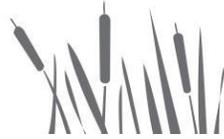


SCARBOROUGH

MAINE



To: Town Councilors and Tom Hall, Town Manager

From: Karen Martin, Executive Director of SEDCO and Dan Bacon, Planning Director

CC: Long Range Planning Committee

Date: June 10, 2015

Haigis Parkway Zoning Update Enabling Contemporary Food Processing

Over the past few years the Town Council, in cooperation with the Long Range Planning Committee, have been examining and updating the zoning in the vicinity of the Haigis Parkway to respond to current development trends and the market, while maintaining the goals for this corridor to be a high-quality, high value gateway into the community.

Our last in depth effort occurred in 2012, when we broadened what was allowed in the Haigis Parkway (HP) District to include medical uses; research, development and light industrial uses; health clubs; educational institutions as well as some senior care; assisted living facilities; and similar development. These updates reflected the trend away from office park development that was originally envisioned and to leverage the parkway's location, transportation access and setting.

Since 2012, food production has become an increasingly prominent industry. This has been particularly pronounced in the Portland region, as a wide range of food production and processing sectors are growing and seeking new space, from seafood processing to breweries to high end food products. Further, many contemporary food processors are much cleaner and more hi-tech in their operations than historically, and place a high value on transportation access for logistics.

These dynamics have put Scarborough on the food production map, but under our current zoning food processing is limited to only our Industrial Districts where we already exhibit a lack of available space and development sites. Given this, SEDCO and the Long Range Planning Committee have looked closely at the HP District, and after thorough discussion and input (including a well-rounded focus group), we are recommending allowing for food processing in the southern half of the HP District, subject to performance standards.

More specifically, the zoning proposal is as follows:

- To allow food processing in the portion of the Haigis Parkway corridor closer to Route 1 and away from the Payne Rd end of the parkway where there's existing retail, restaurant, and shopping center development and there's potential for more of that style of development as well as new professional office, business office and hotel type uses.
- To establish performance standards for food processing that match our current standards for research, development and light industrial uses in the HP (which food processing most closely matches) and that expects these facilities to be compatible with adjacent uses and properties. These standards include consistency with the Town's commercial design standards; buffering requirements when necessary; and limitations on noise, odor, emissions and the like.
- To rezone from the General Business District (B3) to the HP District a large parcel of land that is on the eastside of the parkway, which will enable this property to accommodate this use, and the others allowed in the HP District.

We see this zoning proposal to be a reasonable, modest step in allowing for the food processing industry in Scarborough and on the Haigis Parkway, but in a controlled and measured way, expecting these facilities to be attractive, well sited, and compatible within the area.

Thank you.