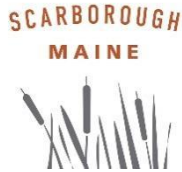


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Long Range Planning Committee Meeting

April 10, 2026

8-9:30 am

In Person: Council Chambers

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 Freilinger, Ed Hodgdon, Robyn Saunders

Alternates:

Planning Board Liaison: Rick Meinking

Council Liaisons: [Michelle Hayes]

Staff: Autumn Speer, Karen Martin, Erin Moriarty, Helen Harman

- I. Roll Call and Identify Voting Members.
- II. Review Minutes March 13, 2026 – Approved 3-0
- III. General Public Comment - Items not covered on the agenda (3-minute limit per speaker) - None
- IV. Continue Discussion Concerning Zoning District Consolidation - Focus on Rural, Suburban and Neighborhood Residential Districts
 - Public Comment (3 minutes per speaker) – None

Autumn introduced Erin Moriarty, the Town's new Deputy Planning Director. She then introduced the discussion item for today. She began with the Suburban Residential district and mentioned commercial agriculture as a discussion item. Robyn asked if this use would be limited by scale and scope. Autumn responded that the Special Exception process narrows down the scope for these specific districts. Peter asked if it is appropriate for a residential district, and Autumn responded that the reason it's included now is that everyone in theory could have a commercial business in their backyard (selling eggs, for example). She said as we get further into the weeds with these uses, we can review more particular requirements and standards. Peter referred to a previous Zoning Board case where an herb farm in the R2 district had neighborhood opposition- the Special Exception process exists for cases like that.

Autumn mentioned farm stands still being included, and said she had taken out agricultural products stores. The group moved on to residential uses. Tiny homes were added to the Rural Activity zone last meeting, but Autumn opened it up for discussion for the Suburban Residential zone. Ed expressed concern that tiny homes may not be appropriate for a suburban district. Autumn responded that the

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Town can't limit what kind of home someone builds on their lot other than through space and bulk standards. She said the group will probably have a whole meeting about tiny homes. Peter asked if there has been local interest in tiny homes, and Autumn and Karen said they have received a few calls. Karen asked when final rulemaking can be expected from the State. Autumn said it should be voted on by Wednesday, and then it goes to rulemaking. We don't know timing for sure yet.

Robyn asked if single-family dwelling units could do a tiny home as an ADU, and Autumn said yes. Robyn said there is a fine line between tiny homes and manufactured housing, and asked why we wouldn't include that too. Autumn said they will not be able to prohibit a tiny home with the new legislation, and Ed added that space and bulk standards need to be figured out first. Robyn asked about the difference with manufactured housing, and Autumn responded that we cannot prohibit that either. Autumn said manufactured community uses are a bit different. Peter said there is a new seasonal community just outside of Old Orchard, and asked if that would fit in to this use. Autumn said that would fit into manufactured housing community. Erin added that the community in question is being proposed as a campground.

Autumn moved onto townhouses. Karen asked what we consider the attached housing in the Chamberlain Project. Autumn said those are duplexes. Autumn added that the residential housing use will be two line items after the new legislation shakes out. This district includes senior housing, which is defined as 55+ with some other standards. On multifamily up to 12 units, Autumn said they can still have limits, but it depends how we want it to look in terms of massing and character. Suburban Residential is like a Pleasant Hill area, where a small apartment complex might be appropriate but not necessarily as large as 12 units.

Autumn moved on to residential housing and commercial combined uses. Peter asked about convenience stores with apartment stores on top, and Autumn suggested discussing them in reference to retail uses. Peter said that contractors in the state do not know how to build those types of mixed uses, so there is a gap in what is being built. Peter asked what we are saying no to in a live-work unit. Autumn said the definition allows someone to have combined or not combined space where someone can get a little additional square footage with density factors. Work can be on the bottom with residential upstairs. Robyn gave the example of a seamstress having work space in their home, and Autumn responded that this would likely fall under home occupation, but Karen added that there are limitations to home occupation standards. Autumn asked if this type of live-work unit is appropriate in a suburban area. Ed commented that some of those uses pose additional commercial traffic. Peter added that this could be part of a Special Exception discussion. Autumn said that she would like to take away some of the Special Exception standards for certain types of home occupations where they are not necessarily warranted. Ed agreed and said being open to the public is part of that distinction in terms of traffic and activity.

Autumn said residential care uses need to be allowed per the state. Peter asked if day camp is something specific and Autumn said it is. Autumn provided the definition of residential care to indicate how it is distinct from similar uses. Residential care does not necessarily include the services included in assisted living uses. Peter suggested clarifying the definitions, and Autumn said maybe adding residential care to the district is appropriate. She asked what the difference is between independent living and

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apartments, and Rick responded that independent living might include a common kitchen or dining room. Peter added that assisted living would have staff. Adding independent living between residential care and assisted living makes sense. Robyn asked if we are checking all of those uses, and Autumn agreed to check them.

Autumn moved on to lodging uses. Ed suggested taking bed and breakfast uses off. Peter agreed and said they would be better for rural areas to have that economic opportunity. Autumn moved onto offices, shops, and medical uses. Peter said this is where we should check off retail sales and services so residents can bike and walk to a store for basic necessities. Robyn agreed and said she wants a corner store. Karen asked about personal services, and the group agreed that the pressure would come from the volume of traffic. Autumn said the initial discussions had retail in neighborhood zones rather than suburban, and Peter said he does not want to see micro-zones. The retail uses should be located in a rational way, but they should be included. Autumn said from an administrative perspective, including retail sales and services in an overall suburban zone would present challenges. She confirmed that it will not look like a swath of micro-zones. Ed added that as long as we have those neighborhood uses accessible it makes sense, especially in terms of traffic volume. Autumn said the zoning map will look quite different, and that's normal. There are many zones that don't look the same but are treated the same. Peter said we will end up with islands of zones, and Karen responded that this would not constitute spot-zoning. Autumn said in the example of Maple Avenue, that will probably be neighborhood residential. She said Pleasant Hill is a better example of a suburban zone. Peter added that the neighborhood center would be appropriate a few hundred yards from the Pleasant Hill corner. Autumn said Spurwink and Black Point Road is a Rural Farming zone but a perfect place for a neighborhood center. The group agreed to leave retail sales and services out of this district until they have reviewed the other districts, then see how it fits all together and how it fits with new state legislation.

Peter asked about outdoor sales and services versus farm stands, and Autumn said they are very different uses- outdoor sales and services is like selling tractors outside. Robyn asked about professional offices. Autumn suggested adding an expanded professional office home occupation use. Nothing in the food and beverage category is included in this district. Autumn moved on to grounds for games and sports. Ed said that would work in this zone. Robyn referred to the disc golf course in Pleasant Hill, and Autumn said that is combined with the golf course use. Mini-golf is also left out of this district. Residential recreation facility, like an HOA amenity center, is included.

Autumn said staff had created a 'branch library' use, and Peter said that would be better located in the neighborhood center. Schools were not initially included in this district during the first exercise, and Peter said it is the same logic as the library. Robyn asked about places of worship, and Autumn said it's a federal policy that we can't restrict.

Autumn moved on to the neighborhood residential and neighborhood center uses. All uses get conservation. Autumn circled back to commercial agricultural- in terms of state regulations that may be a future conversation that gets more detailed. This is intended to be a denser residential area with more uses as discussed previously. Autumn gave an overview of permitted uses, and the group agreed to include home occupations and professional office home occupations. In the lodging category, the group

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agreed to not include hotels and motels. Robyn asked about gyms in commercial uses and Autumn added that. Personal services are included.

Karen asked about pet-friendly food and drink uses. Autumn said those would go in a rural farm activity district, and possibly neighborhood centers. Peter said food and drink uses should be included in neighborhood centers. Autumn said the pet-friendly bar like the Barkery in South Portland would be considered a drinking establishment.

Rick asked about EV charging areas, and Autumn added a commercial parking lot for EVs for the group to contemplate. A place for EV-drivers to park and charge while walking around the neighborhood center could be a good fit. Autumn mentioned Oak Hill as a good example of neighborhood zoning. Karen added that Oak Hill has some of the least expensive office rentals in town. Robyn referred back to the initial description of Neighborhood Residential, and Peter agreed that the office uses like those in Oak Hill do not quite fit with that description. Robyn brought up personal services, and Autumn said they would be a better fit in neighborhood centers but not necessarily neighborhood residential. Karen added that the name of a zone makes a difference in people's minds. Robyn added that neighborhood residential had been defined as denser than suburban, and as serving the neighborhood with some interconnectivity. The description states that schools and small shops may be located in this district. We will need to densify. Peter suggested this is a message for SEDCO as well in terms of development. Autumn asked Robyn if a compromise in neighborhood residential could be that certain uses are permitted in mixed-use buildings but not as a standalone. Then in neighborhood center they can be standalone. The group agreed with this approach.

V. Committee and Staff Updates

Autumn provided updates on Council- next week there will be a workshop on dogs on the beach, and on 5/6 there will be a workshop with DOT on the Route 1 narrowing pilot project. The Complete Streets draft is online, which Peter sent out yesterday. Short-term rentals is going to Planning Board on Monday along with these land use tables. Helen provided an overview of the Planning Board agenda. Peter said there was no major update on Zoning Board except an ADU variance reviewed on Wednesday which provided some important lessons. The practical difficulty variance makes it very difficult to get an ADU through that variance, because it is difficult to prove significant economic injury.

VI. Adjourn 9:32 – Next Meeting May 8, 2026