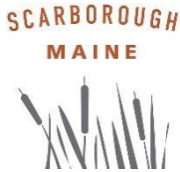


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Long Range Planning Committee Meeting

June 12, 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, Ed Hodgdon, Robyn Saunders, Jean-Marie Caterina

Alternates: Rebecca Hatt

Planning Board Liaison: Rick Meinking

Council Liaisons: Cory Fellows

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

- I. Roll Call and Identify Voting Members.
- II. Review Minutes May 8, 2026 - Approved
- III. General Public Comment - Items not covered on the agenda (3-minute limit per speaker) - None
- IV. Interactive exercise applying the nine newly discussed zoning categories to the existing Town zoning, beginning with Dunstan and Pine Point areas.
 - Public Comment (3 minutes per speaker) – None

Autumn introduced the activity. Members split into breakout groups for the exercise and discussed applicable new zoning districts for existing zoning from the Dunstan area to Pine Point. Members discussed their findings:

- Growth area in Dunstan area but not in Pine Point
- Middle area over the bridge from Pine Point as conservation zone and/or zone with water-dependent uses; creation of a new 'working waterfront' zone
- Pine Point as neighborhood residential
- In Route 1 corridor core of Dunstan Area and along Broadturn Road to turnpike, community/town center
- Dunstan area from community/town Center core, neighborhood center surrounding, then neighborhood residential beyond that
- Bayley's Campground as conservation
- Conservation buffers in Dunstan area

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In discussing the next area of town to look at, Ed suggested North Scarborough. Autumn summarized findings and next steps. Staff will provide materials to summarize takeaways from the discussion.

V. Committee and Staff Updates

Rick shared updates from Planning Board. It's a fairly light agenda. Rick added that he was glad the Planning Board was strict with buffering for the FedEx development seeing how it has progressed. Jean-Marie provided an update for the County. Gorham and Standish are responding to development pressures, including traffic. Gorham is in a battle over the Amazon facility but it seems challenging to stop it, despite traffic concerns. Almost 700 housing units are in front of Standish, and a lot in Gorham as well.

Rebecca said there have been some interesting ZBA conversations recently, with residents struggling to be able to do normal things. She said she would love to see a way to address that, as they feel inappropriate for ZBA as they are very constrained with what they can grant.

Cory said Council has passed a six-month moratorium on data centers, and that Council as a whole does not seem to have an appetite for data centers. The Council has also passed a short-term rental ordinance. Prior to the next meeting on 6/17 Council is having a workshop to review 2026 Council goals, including state legislation LD 1829/LD 2173. They will also be discussing updates to the rate of growth ordinance, having a first reading on mobile saunas, and a second reading on mobile food vendors.

Robyn asked about state task force on data centers. Cory responded that council is tied into that and that part of the rationale for the moratorium is there's no state regulatory framework yet.

Autumn gave an update on mobile saunas and mobile food vendors, which are up for first and second reading at Council. The Town is using GPCOG software for the short-term rental registration process and will send out more information soon. Registration will be required by the end of this year. Code Enforcement is busy with lots of drainage and neighbor inquiries due to all the rain.

Portia said Transportation Committee has spent quite a bit of time looking at East Grand Ave which has now been deferred, and Metro Connect which has been deferred until fall. They have also been looking into parking on Jones Creek. A big portion of the neighborhood has requested a pilot program to evaluate limited parking because it's being repaved, and the parking as it currently exists is blocking access. They want to pilot removing most of the parking to test out a pedestrian/bike lane for the summer. Jones Creek is last place for free parking to go to the beach. The neighborhood would like to investigate pedestrian and biking because parking as it exists is a safety issue as well. She added that they are still working on Complete Streets. Autumn said we have a draft manual and are hoping to schedule a workshop with Council in the summer. Cory added that it would possibly be in July. Robyn asked for notice on when that is happening/more information. The Transportation Committee meets on the third Tuesday at 6:30pm.

Autumn added an update on the Climate Action Plan. Karen invited members to send ideas for the project of the year for SEDCO, either something that's newly built, expanded, or renovated. She is also looking for ideas for a legacy business to recognize. She added that the regional option sales tax has

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become a discussion for the first time in a long time. She suggested members might want to follow that through GPCOG. It's meant to benefit underwriting property taxes and providing some property tax relief. Ed added the metric they're using would help all communities so some who might otherwise not see 100% of the benefit would see some benefit as well. Jean-Marie said the County cannot support it unless they receive support as they are being asked to administer it. She added that politically, local option taxes have never made it through the legislature.

VI. Adjourn- next meeting July 10, 2026