Scarborough Housing Alliance
Committee Meeting
Wednesday, April 22, 2026 - Hybrid Meeting

[Scarborough Town Hall – 6:00 p.m.]
Town Manager's Conference Room

Item 1. Call to Order. Bill Shanahan, Chair, called the meeting to order at 6:00 p.m.

Item 2. Those Present. Bob Nadeau, Leroy Crockett, Mahir Hasanov, Councilor Bill Donovan, Thomas J. Hall, Town Manager and Karen Martin, SEDCO.

Members via Zoom: Bill Shanahan, Chair and Jean-Marie Caterina, Committee Member.

Members Absent: Eric Boucher and Stephen Zamierowski

B. Shanahan, Chair, discussed the housing needs assessment and get updates from the Town Manger on Planning Board and Town Council actions related to housing. He felt that it would be beneficial to establish a standing item on our agenda to proactively address future agendas and also suggested incorporating a regular agenda item for discussing next steps to better gauge group interests and future topics.

Item 3. Approval of Minutes: February 25, 2026. Motion by B. Nadeau, seconded by L. Crockett to move approval of the February 25, 2026, minutes as written.

Vote: 5 Yeas. Motion Carried.

Item 4. Discussion: Housing Assessment RFP/RFQ : Bangor and Auburn

The group discussed conducting a housing needs assessment, with the Town Manager having reviewed studies from Auburn and Bangor conducted by HRNA Associates. They explored the differences between using an RFP versus an RFQ process, with the Town Manager noting that HRNA Associates had previously conducted a state-wide housing study in Maine. The Committee agreed to review the RFP documents from Auburn and Bangor to determine the best approach, with the goal of leveraging existing compiled information to focus the consultant's work on analysis rather than data gathering from scratch.

The Chair reported on preliminary discussions with a potential consulting group for a data study, noting their experience with similar projects and familiarity with data sources in the state. The group preferred to work collaboratively to define the scope and content of the study. Bill suggested pursuing an RFQ (Request for Qualifications) process to select the consultant, which would involve reviewing their qualifications and past work before receiving proposals. The study would be funded through the Affordable Housing Initiative Fund.

Item 5. Discussion: LD 2173

The Town Manager provided an update on legislation regarding accessory dwelling units and housing development in Scarborough. He explained that while LD1829 had initially encroached on municipal home rule authority, the subsequent LD2173 legislation included concessions favorable to Scarborough, including more manageable impacts on minimum lot sizes and growth rates. Thomas noted that while the legislation maintained some limitations on growth control, the Council would discuss rate of growth ordinances and potential moratoriums at their upcoming June 3rd meeting.

Item 6. Discussion: Town Council and Planning Board Items of Interest

The Town Manager gave an update on the following projects and the Committee had a brief discussion:

- 24 one-bed units- Broadturn Road
- 23 single-family- Leighton Farms
- Short-Term Rentals

Item 7. Public Comment.

- Denise Hamilton of Two Rod Road, noted that she had received a message from an individual who indicated that they could not get this meeting on YouTube and indicates that it's waiting for the meeting to start. It was noted that this meeting would be available on YouTube and it would be checked into as to why this meeting was not currently available.

Item 8. Adjournment. Motion by J. Caterina., seconded by B. Nadeau, to move approval to adjourn the regular meeting of the Scarborough Housing Alliance.

Vote: 5 Yeas. Motion Carried.

Meeting adjourned 7:04 p.m.

Respectfully submitted,

Yolande P. Justice
Clerk to the Council
[Not present at meeting, Transcribed by Video.]