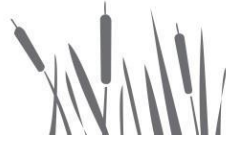


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To: Planning Board Members and Jay Chace, Senior Planner
From: Karen Martin, Executive Director of SEDCO and Dan Bacon, Planning Director
CC: Long Range Planning Committee
Date: August 31, 2015

New Zoning Tools to Enable Small Batch Processors and Production

Similar to the initiative to broaden where contemporary food processing and production is allowed in town to include the Haigis Parkway (HP) District, SEDCO, the Planning Department and the Long Range Planning Committee (LRPC) have also been partnering to examine the trends and market demand for commercial space for smaller processing and production businesses. Through our review, it is evident that smaller scale food and drink production as well as other producers of small lots of consumer goods (jewelry makers, furniture makers, clothing designers, art studios etc) are on the rise. Further, many of these small-scale processors are types of businesses that may be fitting and appropriate in our commercial zones, where they can provide some retail space and can be more integrated into our activity centers. A bakery, coffee producer, craft brewery or furniture maker all come to mind, and many of which are growth industries in greater Portland.

Currently though, small and large processors are generally limited to our Industrial Districts. This creates a challenge for these smaller batch processors, not only because it isn't always the environment they are seeking, but also because our industrial land is already at a premium and our vacancy rates are some of the lowest in the state, so there is often little suitable space available.

To address this issue for a growing economic sector, SEDCO and LRPC have crafted a new use definition that categorizes these small scale processing businesses as well as a set of performance standards that limit their size, scale and operations, and provide a review process to ensure they fit in with surrounding businesses and properties.

More specifically the zoning proposal does the following:

- Establishes a definition for “Small Batch Processing Facilities”
- Establishes performance standards for small batch processing facilities that limits the size of these uses to 5,000 square feet or less and gives the Planning Board the review authority to ensure they are compatible with adjacent uses and properties. These performance standards include consistency with the Town’s commercial design standards; review and limitations on truck traffic; limitations on outdoor storage and activities; and standards for noise, odors, emissions and the like.
- Allows this new use in our business districts (the B2, B3, HP and BOR Zones) and our more commercially focused mixed use districts (TVC, CPDD and RH Zones)

This zoning proposal is intended to be a measured and controlled allowance for these small processing and production businesses that have the desire and ability to be compatible in our commercial, retail and mixed use areas, while reserving our industrial zones for the larger or more impactful processors where aesthetics and compatibility are less of a concern.

Thank you.