

MINUTES

Members Present

Allen Paul
David Merrill
Rick Shinay
Judy Roy
Jean Marie Catherine
Cory Fellows

Staff

Dan Bacon, Town Planner
Jay Chase, Senior Town Planner
Karen Martin, SEDCO
Karen Patterson, Recording Secretary

1. Approval of Minutes (October 7, 2016)

Judy Roy requested the minutes reflect Ms. Roy instead of Mrs. Roy.

Mr. Paul made a motion to approve the October 7, 2016 minutes; Mr. Shinay seconded the motion. Vote was unanimous.

2. Comprehensive Plan Process Update

Mr. Bacon informed the Committee that four applications have been received in response to the RFQ (Request for Qualifications). Mr. Bacon explained that a member from the LRPC and Town Council will work with Staff on reviewing the applications and interviewing candidates.

After discussion by the Committee, Mr. Paul was selected to be the LRPC representative.

Mr. Bacon informed the committee that he has spoken with the Energy Committee on the STAR and Comp Plan Process. Mr. Bacon stated he would also be meeting with the Housing Alliance to provide them with the information.

Ms. Roy informed the committee that the Energy Committee recently updated their plan and some of the areas the committee would be responsible for in the Comp Plan are already done.

3. Growth Management Ordinance

Mr. Bacon explained that in 2008 the Growth Management Ordinance (GMO) was put in place. The GMO allows for 135 permits per year with no carry over and 135 permits per year was reached at by looking at the historical data. Mr. Bacon explained that prior to 2008, growth permits would carry forward to the next year. Mr. Bacon stated that in 2008, 215 permits were in the carry forward pool and that those permits were put into a reserve pool to be used for qualifying projects.

Mr. Bacon stated that currently there are two large multifamily projects that will be coming to Scarborough that would qualify for some of the reserve pool, however the reserve pool may not be

adequate. Mr. Bacon explained that the reserve pool does not regenerate and once it is below 50, the Council will have to take a look at it.

Mr. Shinay informed the Committee that he represents David Miley, Enterprises Business Park, one of the potential large multifamily projects.

The Committee discussed the possible impacts of these projects on town services and potentially the schools. The Committee stated that the Town Council should be involved and look at the GMO, as ultimately they will need to decide whether to replace the reserve pool or not.

Staff indicated that it will be important to analyze the demands of 1 and 2 bedroom multi-family housing units on public services vs. other types of housing, such as single-family, as the demographics and the population of school-aged children is different. Additional discussion can be planned for a next meeting.

4. Public Comment

Mrs. Catherine informed the Committee that today's meeting potentially could be her last pending the outcome of Tuesday's election.

Next meeting scheduled for December 2, 2016.