MINUTES

Long Range Planning Committee Meeting

September 11, 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 Freilinger
Planning Board Liaison: Rick Meinking
Council Liaisons: Cory Fellows
Staff: Autumn Speer, Erin Moriarty, Helen Harman, Karen Martin

I. Roll Call and Identify Voting Members.
II. Review Minutes August 14, 2026– No quorum
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 - Remaining coastal, East Scarborough, and West Scarborough areas
    - Public Comment (3 minutes per speaker) – None

Members participated in the mapping exercise focusing on remaining coastal, East Scarborough, and West Scarborough areas. Topics of discussion included the following:

- Rural Farm and Conservation buffer around West Scarborough
- Rural Residential and/or Rural Farm Activity around Broadturn Farm
- Small Neighborhood Center at intersection of Holmes and Broadturn
- Large conservation areas along southern shoreline
- Neighborhood Center near Highland and Fogg, surrounded by Neighborhood Residential (Pleasant Hill, Fogg, 207) with areas of Conservation
- Spurwink and Black Point in Rural Farm Activity/Rural Residential area nearing Piper Shores
- Beach neighborhoods as 'character areas'
- Spurwink as Neighborhood Center to support surrounding residential areas

Next month staff will present a summary of findings thus far for group discussion.

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Alison Bristol offered public comment on the character code in Higgins Beach. She stated that the character code zoning changed the character by increasing density and impacting property taxes, and expressed reluctance to equate it to a TVC district. Autumn responded that the priority is to identify growth areas, then discuss Rural Farm Activity zones, then other areas. Higher-level direction will lead the process then the focus will turn to other zones. Karen provided additional context on Higgins Beach being considered a growth area in the previous comprehensive planning process.

V. Committee and Staff Updates

Autumn shared that an overarching dashboard is being developed by KLA, who is developing the Town's Climate Action Plan, for all six of Scarborough's major plans to track objectives. This will make the Comprehensive Plan more of a living reminder of priorities as Council goals are developed.

Portia shared that the Portland West proposal is out, and that there is a workshop and online presentation available. There is a two-lane and four-lane proposal, which address safety concerns as well. Peter added that it includes non-MTA improvement strategies.

Rick shared that Planning Board has a full agenda at the upcoming meeting, including school expansion projects.

Cory shared that the Council has three meetings left before elections. The Climate Action Plan workshop was moved to 10/21 to accommodate a 9/16 meeting to discuss ICE. The latest MMA policy meeting discussed priority items for the next State legislative session, including housing mandates and communities being able to implement LD 2173. Rove Sauna was approved at the last Council meeting.

VI. Adjourn 9:52AM- next meeting October 9, 2026