

**MINUTES  
SCARBOROUGH TOWN COUNCIL  
WEDNESDAY – JUNE 1, 2016  
REGULAR MEETING – 7:00 P.M.**

**Item 1. Call to Order.** Chairman Donovan called the regular meeting of the Scarborough Town Council at 7:00 p.m.

**Item 2. Pledge of Allegiance.**

**Item 3. Roll Call.** Roll was called by Yolande P. Justice, Town Clerk. The following Councilors were present:

Shawn A. Babine, Vice-Chair	Katherine A. St. Clair [Absent]
Robert W. Rowan	Peter F. Hayes
Jean-Marie Caterina	Christopher J. Caiazzo [Absent]
William J. Donovan, Chairman	

Chairman Donovan noted that Baccalaureate for the Senior Class was held this evening and Councilor Caiazzo and the Town Manager, Mr. Thomas Hall both have Seniors and were absentee this evening to attend this event. Councilor St. Clair was also unable to attend the evening and sent her regrets.

**Item 4. General Public Comments.** None at this time.

**Item 5. Minutes: May 18, 2016 – Regular Meeting.** Motion by Councilor Caterina, seconded by Councilor Babine, to move approval of the minutes of the May 18, 2016, Town Council meeting.

Vote: 5 Yeas.

**Item 6. Adjustment to the Agenda.** None at this time.

**Item 7. Items to be signed: a. Treasurer’s Warrants.** Treasurer’s Warrants were signed during the meeting.

**OLD BUSINESS:** None at this time.

**NEW BUSINESS:**

**Order No. 16-042. First Reading and schedule a Planning Board public hearing for an amendment to the Town of Scarborough Official Zoning Map to rezone the parcel located off of Southgate Road identified as Map U37 Lot 3A as shown on the Town Assessor’s Map from the General Business District (B3) to the Industrial District (I).** Karen Martin, Director of SEDCO and Dan Bacon, Town Planner, gave a brief overview on this item and responded to questions from the Town Council.

Motion by Councilor Babine, seconded by Councilor Caterina, to move approval of the first reading and schedule a Planning Board public hearing for an amendment to the Town of Scarborough Official Zoning Map to rezone the parcel located off of Southgate Road identified as Map U37 Lot 3A as shown on the Town Assessor’s Map from the General Business District (B3) to the Industrial District (I) and schedule a Town Council public hearing upon the filing of the Planning Board’s recommendations; as follows:



**Order No. 16-043. First Reading and schedule a Planning Board public hearing for amendments to the Town of Scarborough Zoning Ordinance regarding multi-family housing allowances and standards in the Town’s Residential Districts.** Dan Bacon, Town Planner, gave a brief overview on this item and responded to questions from the Town Council.

Motion by Councilor Babine, seconded by Councilor Rowan, to move approval of the first reading and schedule a Planning Board public hearing for amendments to the Town of Scarborough Zoning Ordinance regarding multi-family housing allowances and standards in the Town’s Residential Districts and schedule a Town Council public hearing upon the filing of the Planning Board’s recommendations; as follows:

**Proposed Amendment to the Zoning Ordinance  
Regarding Multi-Family Housing in the Town’s Residential Zoning Districts**

BE IT HEREBY ORDAINED by the Town Council of the Town of Scarborough, Maine, in Town Council assembled, that the following amendment to the Zoning Ordinance of the Town of Scarborough, Maine, be and hereby are adopted:

1. Amend SECTION XV.B. VILLAGE RESIDENTIAL 2 DISTRICT (VR2) as follows (additions are underlined; deletions are struck through):

**C. PERMITTED USES**

1. Single family detached dwellings exclusive of mobile homes.
2. Two-family dwellings.
3. Multiplexes (permitted with a minimum parcel size of five (5) acres).
4. Townhouses limited to no more than eight (8) dwelling units per building (permitted with a minimum parcel size of five (5) acres).
5. Multifamily dwellings limited to a maximum building footprint of 7,500 square feet (permitted with a minimum parcel size of five (5) acres).

**E. SPACE AND BULK REGULATIONS**

1. The following Space and Bulk Regulations are applicable to subdivisions reviewed by the Planning Board under the Scarborough Subdivision Ordinance after June 1, 2005:

- a. Minimum lot dimensions and yard requirements:

<b>Housing &amp; Use Type</b>	<b>Lot Area (square ft.)</b>	<b>Lot Frontage (ft.)</b>	<b>Lot Width (ft.)</b>	<b>Front Yard (ft.)</b>	<b>Rear &amp; Side Yard (ft.)</b>
single-family	5,000	<del>30</del> <u>40</u>	40	5	15 <sup>1</sup>
two-family	7,500	50	<del>60</del> <u>50</u>	5	15 <sup>1</sup>
<u>multifamily,</u> multiplex	15,000	<del>70</del> <u>75</u>	<del>80</del> <u>75</u>	5	15 <sup>2</sup>
townhouses	15,000	<del>70</del> <u>75</u>	<del>80</del> <u>75</u>	5	15 <sup>2</sup>
non-residential <sup>3</sup>	15,000	<del>70</del> <u>75</u>	<del>80</del> <u>75</u>	5	15

2. Amend SECTION XV.C. VILLAGE RESIDENTIAL 4 DISTRICT (VR4) as follows (additions are underlined; deletions are struck through):

**C. PERMITTED USES**

1. Single family detached dwellings, exclusive of individual mobile homes
2. Two-family dwellings
3. Multiplexes (permitted with a minimum site parcel size of five (5) acres required)
4. Townhouses limited to no more than eight (8) dwelling units per building (permitted with a minimum site parcel size of five (5) acres required)
5. Multifamily dwellings limited to a maximum building footprint of 7,500 square feet (permitted with a minimum parcel size of five (5) acres).

**E. SPACE AND BULK REGULATIONS**

1. The following Space and Bulk Regulations are applicable to developments reviewed by the Planning Board under the Scarborough Subdivision Ordinance:

a. Minimum Lot Area, Dimensions and Yard Standards

Housing & Use Type	Lot Area (square ft)	Lot Frontage (ft.)	Lot Width (ft.)	Front Yard (ft)	Rear & Side Yard (ft.)
single-family	5,000	50	50	5	15 <sup>1</sup>
two-family	7,500	50	50	5	15 <sup>1</sup>
<u>multifamily,</u> multiplex	15,000	75	75	5	15 <sup>2 &amp; 3</sup>
townhouses	15,000	75	75	5	15 <sup>2 &amp; 3</sup>
non-residential <sup>4</sup>	15,000	75	75	5	15

3. Amend SECTION XVI.A. TRADITIONAL NEIGHBORHOOD DEVELOPMENT OPTION OVERLAY DISTRICT (TND) as follows (additions are underlined; deletions are struck through):

**C. PERMITTED USES**

1. Any use permitted in the R-4 Residential District.
2. There may be 1,000 sq. ft. of floor area for retail sales, community use or a combination of the two per every 50 dwelling units within the development. The retail sales establishments shall not exceed 1,000 sq. ft. per unit of occupancy and there shall be no more than 2,000 sq. ft. of retail sales in any one building.
3. The retail sales, community use or other non-residential uses allowed in the R-4 Residential District may be located in a standalone building(s) or as part of a mixed use building(s) that include other non-residential or residential uses.
4. Multifamily dwellings limited to a maximum building footprint of 7,500 square feet.
5. Townhouses limited to no more than eight (8) dwelling units per building.

4. Amend SECTION XV.A. RESIDENTIAL DISTRICT R-3 as follows (additions are underlined; deletions are struck through):

## **B. PERMITTED USES**

5. Multiplex (must be served by public sewer; minimum parcel size of five (5) acres) per Section VII.  
6. Townhouses limited to no more than eight (8) dwelling units per building (must be served by public sewer; minimum parcel size of five (5) acres).
5. Amend SECTION XV.I. RESIDENTIAL DISTRICT R-4 as follows (additions are underlined; deletions are struck through):
5. Multiplex (must be served by public sewer; minimum parcel size of five (5) acres) per Section VII.  
6. Townhouses limited to no more than eight (8) dwelling units per building (must be served by public sewer; minimum parcel size of five (5) acres).
6. Amend SECTION XV.I. RESIDENTIAL DISTRICT R-4A as follows (additions are underlined; deletions are struck through):
8. Multiplex (must be served by public sewer; minimum parcel size of (5) acres) per Section VII.  
9. Townhouses limited to no more than eight (8) dwelling units per building (must be served by public sewer; minimum parcel size of five (5) acres).

Vote: 5 Yeas.

**Item 8. Non Action Items.** None at this time.

**Item 9. Standing and Special Committee Reports and Liaison Reports.**

- Councilor Caterina gave an update on the Visioning Committee the meeting that had been held on May 23<sup>rd</sup>.
- Councilor Rowan gave an update on the Housing Alliance and the SEDCO Board Meeting;

**Item 10. Town Manager Report.** None at this time.

**Item 11. Council Member Comments.**

- All Councilors Congratulated the Senior Class and reminded everyone to vote.
- Chairman Donovan mentioned Memorial Day and commented on a book he had read titled the "Boys in the Boat."

**Item 12. Adjournment.** Motion by Councilor Babine, seconded by Councilor Rowan, to move approval to adjourn the regular meeting of the Scarborough Town Council.

Vote: 5 Yeas.

Meeting adjourned at 7:34 p.m.

Respectfully submitted,

Yolande P. Justice  
Town Clerk