



GPBR Legislative Updates

June 2026 Local Policy Tracking Report

The June primary elections are behind us, and the results have set the stage for an active election season. November's gubernatorial election will feature a three-way race between Pingree, Bennett, and Charles. Unlike primary elections, Maine does not use ranked-choice voting in the general election for governor.

Across the Greater Portland Board's 15 communities, every municipality approved its school budget validation referendum except North Yarmouth, where voters rejected the budget by a vote of 922 to 857. Because North Yarmouth is part of MSAD 51 along with Cumberland, the budget received district-wide approval, passing by a cumulative vote of 2,857 to 2,676.

For more information regarding election results - [Cumberland county election results here](#).

Cape Elizabeth

- Cape Land Trust expansion: Added 15 to existing 325 acres (David Forest)
- Solar project approved: Installation on capped landfill behind transfer station
- Blue Meadow condo development breaks ground in Cape Elizabeth, 18 unit condo dev [covered here by Maine Biz](#)
- Town [Council Report Here](#)
- Cape Town [Manager's Report Here](#)
- Cape [Election Results Here](#)
- Meeting and [agenda here](#)

Cumberland

- Latest [Cumberland Crier here](#)
- Cumberland [Election results here](#)
- [Agenda Center here](#)

Falmouth

- A 48-unit townhome development aimed at expanding workforce housing is officially underway in Falmouth, [covered here by WGME](#)
 - [Scittery Woods Info Here](#)
- Sign-up For Free Energy Coaching Session, [more info here](#)
- Latest [Falmouth Newsletter here](#)
- Falmouth [Election results here](#)
- [Calendar and agendas here](#)

Freeport

- [Second housing development for downtown Freeport breaks ground - MaineBiz](#)

- Freeport Sewer District breaks ground on \$20M upgrade, [covered here by Maine Biz](#)
- Coffee with Councilors - Come discuss ideas and concerns with Town Council leadership the first Monday of every month at 8 a.m.
 - [Visit the Town Council page](#)
- Freeport [Election results here](#)
- [Calendar and agendas here](#)

Gorham

- [Portland Press Herald - Maine Sunday Telegram First phases of Gorham housing development approved Troiano Properties to begin the first 2 phases of the project, totaling 97 residential units.](#)
- Gorham [Election results here](#)
- Town Council [agenda](#)

Gray

- Town of Gray Launches “No Gray Area: Just the Facts” Webpage to Combat Misinformation, [more info here](#)
- Village Transformation Project - [More info here](#)
- Gray [Town Newsletter here](#)
- Gray [Election results here](#)
- [Agendas here](#)

New Gloucester

- [Council meeting schedule here](#)
- New Gloucester [Election results here](#)

North Yarmouth

- Comprehensive Plan [Proposed changes to Land Use here](#)
- North Yarmouth [Election results here](#)
- [Meeting and agenda here](#)

Portland

- [Portland taxpayers to bear 5.7% increase after council approves municipal budget](#)
- [Portland is taking a careful approach to tweaking its inclusionary zoning rules](#)
- [Thwarted music hall developer sues Portland over ‘intentional bias’](#)
- [Portland 'housing first' project approved for former Tortilla Flat site](#)
- [Another Portland housing project put on hold as city weighs fee changes](#)
- [Portland considers seven-story building with tiny apartments - YouTube](#)
- [Strimling: Inclusionary Zoning works in Portland. Obviously, developers want to kill it. - Maine Beacon](#)
- [Portland realtors warn rent control is squeezing landlords - WGME](#)
- [Avesta proposes affordable apartment building in Portland - MaineBiz](#)
- [Another Portland housing project put on hold as city weighs fee changes - MaineBiz](#)
- Kate Sykes District 5 Newsletter: <https://katesykes.com/>
- Portland [Election results here](#)
- [Meeting schedule here](#)

Pownal

- [Pownal Annual Town Report here](#)
- Pownal [Election results here](#)
- [Meeting calendar here](#)

Scarborough

- [Off to the races: Downs town center enters next phase in Scarborough](#)
- The Council created a new Tree Care Advisory Board
- Scarborough [Newsletter here](#)

- Town Council [agendas](#).
- Planning Board [agendas](#)

South Portland

- [South Portland considers adding workforce housing](#).
- [3 easy ways to connect](#) with the City Council
- South Portland [Newsletter here](#)
- South Portland [Election results here](#)
- South Portland City Council and Planning Board [agenda](#)

Westbrook

- [Potential residential development in Westbrook could bring over 300](#)
- Westbrook joins growing list of Maine municipalities enacting data center moratoriums, [covered here by News Center](#)
- Information regarding the Municipal School Budget for FY2027 may be found at the [Westbrook School Department Website](#)
- Westbrook [Election results here](#)
- [Meeting and events calendar](#).

Windham

- Windham [Housing Needs Study here](#) - To meet current and future demand, this study estimates Windham needs approximately 1,200 new homes by 2030
- Windham [Newsletter Here](#)
- Windham [Election results here](#)
- [Meeting calendar here](#).

Yarmouth

- 33 and 41 Collins Road Zoning Change Request: [More Info Here](#)
- Royal River [Dam updates/FAQs here](#)
- Building Moratorium [Updates and FAQs here](#)
- Zoning Amendments proposed re Historic Districts, Historic Sites, and Historic Projects: [More Info Here](#)
- Yarmouth [Tree Committee info here](#)
- Yarmouth [Election results here](#)
- [Meeting calendar here](#)

Other Local

- [Biddeford mobile home park residents ask city to pass rent control ordinance - WGME](#)
- [Brunswick becomes 6th Maine town to adopt rent stabilization for mobile home parks](#)
- Why can't Maine towns and cities hold on to their managers? [Covered here by the PPH](#)
- [Auburn councilors discuss capping trailer park lot rent increases at 5% - Sun Journal](#)
- [Kittery eyes green zoning after 900-unit housing plan failed - PressReader](#)

Other State/National

- Maine's property tax revolt collides with reality of rising school budgets, [covered here by the BDN](#)
- [This metric is considered affordable housing's magic number. It's also flawed.](#)
- [USDA highlights Mainers who have bought homes under program that has drawn scrutiny](#)
- [New HUD guidelines call for nixing green building requirements | Planetizen News](#)
- [Home prices in once-affordable Maine have doubled in a decade — shutting out locals](#)
- [House Overwhelmingly Passes Bill to Bar Institutional Investors from Buying Single-Family ...](#)
- [New VA program launches to help veterans avoid foreclosure on their homes - WMTW](#)
- [More ADUs were built in Maine last year than expected - Kennebec Journal](#)
- [ADUs accounted for 9% of new Maine building permits in 2025 | Planetizen News](#)



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