MINUTES

Long Range Planning Committee Meeting

October 9, 2026

8-9:30 am

In Person: Public Safety Training Room

Members: Portia Hirschman, Peter Freilinger, Ed Hodgdon, Robyn Saunders (on-line)
Planning Board Liaison: Rick Meinking
Council Liaisons: Michelle Hayes
Staff: Autumn Speer, Erin Moriarty, Karen Martin

I. Media Options - Zoom Link
II. Roll Call and Identify Voting Members.
III. Review Minutes August 14, 2026 and September 11, 2026 - Approved
IV. General Public Comment - Items not covered on the agenda (3-minute limit per speaker) - None
V. Review and discuss potential recommendation to Town Council concerning Growth Area Designations for the Future Land Use Map

Autumn provided a presentation and introduction into the Growth Area discussion. She explained the current Future Land Use map and categories it includes. The existing growth areas include both growth areas and limited growth areas. This conversation will guide recommendations to provide Town Council in January to prepare for LD 1829 and LD 2173 compliance. With the new laws, if land is in a growth area, the minimum lot size will be changed substantially in July 2027.

The first choice the Town will need to make is to understand where the growth area designation is appropriate. The committee went on to discuss the staff recommended designated growth areas. Staff began the discussion with commercial zoning and identifying the Downs, Dunstan, Oak Hill and the Payne Rd/Mussey corridor as potential growth areas.

The conversation began to focus on traffic and congestion and how the growth areas can affect these. The committee discussed the potential for new intersection layouts ie roundabout at Dunstan. They also talked about the potential for a road diet for Route 1 and possibly a new turnpike interchange that could alleviate pass through traffic and support more growth in the area (ie enough density to support grocery, other commercial activity). The Town should have a larger conversation with MTA and Saco to align goals of growth areas with long term turnpike improvements. Is Exit 42 at capacity due to Downs traffic and truck traffic going to Hollis (Poland Springs); Amazon traffic (!!) in Gorham. Overall, the

consensus was that Dunstan should be in a growth area, but the infrastructure concerns should be addressed.

The next area of conversation focused on the Haigis/Southgate and Route One intersections. The Committee recommended removing these areas from the growth area conversation. The zoning controls will still remain and this area is really . Karen mentioned that the context for these conversations is important as growth really means "residential" growth vs all growth. Autumn mentioned that we can address this in the text of the comp plan updates.

The Mussey Road area was discussed and recommended to keep in the designated growth area. The Payne Road corridor is inundated with wetlands and has limited potential for growth south of Gorham Rd. It was recommended to remove this are form the Designated Growth Area. The Oak Hill area should remain in the Designated Growth Area. The proposed Industrial Area will be based on zoning. Conservation and Open Space area will be based on resource protection zoning and conserved or protected lands. This will include State, Federal and local lands.

The TVC3 area at Blackpoint will not be included in the Designated Growth Area. The Running Hill areas should also not be in the Designated Growth Area. This area should be commercial. The Dunstan area came back up in the discussion. Traffic concerns ultimately are limiting factors for the Dunstan area and Broadturn area should probably not be in the Designated Growth Area. However, the traffic south of Old Blue Point Road is minimal and maybe it could be considered to stay in the Designated Growth Area. Robin mentioned that we need to be more prescriptive in our mitigation requirements for developers. The idea of impact fees was briefly discussed. Ultimately the Town finds itself in a place where we have zoning in place that does not line up with spending for infrastructure improvements. The discussion moved on to topics of money and how to get the infrastructure we need. Do we need to add commercial zoning areas to broaden the tax base. Karen mentioned the Town has a goal of being 25% non-residential for the tax base.

The next steps will be for the Committee to review the draft land use plan and review text edits to the comp plan. The space and bulk review will come afterwards to address the law changes and make recommendations to the Ordinance Committee for consideration. There are multiple ordinance amendments moving forward for LD compliance and Low Impact Development standards in January – July. Afterwards, we will begin looking at options for rezoning based on our proposed new zoning categories.

VI. Committee and Staff Updates

Portia Reported on the Transportation Committee and shared Metro connect is live and working. The Committee is also reviewing the Portland West initiative. Rick reported on the Planning Board and mentioned the public hearing for site plan review changes and

landscaping and tree clearing amendments. He also mentioned the live work unit on Willowdale, the school expansion review and sketch plans for Fresh Pickins on Spurwink Rd and a duplex sketch plan in the Cottages at Sawyer development. Councilor Hayes reported on Council activities and included the Climate Action Plan review, data center moratorium and ordinance amendments, and on-going ICE concerns. She also mentioned the upcoming election and conversations with Councilors, as well as the Project Grace woodbank and metro. Karen martin mention the SEDCO annual celebration at the end of the month.

VII. Adjourn 9:40AM- next meeting November 13, 2026