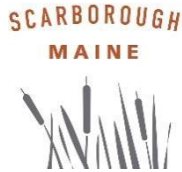


## MINUTES



### Long Range Planning Committee Meeting

May 15, 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: Portia Hirschman, Peter Freiling, Ed Hodgdon, Robyn Saunders, Jean-Marie Caterina

Alternates: Rebecca Hatt

Planning Board Liaison: Rick Meinking

Council Liaisons: Michelle Hayes, Cory Fellows

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

- I. Roll Call and Identify Voting Members.
- II. Review Minutes April 10, 2026 – Approved
- 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 Town and Village Districts
  - Public Comment (3 minutes per speaker) – None

Autumn gave an overview of the uses permitted in the Community (Town) Center district (building on RPO and TVC districts) in the use comparison table. Autumn brought up hotels and motels, and asked members if they should be considered as a special exception given the recent proliferation of hotels and motels and the corresponding public safety issues. Peter suggested a seasonal community can be expected to have hotels/motels. Autumn clarified that she was suggesting additional performance standards on this use so there is more scrutiny in review. Rebecca asked why there have been public safety concerns, and Autumn responded that it has to do with transient populations. Jean-Marie suggested being careful about discrimination, and Autumn responded that it's more about capacity and quantity. Rebecca asked if we have an alternative legitimate place for transient residents to go, and if there are resources to support access to those places. Ed added that he does not see a larger hotel in a town center type of area. Robyn commented that this is an important conversation but asked, knowing there are recent legal conversations on this, if we can move this to a workshop setting. Autumn added that she feels the same way about hotels as she does about banks, in terms of the amount of them that have been developed and continue to be developed in town. Karen commented that the primary issue

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with suites is service delivery, and the difference between a 30- or 60-day guest versus a short-term stay. Peter responded that for this conversation, it's about land use, and hotels/motels use too much ground cover for facilities like parking that reduce the density we are trying to encourage in this area.

Autumn moved on to retail sales and services. Portia commented that a medical and diagnostic use depends on size. Autumn replied that it could be combined with another use, but the limit of our zoning ordinance is that if something is not explicitly included, it is not permitted, which is likely why we have so many categories. She brought up mobile saunas and mobile food vendors, which are coming to Council to potentially allow those uses in certain districts with performance standards and licensing. Portia added that mobile medical services could be included in that. Autumn asked if we want to have a general mobile use category. Rebecca said the mobile sauna is not exclusively a town and center type of use, it could be more rural. Peter asked for an example of a mobile sauna, and Cory and Michelle shared a recent case of a mobile sauna in town being shut down. Autumn said she is not against the use, but that our zoning ordinance does not currently allow it. Autumn said the mobile food vendor language has performance standard requirements, and those could apply more broadly to 'mobile vendors.' She suggested having specific standards for different types of vendors. Karen commented that large storage containers had also come up as a question for pop-up or temporary retail spaces. Autumn said if Ordinance Committee moves forward, she would notify LRPC.

Rebecca asked about outdoor sales and services, and Autumn said they were not permitted in most districts. Karen added that it was partially a response to a store displaying hot tubs for sale several years ago. Autumn said the open-air market use was created to support certain types of outdoor uses without becoming outdoor sales and services like car lots. Autumn said they are only allowed in B2, but all car lots have to be contract zones. Robyn asked what the public benefit is, and Cory mentioned benefits to the taxpayer. Rebecca said her interest is in promoting walkability by allowing uses that people can walk to. Peter said that's an argument for requiring contract zones for auto dealerships, and Robyn added that unless we designate them to a certain location, you have to contract zone them or relegate them somewhere, which is not the intent.

Autumn moved on to recreation and gave an overview of the uses. Peter asked about water-dependent sports facilities. Autumn and Karen responded that it applied to one particular location. Karen asked if we need commercial indoor recreation and bowling alley. Autumn responded that they could be combined. Peter asked about video game parlors and pool, and Autumn said she saw that as combined with commercial indoor recreation.

Autumn moved on to civic, educational, and learning uses. Peter asked about non-municipal government office, and Autumn responded that it's not checked because it's not currently allowed. Robyn said it could be a post office, and Autumn said they already have a post office use. Karen asked what non-municipal government office would not have a non-municipal government building. Autumn responded they can have an office, but not a big warehouse building. She said the definition has helpful information on this use. Ed commented that government uses are more likely to lease an office space than go through the site plan process. He asked if a site plan approved building being leased by the state would fall into this category. Autumn said she didn't see the difference between a professional office

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and government office, but the National Guard is building their own large facility, which is more like how this use is defined. The use is included to acknowledge that there is a difference.

Autumn moved on to institutional uses, utility uses, and automotive and equipment uses. Portia asked about passenger transportation facilities, and Karen clarified that it would be more like a bus depot. Ed asked about sales, services and storage of marine-related equipment and watercraft, and Autumn agreed that it is similar to the outdoor sales discussed earlier. Peter said a marine store and boat seller are quite different. Ed and Cory agreed that a retail store is distinct. Rebecca asked where else someone would sell boats, and Autumn said it was not allowed in any other zone. Ed asked what the difference would be between an automobile dealership and a boat seller, and Autumn responded there is not a big difference. Autumn has it as a proposed use in the regional center, and Peter said it might make sense in the business and industrial center. Robyn asked about mom-and-pop corner shop garages. Autumn said she had included it and it makes sense to be in a walkable area.

Autumn asked if someone came into the office wanting to do an entirely enclosed boat sales use, what use that would be considered as, suggesting it makes sense as retail sales and service. Ed said a large space could be used as a showroom, and that it would be more retail rather than using any outdoor storage or display. Members discussed the distinction between car or boat dealerships and retail sales and services, agreeing that the distinction comes down to outdoor storage. Ed added that because it's the town and village center, we want to use as much of that land as possible not for big lots. Peter agreed that we want to support walkability. Cory commented that it is interesting to consider where these uses might be allowed, if not a town center. He asked what the concerns are about with including outdoor storage. Portia responded that it has to do with paving. Cory said it was a good topic to consider in the future, and Autumn added that landscaping and design makes a big difference as well.

Autumn moved on to business and industrial uses. Climate controlled internal access storage facilities are included. Small-batch processing is also permitted, which captures breweries and maker spaces. Food processing facilities are not included, but the distinction is a matter of scale. The committee discussed small-batch processing and food processing, including external impacts and scale. Robyn mentioned businesses leaving Portland and density in the community center. Peter agreed on not wanting to exclude businesses and suggested discussion for other zones as well. Performance standards come into play here as well. Karen said the intent is to include small-batch processing in areas other than industrial areas.

Autumn gave an overview of the remaining uses. She mentioned high technology facilities are permitted with a size limitation of 20,000 SF. She suggested taking away from the town center area if we move it more towards the other zones. Karen asked about the difference between research and high technology uses, and whether it was the distinction in distribution and transportation. Members discussed and agreed it was not a suitable use for town center.

Autumn suggested the committee continue to discuss the next group of uses, but first introduced a handout which includes the complete streets uses. Remaining districts are Running Hill, Crossroads Planned Development, Haigis Parkway, Business and Research, Regional Business, and General Business. Members discussed water and sewer across the turnpike. Autumn suggested focusing on Haigis

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Parkway, BOR, and Regional Business. Running Hill is very distinct, and Beach Mixed Use should probably work its way into the town center district.

Autumn gave an overview of the regional center use. In 2027, residential must be allowed in all commercial zones (not industrial). Multifamily would be appropriate in regional center, as well as senior housing, with performance standards. Rebecca asked if we allow manufactured building types in these areas, and Autumn said yes especially since it's a construction type now. Autumn mentioned hotels and motels, as B2 does not currently allow that use. Independent living would be appropriate in BOR especially given the proximity of Maine Health, as well as hospice. Members discussed whether orphanages are an active use, and it does not appear that they are. Residential care facilities, lodging, and hotels are appropriate.

Campgrounds are allowed in Haigis Parkway. Members agreed that campgrounds are not appropriate for that area. Robyn said that it's a legacy issue. Peter asked about the lodging house use, and Autumn said she was on board with not including that use. Erin noted that most complaints about dog kennels come from single-family neighborhoods, so as this district does not have single-family homes, it would be a good fit. Autumn said dog bars had been included in the drinking establishment use. Karen said they had received a number of inquiries on dog kennels and daycares.

For next time, Autumn asked what the group would like to discuss next. Peter said the RF district is the dominant block of zoning and where many variance requests come from. Autumn said that had to do with truing up a district, and Karen added that the state revisions will impact it as well. Michelle asked how the fix-it bill might prioritize next steps. Autumn suggested TVC districts, as they might be easier given pending state changes for other districts like RF. Autumn said she would bring maps of the TVC districts for review next time.

### V. Committee and Staff Updates

Portia provided an update on Transportation Committee. The Metro proposal was agreed upon. Helen gave an overview of the upcoming Planning Board agenda. Rick asked about the previous Arby's proposal, and Autumn mentioned a traffic pilot project near that site that will be exploring a potential pedestrian refuge. Autumn gave a summary of the LD 2173 goes into effect next July. It affects our rate of growth ordinance and our density. The draft Complete Streets guide is online for comments as well as the Climate Action Plan. Peter asked for guidance for ZBA regarding LD 1829. Peter mentioned practical difficulty variances in the RF districts for ZBA, which are coming up more frequently.

### VI. Adjourn 9:33 – Next Meeting June 12, 2026