

**MINUTES
TOWN COUNCIL
WEDNESDAY – JULY 15, 2026
HYBRID REGULAR MEETING – 7:00 P.M.**

Item 1. Call to Order. Chairman Fellows called the regular meeting of the Scarborough Town Council to order at 7:05 p.m.

Item 2. Pledge of Allegiance.

Item 3. Roll Call. Roll was called by Yolande P. Justice, Clerk to the Council. Thomas J. Hall, Town Manager and Liam Gallagher, Assistant Town Manager, were present. Those Councilors present:

Councilor Scott W. Doherty	Councilor Jonathan E. Anderson
Councilor Lawrence W. Cain	Councilor William J. Donovan
Councilor Karin B. Shupe	Councilor Michelle T. Hayes
Chairman Cory R. Fellows	

Item 4. General Public Comments.

- Nina McKee of Black Point Road, acknowledged her appreciation for the late Richard Hayes, noting how much he would be missed in the community. She also shared her enthusiasm for the Wood Bank discussion, believing it will significantly benefit the community and hoped for a positive vote in August, highlighting the initiative as a heartwarming development.
- George McGillis, Chair of the Pine Point Association, presented findings from a community survey focused on safety and accessibility in Pine Point and Blue Point. The results indicated a strong preference for safer streets and enhanced pedestrian infrastructure, like sidewalks and traffic calming measures. While parking issues remain debated, most respondents supported moderate solutions that balance congestion with accessibility. Key priorities include ensuring access for seniors and local businesses while considering seasonal adaptations. The association intends to relay this feedback to the town, highlighting the community's commitment to a safe environment for residents and visitors.
- Kelley Kusnirak of Pin Oak, Condolences to the family of Richard Hayes. She went on to criticize the poor condition of town roads. She noted that despite high taxes, road maintenance has declined due to overdevelopment and increased traffic, exacerbated by harsh winters. She felt that specific roads needed attention like Pine Point, Black Point, and Elmwood Avenue, along with issues such as faded markings and overgrown foliage.
- Maria Cuddihy of Ocean Avenue, expressed appreciation for the town's response to safety concerns regarding excessive speeding on Ocean Avenue. With help from town representatives, a radar study revealed significant speeding issues, prompting the installation of a temporary speed bump, which has led to observed speed reductions. While acknowledging some inconvenience, she emphasized the importance of safety in the beach community and hopes that similar measures can be implemented in other areas.
- Alyson Bristol of Bayview Avenue, acknowledged the passing of Richard Hayes, noting his commitment to local government and his presence at town meetings. She expressed appreciation for the town's attention to speed issues on Ocean Avenue, commending the Town Engineer and the Transportation Committee for considering public feedback. She voiced her concerns about the Complete Streets initiative potentially homogenizing Scarborough's unique neighborhoods and emphasized the importance of applying traffic calming measures on a case-by-case basis rather than strictly adhering to the Complete Streets Manual.

- Denise Hamilton of Two Rod Road, acknowledged the passing on Richard Hayes and encouraged community engagement in town meetings. She raised concerns about off-site improvements on Holmes Road, particularly regarding the stop bar's visibility at the Payne Road intersection. Hamilton inquired if the Maine DOT was involved in roadway changes related to the FedEx project and requested access to public records on approvals. She also noted discrepancies in the town's approach to seasonal weight restrictions on Holmes Road, questioning the differing treatment compared to other improvements, and asked for clarification on the roles of the town and Maine DOT in these issues.

Item 5. Minutes: June 17, 2026 - Town Council Meeting. Motion by Councilor Anderson, seconded by Councilor Hayes, to move approval of the minutes from the June 17, 2026, regular Town Council meeting, as written.

Vote: 7 Yeas. Motion Carried.

Item 6. Adjustment to the Agenda. None at this time.

Item 7. Items to be signed: a. Treasurer's Warrants. Treasurer's Warrants were signed prior to the meeting.

Item 8. Town Manager's Report. Thomas J. Hall, Town Manager, gave the following updates:

- **Scottow Hill Road Closure** -
 - Town Council Workshop- 2/4/26 and Councilor Corner Live - 2/12/26
 - MIAF Grant application submitted
 - Budget authority secured for all options
 - Town Council Decision in August
- **Eastern Trail Project** -
 - Inspection on June 29 - final punch list created
 - Ribbon-Cutting Ceremony planned
 - Contract Dispute- Mediation scheduled for July 30
 - Additional funding request submitted to MDOT
- **Community Services Projects Update** -
 - Pickleball
 - Fencing completed; nets installed week of July 13
 - Project completion by end of July
 - Skatepark
 - Planning Board Advisory Opinion granted on June 15
 - Community Forum held June 25
 - RFP issued
- **Short-term Rental Program** -
 - Week of July 13 - Registration Open/website updated
 - 250 letters sent to known/suspected STRs for awareness
- **Curbside Collection** -
 - New provider (Garbage To Garden) started July 1
 - Seemingly smooth transition

- **Communication System Ballot Question** -
 - Timing on Decision to include on November 2026 Ballot
 - First reading on August 19/Second Reading September 2
 - Work underway to fine-tune the budget
- **Construction Projects Update** -
 - Spurwink Road - final paving scheduled
 - Payne/Mussey Traffic Signal - activated July 13 (pending stripping)
 - Holmes Road/Payne Road - FedEx Offsite Improvements
 - Extension of turn lanes
 - Nightwork starting week of July 19
 - Pine Point Watermain- significant improvement in water quantity/pressure
- **Portland North** -
 - MDOT to announce potential projects
- **Metro Pilot Project** -
 - Public Meeting July 28 @ 6:00 PM
 - Attendance at Summerfest
 - Project Launch - Early October
- **Nomination Papers for Local Elected Office** -
 - Available August 5, due by September 2
 - 3 Town Council seats
 - 3 Sanitary District Trustees
 - 1 Board of Education
- **Parks and Conservation land Board** -
 - Reviewing 10 properties
 - Would be attending the meeting to assist with discussion
- **Data Centers** -
 - Moratorium could be extended if needed
 - Felt staff could complete review in timely manner
 - Asked GPCOG for information – will provide document containing good research on the fundamentals of data centers
- **Two Rod Road Matter** -
 - Property at Two Rod Road filed a lawsuit
 - Judge response by July 20th
- **Ice Operation** -
 - Staff had numerous inquiries
 - Petition Process
 - Review of Lease
 - Shut down facility
 - Protest at Facility on July 14th approximately 300 individuals
 - Another event at Holy Donut
 - Proud of Officers and how they handled the situation
- **Quarterly Financial Update prepared by the Finance Director.**

Item 9. Standing and Special Committee Reports and Liaison Reports.

- Councilor Hayes commented on the LRPC and the Planning Director had been leading interactive sessions with the Committee to discuss new proposed districts in Scarborough. The monthly meetings focused on zoning, strategic planning, and future development needs such as sidewalks and conservation land. Recent discussions have examined limited growth in Pine Point and the potential for North Scarborough to serve as a town center, emphasizing walkability. The committee is also evaluating growth impacts from neighboring towns. Recommendations would follow a comprehensive review of the area's land potential, underscoring the need for thoughtful development planning.
- Councilor Anderson encourage everyone to read the Councilor Corner article by Councilor Hayes. He had received positive feedback for its uplifting tone amid challenging times. Upcoming editions will feature articles from Councilor Cain on August 1st and Councilor Shupe on August 15th – he would send a reminder via email.
- Councilor Shupe noted that next week's Planning Board meeting will address several items, including the installation of two banks at the Downs and the review of a new parking lot for the Beaver Book Preserve by the Scarborough Land Trust. The Parks and Conservation Land Board is also considering a proposal from the Scarborough Land Trust and will begin reviewing the transfer of 10 properties. The Conservation Commission's agenda is not yet determined, and the Ordinance Committee would reconvene in August to discuss clear-cutting on commercial properties.

Item 10. RESOLUTION/PROCLAMATIONS: None at this time.

Item 11. PUBLIC HEARINGS:

Order No. 26-054. 7:00 p.m. Public hearing and second reading on the proposed amendments to Chapter 413 Rate of Growth Ordinance to amend by adding rate of growth permit allocation for fiscal year 2027. [Planning Director] Autumn Speer, Planning Director, gave a brief over on this Order. Chairman Fellows noted that due to a possible amendment that could be substantive and the second read would be held at the August meeting. Chairman Fellows opened the public hearing. The following individuals spoke:

- Dan Bacon of CrossRoads Holdings addressed the Council noting that he had sent a memo regarding the implications of a legal change that reduced permit allocations from three years to one year. He argued that three-year permits are essential for effective planning and financing of development projects. He pointed out that 126 permits were unused over the last three years due to future allocation expectations and raised concerns about how the one-year shift could impact forthcoming projects. He requested additional permits for the upcoming year to support existing plans and expressed willingness to answer questions, thanking the Council for considering his memo.
- Alyson Bristol of Bayview Avenue thanked the Council for delaying the final vote on Bayview Avenue to address concerns. The Planning Director had proposed 244 permits, including affordable units, whereas omitting them results in 217 permits, reducing growth by 10%. Zoning standards mandate at least 10% of units be affordable; however, only three were constructed in Area 3 during the 2023-26 cycle. The Downs' allocation should decrease by 10%, from 125 to 112 permits, with options to manage Areas 1 and 2. Current ordinances prohibit carry-over of unused Area 3 permits, and Areas 1 and 2 permits also cannot be rolled over annually. Future adjustments must consider affordable housing obligations, as the Downs benefit from land sales. This matter needs to be resolved in the growth ordinance to avoid further delays in fulfilling commitments.

There being no further comments either for or against, the hearing was closed at 8:00 p.m.

Motion by Councilor Anderson, seconded by Councilor Hayes, to move approval of the second reading on the proposed amendments to Chapter 413 Rate of Growth Ordinance to amend by adding rate of growth permit allocation for fiscal year 2027.

Councilor Cain presented his proposed amendment to change the number permits to be issued in FY2027. Chairman Fellows felt that this would be a substantive change and noted that the second reading would be held at the August 19th Town Council meeting.

Motion by Councilor Cain, seconded by Councilor Anderson, to move approval to amend the main motion as follows:

Area	Existing FY 2023-2026	APPROVED FIRST READING FY 2027	PROPOSED AMENDMENT FY 2027
REQUIRED	662	244	217
Area 1 (Rural & Residential Zones)	75	25	15
Area 2 (TVC & Village Zones)	210	70	30
Area 3 (The Downs)	400	125	150
Affordable (Town-wide)	100	24	22
TOTALS	785	244	217

Vote on amendment: 7 Yeas. Motion Carried.

Motion Council Donovan, seconded by Chairmen Fellows, to move approval to table the second reading, as amended, to the August 19th Town Council meeting.

Vote 7 Yeas to table Order No. 26-054. Motion Carried.

Order No. 26-060. 7:00 p.m. Public hearing and action on the new request for a Waste Hauler License from Alexander Smith, d/b/a Ship It Junk Removal. [Town Clerk's Office] A brief overview was given on this Order. Chairman Fellows opened the public hearing. As there were no comments either for or against, the hearing was closed at 8:15 p.m.

Motion by Councilor Donovan, seconded by Councilor Hayes, to move approval on the new request for a Waste Hauler License from Alexander Smith, d/b/a Ship It Junk Removal.

Vote: 7 Yeas. Motion Carried.

Order No. 26-061. 7:00 p.m. Public hearing and action on the new request for a Medical Cultivation Facility Cannabis License from The Green Room, LLC, located at 148B Pleasant Hill Road. [Town Clerk's Office] Liam Gallagher, Assistant Town Manager, gave a brief overview on this Order. Chairman Fellows opened the public hearing. As there were no comments either for or against, the hearing was closed at 8:16 p.m.

Motion by Councilor Anderson, seconded by Councilor Hayes, to move approval on the request for a Medical Cultivation Facility Cannabis License from The Green Room, LLC, located at 148B Pleasant

Hill Road with the condition that the license not be issued until the final inspection has been conducted and the Occupancy permit has been issued.

Vote: 7 Yeas. Motion Carried.

Order No. 26-062. 7:00 p.m. Public hearing and action on the new request for a Food Handlers License, a Special Amusement License and a Liquor License from the Black Tie d/b/a, the Landing at Pine Point, located at 353 Pine Point Road. [Town Clerk's Office] A brief overview was given on this Order. Chairman Fellows opened the public hearing.

The following spoke on this Order:

- Kevin McQuinn of Williamsburg Lane and co-own the Landing at Pine Point, with Amy Collins of Black Tie Catering Company. Since opening in 2009, we primarily host weddings, corporate events, and proms, remaining closed over 300 nights a year. Events conclude by 10:00 p.m., though we have occasionally had later events in the past, such as New Year's Eve. We aim to refresh our offerings and engage more with nonprofits. Outside noise had not been an issue, as we only have minimal music during certain events. We strive to be a good neighbor and appreciate your support.

As there were no comments either for or against, the hearing was closed at 8:22 p.m.

Motion by Councilor Anderson, seconded by Councilor Hayes, to move approval on the request for a Food Handlers License, a Special Amusement License and a Liquor License from the Black Tie d/b/a, the Landing at Pine Point, located at 353 Pine Point Road.

Vote: 7 Yeas. Motion Carried.

Item 12. OLD BUSINESS: None at this time.

Item 13. NEW BUSINESS:

Order No. 26-63. First Reading and schedule a second reading, on the request to expenditure, in an amount not to exceed, \$750,000 from the Land Acquisition Reserve Fund to assist the Scarborough Land Trust in purchasing 46 acres located at 255 Payne Road [also known as Salamander Forest Preserve] identified by the Scarborough Tax Assessors Map R040/Lot 026, as recommended by the Parks and Conservation Land Board, and authorize the Town Manager to execute any and all documents as are necessary to protect the Town's interest. [Parks and Conservation Land Board] Stephen Zamaroski, Chair of the Parks and Conservation Land Board spoke on this Order.

Motion by Councilor Anderson, seconded by Councilor Hayes, to move approval of the first reading on the request to expenditure, in an amount not to exceed, \$750,000 from the Land Acquisition Reserve Fund to assist the Scarborough Land Trust in purchasing 46 acres located at 255 Payne Road [also known as Salamander Forest Preserve] identified by the Scarborough Tax Assessors Map R040/Lot 026, as recommended by the Parks and Conservation Land Board, and authorize the Town Manager to execute any and all documents as are necessary to protect the Town's interest and schedule the second reading for Wednesday, August 19, 2026.

Vote: 7 Yeas. Motion Carried.

Order No. 26-64. Act on the request to adopt the 2026-2027 School Budget Resolution as required by state statute reporting requirements. [Scarborough School Department] Thomas J. Hall, Town Manager, gave an overview on this Order.

Motion by Councilor Anderson, seconded by Councilor Hayes, to move approval to adopt the 2026-2027 School Budget Resolution as required by state statute reporting requirements, as follows:

**Scarborough Public Schools
2026-2027 Budget Resolutions**

ARTICLE I. To see what sum the municipality will appropriate for the total cost of funding public education from kindergarten to grade 12 as described in the Essential Programs and Services Funding Act.

Recommend \$46,609,319

and to see what sum the municipality will raise as the municipality's contribution to the total cost of funding public education from kindergarten to grade 12 as described in the Essential Programs and Services Funding Act in accordance with the Maine Revised Statutes, Title 20-A, section 15688.

Recommend \$37,087,274

Explanation: The school administrative unit's contribution to the total cost of funding public education from kindergarten to grade 12 as described in the Essential Programs and Services Funding Act is the amount of money determined by state law to be the minimum amount that a municipality must raise in order to receive the full amount of state dollars.

ARTICLE II. To see what sum the municipality will raise and appropriate for the annual payments on debt service previously approved by the municipality for non-state-funded school construction projects, or non-state-funded portions of school construction projects in addition to the funds appropriated as the local share of the school administrative unit's contribution to the total cost of funding public education from kindergarten to grade 12.

Recommend \$6,235,176

Explanation: Non-state-funded debt service is the amount of money needed for the annual payments on the municipality/district long-term debt for major capital school construction projects that are not approved for state subsidy. The bonding of this long-term debt was previously approved by the voters.

ARTICLE III. To see what sum the municipality will raise and to appropriate that sum in additional local funds for school purposes under Maine Revised Statutes, Title 20-A, 15690.

Recommend \$20,306,063

Explanation: The additional local funds are those locally raised funds over and above the school administrative unit's local contribution to the total cost of funding public education from kindergarten to grade 12 as described in the Essential Programs and Services Funding Act and local amounts raised for the annual payment on non-state-funded debt service that will help achieve the municipality budget for educational programs.

ARTICLE IV. To see what sum the municipality will authorize the School Board to expend for the fiscal year beginning July 1, 2026 and ending June 30, 2027 from the school administrative unit's contribution to the total cost of funding public education from kindergarten to grade 12 as described in the Essential Programs and Services Funding Act, non-state-funded school construction projects, additional local funds for school purposes under the Maine Revised Statutes, Title 20-A, section 15690, unexpended balances, tuition receipts, state subsidy and other receipts for the support of schools.

Recommend \$75,243,417

Pursuant to Maine Revised Statutes, Title 20-A, section 1485, voters and the Town Council authorize the School Board to expend the above funds in the following State-mandated categories:

ARTICLE IV-A. To see what sum the school administrative unit will be authorized to expend for Regular Instruction.

Recommend \$29,874,118

ARTICLE IV-B. To see what sum the school administrative unit will be authorized to expend for Special Education.

Recommend \$17,226,759

ARTICLE IV-C. To see what sum the school administrative unit will be authorized to expend for Career and Technical Education.

Recommend \$0

ARTICLE IV-D. To see what sum the school administrative unit will be authorized to expend for Other Instruction.

Recommend \$2,061,983

ARTICLE IV-E. To see what sum the school administrative unit will be authorized to expend for Student and Staff Support.

Recommend \$7,498,165

ARTICLE IV-F. To see what sum the school administrative unit will be authorized to expend for System Administration.

Recommend \$1,685,447

ARTICLE IV-G. To see what sum the school administrative unit will be authorized to expend for School Administration.

Recommend \$2,359,863

ARTICLE IV-H. To see what sum the school administrative unit will be authorized to expend for Transportation and Buses.

Recommend \$2,310,542

ARTICLE IV-I. To see what sum the school administrative unit will be authorized to expend for Facilities Maintenance.

Recommend \$5,991,364

ARTICLE IV-J. To see what sum the school administrative unit will be authorized to expend for Debt Service and Other Commitments.

Recommend \$6,235,176

ARTICLE IV-K. To see what sum the school administrative unit will be authorized to expend for All Other Expenditures.

Recommend \$0

ARTICLE V. To see if the municipality will appropriate **\$249,466** for Adult Education and raise **\$135,244** as the local share; with authorization to expend any additional, incidental or miscellaneous receipts in the interest and for the well-being of the Adult Education program.

Recommend \$135,244 (Local)

ARTICLE VI. To see if the municipality will appropriate **\$2,587,363** for School Nutrition and raise **\$0** as the local share; with authorization to expend any additional, incidental or miscellaneous receipts in the interest and for the well-being of the School Nutrition program.

Recommend \$0 (Local)

Vote: 7 Yeas. Motion Carried.

Item 10. Non-Action Item. None at this time.

Item 11. Council Member Comments.

- Councilor Anderson acknowledged the passing of Richard Hayes a dedicated attendee of council meetings, and expressed admiration for Mr. Hayes' commitment to the community, particularly his love for his grandchildren. He called for a moment of silence in honor of Mr. Hayes. He also addressed Graham Platner's withdrawal from the Senate race, highlighting that 64% of the votes cast during the primary supported Platner. He encouraged community participation in an upcoming event to express opinions on the replacement candidate. He also expressed concern over recent violence affecting the Biddeford community and discussed the need for a council proclamation against violence while advocating for immigrant support. He suggested engaging federal representatives to explore the use of community facilities for less divisive purposes and emphasized the importance of taking action, even if outcomes are uncertain.
- Councilor Doherty voiced his concern about illegal immigration and the involvement of agencies like ICE, citing the potential dangers posed by criminals entering the country. While acknowledging the need for law enforcement, there's frustration over preventing harm to innocent people. Emphasis is placed on ensuring safety during protests and addressing issues that lead to criminal activity, with a hope that discussing these matters will result in positive change.
- Councilor Cain noted that members express frustration over limited options regarding a facility and the need for support. He emphasized the challenges faced by police departments, noting recent accidents and fatalities in town. He supported the idea of issuing a proclamation to convey understanding of the situation. He acknowledged the difficulties faced by law enforcement.
- Councilor Donovan supported the idea of a proclamation.
- Councilor Hayes voiced her support for local police efforts and acknowledged their challenging roles and the risk they face, especially in light of recent accidents and fatalities in town. Concerns are raised about the need for additional resources and reinforcement from state senators and the state police. Overall, there is agreement on the importance of these discussions, while acknowledging the ongoing risks to personnel despite mostly peaceful outcomes in recent events.
- Chairman Fellows spoke on the community's discomfort regarding the presence of an ICE facility in Scarborough. He acknowledged ICE's historical role in law enforcement but also expressed concern about its perceived weaponization. He went on to speak of the frustration of residents and emphasized the need for the town council to take action, suggesting that it's important to articulate community values even when direct control over the situation is limited. He expressed a willingness to consider a proclamation reflecting these values, although acknowledging that opinions on ICE may differ among residents.
- Councilor Cain commented that Sergeant Flynn from the Police Department presented at a Higgins Beach Association meeting regarding the regulations on e-bikes, which classify certain

models as motor vehicles based on wattage. Adding that children under 16 cannot operate these bikes on public roads without a license. He voiced his concern as to whether parents purchasing e-bikes for their kids were aware of this rule. He also felt there was a need for public education on this topic. The evolving technology of e-bikes and similarly powered vehicles, like modified golf carts, poses challenges for road safety. The discussion tied into broader concerns about street safety and the increasing presence of scooters, highlighting the necessity for measures to slow down traffic in these areas.

Item 12. Adjournment. Motion by Councilor Anderson, seconded by Councilor Hayes, to move approval to adjourn the regular meeting of the Scarborough Town Council.

Vote: 7 Yeas. Motion Carried.

Meeting adjourned at 8:56 p.m.

Respectfully submitted,

Yolande P. Justice
Clerk to the Council