn clarified that these districts are not yet assigned on the map, and that LRPC is reviewing the permitted uses in each zone.

The next zone is Rural Farm Activity. Ed asked about short-term rentals, and Autumn noted that short-term rental registration is going through Council now and that part of the new uses involves lodging definitions to distinguish owner- and non-owner-occupied short-term rentals. Portia asked about agricultural housing, and Autumn clarified that is distinct from short-term rentals. Peter clarified with respect to manufactured housing communities, that is not a use that he would contemplate in an RF district. Robyn asked about multiple dwellings on a lot in RF, and Autumn said that would not necessarily be a manufactured housing community. Robyn asked about seasonal rentals. Autumn confirmed that they are not short-term rentals because they are rented for more than 28 days. Rebecca asked about tiny homes and existing event venues with attached housing. Autumn said that owner-occupied short-term rentals are permitted in the RF Activity zone, and Rebecca flagged what some contiguous existing uses might not be considered owner-occupied. Peter and Ed seconded Rebecca’s comment. Autumn concurred and said that could be a new condition for non-owner-occupied.

Portia asked about tiny homes and manufactured homes, and Autumn suggested adding tiny homes as a placeholder. Portia asked in reference to legislation on veteran housing.

Rebecca asked about the benefit of fragmenting zones further given the cost to build and the cost of housing. Peter responded that not differentiating the RF districts, farms do not have enough coverage because they can be broken up into estate lots within that same general zone. Separating out these uses is geared towards preserving agricultural uses and distinguishing farming uses and estate lots. Rebecca asked what we are expecting to happen to unused farmland. Autumn responded that this is the only district being broken up into multiple districts, the other ones are being combined. She added that the goal of distinguishing between RF uses is to provide agricultural uses more opportunities for economic activity while not allowing those uses in a residential zone. Peter added that many permitted uses would be an anathema to a true residential district. Cory added that this is consistent with the Comp Plan as well. Karen added that it helps set expectations for homebuyers too.

Robyn suggested that whatever LRPC comes up with, there is some outreach to farming sector to make sure that the uses being contemplated are appropriate. Autumn replied that she and Karen have met with a number of people over the years about these topics, and agreed that outreach is a good idea. Robyn emphasized that there are deep agricultural roots in Scarborough. Autumn agreed and said what has come out of the LRPC work is to respect that and make sure those uses can

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continue for as long as possible. Karen added that outreach may be appropriate for other uses and zones as well.

Rebecca asked about farm stands and agricultural product stores being disallowed in Rural Residential. Peter commented that there is a distinction between products and things being grown on-site, and Autumn added that it's about size as well. Rebecca suggested that owners of large lots should be able to use that space the way they want to in terms of economic production, and Robyn agreed. With some of the uses in the Rural Farm Activity zone, aren't home occupations and live-work units needed? Autumn added Residential Accessory Use for the Rural Farm Activity zone. Peter suggested adding Home Occupations to Rural Residential.

Karen suggested putting together a guide to the zoning once this process is done. She added that it might be helpful to read the descriptions of each zoning district. Peter asked to clarify the uses open-air markets and outdoor sales and services. Autumn replied that open-air market is a use Portia added, meant to include flea markets and other open-air events. Peter said that would make sense for Rural Farming but not Rural Residential. Outdoor sales and services sounds like selling tractors, and Karen added that would involve outdoor displays. Autumn suggested including addiction treatment facilities in Rural Farm Activity, perhaps as a Special Exception. Robyn mentioned Commercial Indoor Recreation as a potential Special Exception. Robyn asked about Harness Racing Facilities and Autumn said it's currently only permitted in the CPD zone.

Portia commented that an underlying principle should be ensuring that people who live in these districts have access to basic services. Autumn gave an overview of the remaining uses. She added Retail Sales and Services and Open Air Market to the Rural Farm Activity Zone in light of the discussion on farm stands. Peter suggested making Restaurants and Drinking Establishments Special Exceptions in that district. Autumn replied that there is a Farm-to-Table Restaurant use, and Peter said that a bed and breakfast might not be doing farm to table but is doing a restaurant. Autumn commented that the Rural Farm Activity zone is framed like the village that is surrounded by rural residential uses. Regarding Drinking Establishments, Peter suggested these be a Special Exception and ideally accessible by the trails network.

Autumn gave an overview of the remaining districts. Robyn suggested including Coffee House without a drive-through in the Rural Farm Activity zone. Peter asked about Personal Service and Retail Sales and Service uses. Karen responded that retail services do not generally involve a specific product, just a service. Autumn pulled up the definitions and showed the spreadsheet that includes everything that currently exists in the Ordinance. This is going to Council first. Retail Sales and Services includes automotive uses in the definitions, but that is not permitted in many districts. Peter brought up heavy equipment sales and Robyn and Ed agreed that it would benefit construction more than rural uses. Portia asked if indoor shooting ranges would be considered indoor recreation, and Autumn responded that it would be a separate use that is not permitted. Municipalities regulate those separately. Robyn asked about mini golf and Ed suggested it as a Special Exception. Autumn pointed out that commercial outdoor recreation is permitted as a Special Exception in the existing Rural Farming district.

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Autumn brought up non-commercial model aviation and Ed commented that that use is still active. Ed asked about transmission towers, and Autumn responded that cell towers would be considered telecommunication. Scarborough only allows transmission towers in the Industrial district. Autumn asked about Landscape Contractors which was recently approved as a Special Exception. The group agreed that Special Exception in the Rural Farm Activity zone. Autumn asked about Contractor Offices. Portia suggested you could set it up with special conditions, and Robyn suggested they could be a Special Exception but they deserve a separate discussion.

Autumn moved on to Suburban Residential. The main difference between the existing districts (R2, R3, R4, and R4A) is lot size. Under LD1829, growth zone lots with sewer will have minimum lot sizes of 5,000 SF, and lots outside of growth zone without sewer would have minimum lot sizes of 20,000 SF. Peter asked if areas outside the growth zone that have water and sewer fall into this category. Autumn responded those lots would be minimum 20,000 SF. Autumn said the 2-acre minimum in RF would be 20,000 SF. Autumn gave an overview of the other differences between the suburban residential districts and noted this is a timely discussion given pending changes from LD 1829. Some R2 zoning is in the Maple Ave area, and some is on Spurwink. Some of those areas could be better for Rural Residential and some could be better for a Village category. Since the Spurwink area is not on water and sewer, they would be minimum 20,000 SF. Peter clarified that a 20,000 SF legacy lot could now be subdivided into 5,000 SF lots. Autumn said yes, and that they still have to follow deed restrictions but we don't know what those are yet. She added that lot splits are a common question, as well as ADUs. Portia asked about adding Tiny Homes and Autumn said she would add any uses they'd added from the prior zones. On tiny homes, they can be added to a lot as long as they comply with lot requirements for each one. For the tiny home situation, you might not have lot frontage but you do have lot area, so it might need to be clustered or condominiums. Cory commented that there will likely continue to be a push to make it easier to build smaller. Members discussed examples of clustered tiny homes around Scarborough.

VI. Committee and Staff Updates

Autumn gave Planning Board updates which include two upcoming multifamily developments, one off Broadturn and one in the Oak Hill shopping area. Council is scheduled next week to talk about Short Term Rentals, and Transportation Committee is having a meeting on the 24th. Peter said ZBA granted a Special Exception to a Landscape Contractor use on Running Hill Road. A member of the public, Andy Blanchard, commented that cottage courts have some better designs with a more central area instead of being clustered like other developments. Cory echoed Autumn's mention of the upcoming Council meeting, and said LD 1829 is working its way through the process. There have been some conflicting interpretations on whether there will be a delay.

VII. Adjourn 9:20 – Next Meeting April 10, 2026