

MINUTES

Members Present

Susan Auglis
Cory Fellows
Dave Merrill
Judy Roy
Allen Paul

Staff

Karen Martin, SEDCO
Jay Chace, Town Planner
Jamel Torres, Assistant Planner
Karen Patterson, Recording Secretary

Present

Steve Hanly

1. Approval of Minutes from March 9, 2018

Mr. Merrill made a motion to approve the minutes from March 9, 2018; Ms. Auglis seconded the motion. Vote was unanimous 5-0.

2. Comprehensive Plan Updates

a. Introduction of draft "Community Profile"

Karen Martin, SEDCO Director explained that there is a lot of data in the draft Community Profile and most of the information is to meet State requirements for the Comp Plan. Ms. Martin stated that the information in the profile comes from the American Community Survey, which is a tool of the Census Bureau.

Mr. Paul asked how the State viewed the data from the American Community Survey. Ms. Martin stated it is universally the most comprehensive tool available.

Ms. Martin reviewed the population growth including the demographics and characteristics of the population. Ms. Martin spoke to the types of households and how the census bureau defines a household.

Ms. Roy asked if the 1 person households stated whether or not it was a male or female. Ms. Martin stated it did not.

Mr. Paul asked how projects like Atria and Piper Shores are counted. Ms. Martin stated they would be under group quarters.

Ms. Martin reviewed the median household income of Scarborough, geographic mobility, and housing tenure.

Ms. Martin explained the affordable housing component. Ms. Martin stated that the number of units sold is up 78% since 2010, the median price has increased 80% and the median price in 2017 was \$401,250.

Mr. Paul stated the median price is probably not far off, considering the types of developments being built in Scarborough are higher end.

Ms. Martin spoke to the total number of jobs in Scarborough and the break down between wage/salary and self-employed. Ms. Martin stated healthcare and retail are the two largest employment sectors.

Mr. Chace asked if retail included restaurants and lodging. Ms. Martin stated no, they are separate.

Ms. Martin spoke about home based businesses, entrepreneurships and way to identify and expand these businesses. Ms. Martin spoke to growing the economic component and utilizing the healthcare component.

Mr. Fellows was unsure if the rapid growth should be a point of pride or a red flag.

b. Introduction of draft “Built Environment”

Mr. Chace stated the committee should provide feedback on what is reflected in the draft and whether or not it is on the right track.

Ms. Auglis stated she likes the concept. Ms. Auglis spoke to the designation of the Community Activity Centers and Regional Activity Centers.

Mr. Fellows stated concerns with official designations and potential scrutiny of the language used.

Mr. Chace stated that most areas have a designation and are defined.

Ms. Auglis stated that the reference to the form based code is good, however no other option is presented.

Mr. Chace stated that form based code may not be the answer for all areas and agreed it would be good to have other options.

Mr. Fellows pointed out that Scarborough is mostly suburban or rural and he would like to see some consideration given to those areas.

Mr. Chace stated that trying to weave all the factors together, there needs to be some methodology and recognition of the challenges.

Ms. Auglis stated the importance of the natural resources and the impacts of growth. Ms. Auglis requested that the scenic view corridors be given some consideration.

Mr. Fellows stated that highlighting the value of the natural resources is important.

Ms. Auglis stated that the Historical Society should be referenced in the Comp Plan.

Mr. Chace presented the community and neighborhood design principals.

Committee members discussed the walkability and connectivity component and the ability to enforce connectivity to neighborhoods.

Mr. Paul stated that an ordinance change would be needed to enforce the connectivity.

Mr. Fellows stated that most are in favor of connectivity until it affects their home or neighborhood. Mr. Fellows stated it is important that the principals be stated in the Comp Plan.

Mr. Torres stated that biking should be included as well.

Mr. Chace stated maybe it could state multi-modal.

Mr. Paul felt that Scarborough is very much already doing principle number 4, with the establishment of certain districts.

Mr. Chace explained that scale and design echoes the previous Comp Plan, however there is still a need to find the balance.

Ms. Auglis stated that it is all about scale and often it is a site by site decision.

Mr. Merrill stated scale is subjective and how do we quantify it.

Mr. Fellows stated that Route 1 can present challenges when it comes to scale.

Committee members thought smart technologies should be considered for the plan.

Mr. Torres suggested information be added regarding MS-4.

Ms. Auglis requested additional suggestions regarding reducing impacts around the auto dependent environment. Ms. Auglis was in favor of public arts.

Ms. Auglis questioned if language could be added to the Comp Plan requiring a degree of commitment by the Town regarding affordable housing.

Mr. Chace asked for specifics.

Mr. Fellows spoke to the recent project in Dunstan Village, by Harold Burnham that was specifically built to be affordable housing and catering to the need in Scarborough.

Mr. Torres stated that there could be opportunities within the Scarborough Downs project for similar affordable housing.

Mr. Chace stated that the Housing Alliance has a RFP, (request for proposals) advertised as The Gateway Commons project paid a large in-lieu of fee, so this is available.

Ms. Auglis had questions around the accessory dwelling units. Mr. Chace stated there are currently limits on the accessory units, however there is potential to look at the limits and adjust accordingly.

Mr. Chace stated that the committee has highlighted areas that need additional work and this will be provided to the consultants. However the Committee may not see the revisions until the final draft.

3. Public Comment

Steve Hanly asked if there is a timeframe for when the draft will be complete. Mr. Chace stated possibly in a month or two, however they will need to roll it out to the residents for their feedback.

4. Next Committee Meeting(s)

Mr. Chace stated the next meeting will be May 4, 2018, at the Scarborough Library, 8 to 9:30 AM.