

Town of Scarborough

Long Range Planning Committee

May 2, 2014

MINUTES

Members Present

Susan Auglis
Cory Fellows
Dave Merrill
Allen Paul
Judy Roy
Rick Shinay

Staff

Dan Bacon, Town Planner
Mark Eyerman, Planning Decisions
Karen Martin, SEDCO

Guest

Jared Hourihan, Nonesuch Golf Course

1. Gorham Road/Nonesuch Gold Course Proposed Zoning Package

Mr. Bacon stated that there was good attendance at the neighborhood meeting where there were general questions about the impacts of development including traffic and the Red Brook Watershed Study and the only question specific to the zoning proposal was whether there should be a greater buffer between the RH-2 and the RF Zones. He stated that the thought was that the buffer should be 100 feet rather than 50 feet. Mr. Bacon stated that the staff considered that and now propose a use-specific buffer. He stated that a 100 foot buffer would eliminate the ability to do anything on small lots so the proposal was for 50 feet for residential uses and 100 feet for nonresidential use.

Mr. Eyerman noted that an abutter to the Turnpike was supportive of the addition of residential use to his area. Mr. Bacon stated that if the Committee was comfortable, the proposal could go to the Town Council. He stated that some of the wording from the RH and RH-2 had been cleaned up including the buffer area and allowing onsite wastewater disposal rather than requiring sewerage.

Mr. Eyerman stated that dealing with these zoning areas included revised Conservation Subdivision amendments and a small change to the Plumbing Ordinance and they had edited the buffering language. He stated that septic systems would be allowed on residential lots of 40,000 square feet and there would be a change to the plumbing code to allow that. Mr. Eyerman stated that the trigger for Planned Development was that any large lot divided into smaller lots would have to go through that process. He stated that the current Conservation Subdivision did not allow the use of commercial recreation facilities to meet open space requirements but that was changed to allow that use in the RF Zone. Mr. Eyerman stated that there were minor edits to the Plumbing Ordinance which now allowed cluster systems for up four units in one building in the RF, RPO and TVC-3 Zones which would now be allowed in the RH and RH-2 Zones.

Ms. Roy noted that allowing 24 months for hooking up to the sewer system if they had installed a septic system gave them some breathing room. Mr. Eyerman stated that the obligation to connect to the sewer was for new development when it was available. There was discussion about the word "adjacent" regarding the availability of sewer.

Ms. Auglis asked whether there would be a problem with use; Mr. Bacon replied that the Planning Board would determine the need for a 50 or 100 foot buffer. He stated that a building permit would not be issued to convert an existing home to a business unless buffering was dealt with. Ms. Auglis stated that the buffer should go with the initial use; she stated that parking and traffic from a business would be an impact on the neighborhood. Mr. Bacon noted that the Zoning Board could not issue variances on use. Mr. Eyerman stated that in order to convert existing homes in the RH-2 Zone to multistory nonresidential uses a 100 foot buffer would have to be provided and if that were not possible there could be no business. Mr.

Paul stated that he had no problem with the concept of recreational facilities to be open space but was concerned that, over time, things would change and the recreation space could be used as part of net residential density and the open space lost. Mr. Eyerman stated that there was a requirement that any easement for open space must remain open permanently. Mr. Bacon stated that he wanted to make sure the Committee agreed with the Conservation Subdivision amendments. He stated that he would send out a package to the neighborhood meeting attendees and ask for any concerns or comments.

2. Haigis Parkway Zoning Considerations

Mr. Bacon stated that the Haigis Parkway Zone had been updated and now allowed more uses, such as medical, elderly housing and light industrial uses without Contract Zones but those uses would need to fit in and not undermine the original intent of the zone. He stated that there had been requests from food-related industries that would fit under food processing but could also fit under the light industrial use if the building met the design standards.

Ms. Martin explained that there had been several requests from food processors including an existing, quality company but there was no room left in the current industrial park and the logistics of Haigis Parkway were great for processing. She stated that she, Mr. Bacon and Mr. Chace toured a seafood processing plant and were pleasantly surprised by how things were done and wondered whether they could meet the definition of high tech. She stated that this company was no longer interested but there would be others and the Town needed to think about how to treat food processors that were becoming biotech in some ways. Ms. Martin stated that he would like the Committee's advice on whether to look at this type of use as high tech or under some other standards for food processing. Mr. Bacon noted that the desired location for seafood processing had shifted from the dock to the edge of the highway; he stated that there was currently small food processing businesses in the Pine Point area.

Ms. Auglis stated that she was very enthusiastic about this proposal as long as it met the design standards; she stated that the Town had held onto Haigis Parkway long enough. Ms. Roy stated that the standards covered issues such as odors. Mr. Fellows asked whether there would be a perception issue to overcome; Mr. Bacon replied that the design standards may need to provide some standards for light industrial use. Mr. Paul stated that the Haigis Parkway concept was great but at the wrong time and that his concern was whether the existing infrastructure would meet the needs of a high tech processing plant. He stated that if it would not tax the infrastructure he was all for high tech processing.

Ms. Martin stated that it had to be determined whether food processing was not a relevant term and use the term high tech instead. Mr. Bacon stated that the Committee needed to reconcile whether the definition of food processing needed to be amended. Ms. Roy stated that there should not be a push-come-to-shove zoning process. Mr. Eyerman stated that it was not so much the processing of food but the characteristics of how that occurred. He stated that the vision of the HP Zone included no outside storage or processing and those were the sorts of things that would lead to questions of what abutters would want next door. Ms. Martin noted that there were a number of companies that could meet the standards. Mr. Bacon stated that his fear would be for setting a precedent such as a large number of loading docks for other types of businesses including truck terminals. Mr. Paul stated that the definition of high tech would make the difference. Ms. Auglis stated that this should not be done just to fill Haigis Parkway but to meet the standards. Mr. Bacon suggested getting a focus group together with some food processors.

Mr. Bacon suggested that the elderly housing issue in this zone be addressed by e-mail with the Committee or that a meeting be held on May 16, 2014 for that subject only, he stated that he would talk with Ms. Roy, who had information on that issue, and e-mail the Committee. The next regular meeting was scheduled for May 30, 2014.