

Scarborough Housing Alliance
Meeting Minutes
February 25, 2026, 6:00pm

Present at Town Hall: Bill Shanahan, Bill Donovan, Stephen Zamierowski, Leroy Crockett, Eric Boucher, and Liam Gallagher.

Attendees via Zoom: Jean-Marie Caterina.

Excused: Bob Nadeau.

Guests at Town Hall: None.

1. The meeting began at 6:01pm.
2. The minutes for January 28, 2026, were approved as presented with a motion by Stephen, second by Bill Donovan, with all members voting in favor except Jean-Marie who abstained.
3. LD 1829 – There was written testimony submitted with suggested changes to the legislation, although the Town Council is unsure if suggestions will be included. The legislation and proposed changes are still under consideration.
4. School Impact Fees – The revised fee schedule has been through the first reading at Town Council. There was some discussion at Town Council about the application of the fees to affordable housing, especially single-family affordable housing. Bill Shanahan asked about the reason that affordable housing was excluded, which will be researched and shared with the Alliance. Town Council will take action the week of March 1. Bill Donovan asked to keep the Alliance updated if there is opportunity to intersect with Town Council on the proposed fees. Stephen asked about stratifying for the number of bedrooms in single family home – more bedrooms, larger fee. Jean-Marie asked what other municipalities do with affordable housing, to which there was no information to share.
5. Housing Assessment – Scope of Work – The RFQ scope of work is drafted and HRA Associates was recommended, which was the group who completed the State study completed in 2023, and studies in Auburn and Bangor. Bill Shanahan has a call scheduled with HRA Associates and asked the opinion of the Alliance, which was supportive of the inquiry. Bill Shanahan suggested that Town staff review the aforementioned reports to help finalize the scope.
6. Rental Option of Affordability Agreement – Bill Shanahan provided a brief history of the item and referenced the research paper in the packet, which highlights Agreement Sections 2.4 and 6.3. In section 6.3, it permits the conversion to rental in the event the Town allows, which are the statements in question: “conversion” and “Town allows”. Bill Shanahan noted that the Alliance generally agrees with allowing a property to be a rental, under the affordable rental requirements. The Alliance recommends the Town to get legal clarity on the

section to ensure it's appropriate and consider the need for the circumstances listed in the research paper, which may not be necessary as the qualifications continue even as a rental. Town staff will review and report back.

7. A brief discussion followed to acknowledge the interest in discussing short-term rentals. Stephen described his understanding of the proposal. Liam noted the future Town Council timeline, which allows time for this topic to be added to the next Scarborough Housing Alliance agenda for discussion.
8. Public comment – No public comment.
9. The next meeting is scheduled for March 25, 2026, at 6pm. Agenda to be developed and distributed in advance of the meeting date.

At 6:45pm, the Alliance adjourned its meeting with a motion by Bill Donovan, second by Jean-Marie, and all in favor.

Respectfully submitted,
Eric Boucher
Secretary