

MINUTES

Members Present

Dave Merrill
Cory Fellows
Judy Roy
Richard Shinay
Susan Auglis

Staff

Dan Bacon, Town Planner
Karen Martin, SECO

Small Processors & Craft Breweries

Dan reviewed the item with the Committee. He turned it over to Karen Martin to continue the discussion. Karen stated that they anticipate a formal request within the next few months for a large food processing plant in Scarborough. She outlined four potential paths to approving such a project.

- 1) **Revise zoning to allow food processing anywhere in the HP zone**, subject to performance standards similar to High Technology and Light Industrial. A memo last April provided an example of how that could happen.
- 2) **Revise zoning to divide the HP zone into two separate areas**, allowing the lots closer to Route One to take on more industrial uses, while preserving the gateway lots on the Turnpike end of Haigis for high-end office - high technology, medical, office. The large-scale food processors would stay to the Route One end of HP Zone.
- 3) **Revise the current contract zone for Gateway Square** (32 acre parcel currently on market) to allow for the processor, negotiating specific requirements during the Contract Zone amendment process. This assumes that the current owners would be interested - please note that we have NOT approached the property owner.
- 4) **Create a new contract zone somewhere else on the Haigis Parkway**, specifically for this processor and negotiate the details through the contract zone process.

Members emphasized the need to maintain design standards when considering food processing plants so that these buildings and activities can fit in and abut other development along the parkway, such as office, retail, medical and possibly elder care. The committee discussed the fact that there are some significant wetland bands and natural resource constraints that create separation between development sites, which can help buffer different activities from each other.

The committee discussed the wastewater potential of processors and whether or not the area would be able to handle the volume of wastewater generated by food processors. Karen indicated that she would check with the Sanitary District about this.

There was discussion by the Committee on whether or not they should come up with a change in zoning and make a recommendation to the Town Council. The committee expressed interest in exploring ways to allow for food processors in at least some areas of the HP District, but with an emphasis on good design and performance standards. The committee also discussed the need to check in with the Council before moving forward with updates.

Higgins Beach Effort & Timeline

Dan updated the committee stating that since the last meeting there had been meetings with consultants that are versed in form based code which seemed to fit the Higgins Beach area best. He stated there will be finalization from the committee on potential electronic outreach and education for the Higgins Beach residents to explain what we are trying to do. Outreach and education will be conducted over the winter months and in the early summer there will be a neighborhood meeting.

Town Facilities Study

Since the last meeting, there has been discussion with the consultant to update their scope of work on the study as well as divvy up the responsibilities of the consultant, staff and the LRPC committee.

Next meeting will be February 6, 2015