

# Town of Scarborough Conservation Commission

December 12, 2022 | 6:00 p.m. | Hybrid meeting – Town Hall and via Zoom

## *Meeting Minutes*

### Present in-person:

Commission: Richard Harvey, Randi Hogan, Chuck Spanger,

Staff: Jami Fitch, Autumn Speer

Guests: Andrew Mackie, Scarborough Land Trust

### Present via Zoom:

Commission: Rita Breton, Noah Perlut, Jessica Sargent, Pete Slovinsky, Emily Springer, Marla Zando

Councilors: Karin Shupe

Staff: Todd Souza

A recording of this meeting is available here: <https://www.youtube.com/watch?v=y6PDecNZ-rE>

### Call to order

1. Meeting was called to order at 6:00 pm.
2. Randi offered a land acknowledgement to recognize the Wabanaki People as traditional stewards of Scarborough.
3. The Commission voted to accept the minutes from the 11/14 meeting. Pete motioned to accept the minutes. Chuck seconded. Rollcall vote was unanimous. Motion passed.

### Old Business

1. Conserving Land: Growth Management Ordinance (GMO) Revision
  - Autumn Speer, Planning Director, attended the meeting to ask for the Commission's input to help inform the Town Council's GMO revision process.
  - Autumn provided a brief overview of the GMO and the revision process. She then walked the Commission through prepared questions, which were provided to the group with the meeting agenda. Input from Scarborough committees is due to Autumn by 12/23.
  - The Commission would like to have a more in-depth discussion with Autumn about development in Scarborough at the January meeting.
  - Randi pulled together a draft document of conservation guidelines that may help support the Commission's responses to the GMO questionnaire.
    - Pete noted that open space is not the same as conserved land and the terms should not be used interchangeably.

## Engineering & Technical Services

- Andrew noted that open space associated with some private development is so small and not managed so it is not beneficial to habitat or landscapes. The Town should try to avoid this type of conservation.
- Randi asked that the document she pulled together be carefully reviewed to ensure the terms “conserved land” and “open space” are not used interchangeably.
- Randi would like to provide Autumn with one response as a Commission and use the conservation guidelines as a starting point for the response. Randi will take the lead on the response, but the Commission needs to review the document before it’s provided to Autumn.
- **ACTIONS:**
  - **JAMI will provide the Commission a Google Doc of the conservation guidelines for the COMMISSION to review and revise.**
  - **RANDI will provide the conservation guidelines to Autumn by the 12/23 deadline.**

## 2. Officer Election

- Emily nominated Randi for another term as Conservation Commission chair. Chuck motioned to elect Randi as chair. Pete seconded. Rollcall vote was unanimous.
- The Commission decided to hold off selecting a vice-chair until appointments are finalized by the Town Council.
- Commission membership:
  - Chuck has decided not to serve another term. Randi thanked Chuck for all of his contributions and many years of service. Chuck wished the Commission well and plans to stay engaged with the group.
  - The Appointments Committee recommended that first alternate, Jessica Sargent, be appointed as a full member of the Commission. Richard Harvey would move to the first alternate position, and Maggie Vishneau, who attended the November meeting, is being recommended for the second alternate position. The Town Council will vote on the nominations in January.
- Randi also welcomed Karin Shupe as the Commission’s new Town Council liaison.

## 3. *Promoting Engaged Citizen Stewardship*: Report out from the Education Subcommittee

- The Committee’s written report from their previous meetings was provided with the meeting agenda.
- Rita is coordinating a meeting with the Committee and the Scarborough Land Trust to discuss 2023 collaboration opportunities.

## New Business

### 1. *Conserving Land*: Discuss Commission's role of reviewing and advising on land use

- The Commission discussed working to identify high value habitat and/or priority areas for conservation by looking at existing conserved lands and habitat data from Beginning with Habitat, as a first step. Sharing this information with the Planning Board would help with their development reviews. The Commission may want to take on an update to Scarborough’s Open Space Plan, which hasn’t been updated since the late 1990s.
- Todd supported defining terms, such as conserved land, open space, recreational space, etc. in an effort to minimize confusion. He also shared that the Parks and Conservation Land Board’s

role is to evaluate property that is brought to them, not to go looking for potential properties to conserve. The Parks and Conservation Land Board's evaluation tool may be updated in the future with input from the Council. It would also be helpful to have input from other groups in Town, such as the Conservation Commission, as part of the update of the evaluation tool. He also noted that the Town's previous open space planning process was contentious because some residents thought that their properties were being targeted/taken. Meaningful outreach and messaging will be an important part of the open space planning process.

- Jessica echoed Todd's comments that messaging and public education around a mapping project and open space planning is essential.
- Pete shared that the Commission worked on a transfer of development rights (TDR) process and a GIS database of priority parcels. The property owners were all mailed a TDR brochure and an explanation of the program. These efforts were done roughly 10 years ago.
- Pete also noted that the Commission looked at Town-owned parcels several years ago. Many of the parcels were around the Scarborough Marsh. Pete suggested that the Commission may want to look into what protections those parcels currently have on them, and if they're not already conserved, the Commission should recommend easements be placed on them.
- Emily would like the Commission to take on an educational effort to help people understand that having their parcel identified for conservation is a positive thing.
- Andrew noted that SLT is working with the Town's GIS Administrator to update their conserved lands map in 2023. It would be helpful for the Town to analyze their property to categorize which are in conservation or should be in conservation, which are currently used or may be used in the future for recreation, etc. Todd agreed that an analysis of Town parcels would be a great first step, and it would be helpful to provide the Council with specific recommendations from that process.
- Richard asked if private trail systems appear on SLT's map.
  - No, neither SLT nor the Town maintain data on private trails. The Transportation Committee may work on this as part of the town-wide master plan.
  - The Commission would like developers to be required to submit a GIS layer of trails constructed as part of subdivisions and other developments.
- Marla asked if an open space plan is a goal of 2023 and if it's an effort that the Commission's land conservation subcommittee should lead.
  - Randi noted that the Commission may ask to include funds for an open space plan in their budget. The effort would likely take more than 12 months and include various representatives from the Town's departments and committees, local organizations, and the public.
- **ACTIONS:**
  - **PETE will look for the TDR materials and list of Town-owned parcels that were developed and provide them to JAMI.**
  - **JAMI will speak with the Town's GIS Administrator to see if the database of parcels that received information about the TDR program still exists.**
  - **JAMI will provide instructions for accessing conservation and open space layers in the Town's GIS (attached).**

## 2. *Promoting Engaged Citizen Stewardship*: Discuss Sustainable Scarborough Day

- Randi noted the success of Project Grace's Snug it Up Scarborough event and recognized the Education Subcommittee for their role in that effort.

- The Sustainability Committee is still moving forward with a Sustainability event. They are holding off on officially setting a date until there is a better understanding of opportunities available in the new Inflation Reduction Act (IRA). Efficiency Maine is digging into the act and hopes to have information available in January.
- **ACTION: COMMISSIONERS interested in helping with coordination should let Jami know.**

## Updates

### 1. SMPDC Coastal Resiliency Plan

- The project team has identified 15 representative priority locations in Southern Maine. Coastal adaptation/resiliency plans will be developed for each of these locations will be developed. The thought is that recommendations for these 15 locations will be transferrable to other sites throughout the region.
- Three of the 15 selected locations are in Scarborough: Pine Point Road at Jones Creek, Route 1 at Scarborough Marsh/Dunstan River, and the Pine Point/OOB beach and dune system.

### 2. Sustainability Committee

- The Council moved the EV charging ordinance to the Planning Board for their review and a public hearing, which is taking place on 12/12. The ordinance will then go back to the Town Council for a public hearing in 12/21. The Council's second reading and vote should be scheduled for January.

### 3. Town Council

- Karin took a couple moments to introduce herself. She suggested the Commissioners take a look at her recent [Councilor Corner article](#) to understand why she requested to be the Commission's liaison. She'd like to see more collaboration between the Commission and the Planning Board.

### 4. Planning Board

- The Downs' Downtown Master Plan amendment was approved. Jami reminded the Commission that, even though The Downs is able to build more units due to the GMO amendment, they are still subject to the Town's Planning Board process and all relevant ordinances that are in place when they submit their Planning Board applications. The Commission can still influence how development happens by recommending ordinance updates that prioritize conservation during development.

### 5. Transportation Committee

- The Transportation Committee is forming an ad-hoc subcommittee to look at trail connectivity as part of their town-wide transportation study. More information will be shared with the Commission as it is available.
- The Transportation Committee is also interested in perusing support from the [National Parks Service Rivers, Trails, and Conservation Assistance Program](#), which Randi shared at the November meeting.
- **ACTION: JAMI will connect RANDI with Jen Ladd, the chair of the Transportation Committee.**

6. Parks and Conservation Land Board

- The Parks and Conservation Land Board will meet more frequently. Updates will be provided to the Commission.

7. Gorham Connector

- Pete is working with Friends of Scarborough Marsh to provide their priority list of properties to Jami so she can share the information with Flycatcher.
- Jami also provided Flycatcher with information about two parcels in the Phillips Brook watershed that should be explored for conservation opportunities.

Meeting adjourned at 7:41 pm.

**Next Meeting:** Monday, January 9, 2023 at 6:00 pm

# Conserved Lands and Open Space GIS Layer

Instructions for accessing information through the Town's WebGIS

Website: <https://webapps2.cgis-solutions.com/scarboroughadvanced/>

The screenshot shows the Scarborough Parcel Viewer web application. The interface includes a search bar, a 'Layers' tab, and a list of map layers. The 'Layers' list is as follows:

- Tax/ Planimetric Map
- Zoning Overlays
- Zoning
- Flood Zones
- Public Works
- Water Utilities
- Drainage Utilities
- Sewer Utilities
- Conservation Recreation
  - Conservation
    - NWL\_Wetlands
    - Soils - NRCS
    - Potential Vernal Pools
    - Conserved Properties
      - Home Owners Association
      - Privately Held
      - Scarborough Land Trust
      - State and Federal Lands
      - Town Owned Properties
- MNAP Exemplary

The map displays the town of Scarborough, Maine, with various colored overlays representing different land types and utilities. The 'Conserved Properties' layer is highlighted in green on the map.

Five blue callout boxes provide instructions:

- Select the "Layers" tab at the top of the page.
- Check the box next to the "Conservation Recreation" layer and click the carrot to open sub-layers.
- Check the box next to "Conservation" and click folder to open sub-layers.
- Check the box next to "Conserved Properties" and click the carrot to see the legend.
- Additional information (e.g., soils, habitat, etc.) is available by turning on other layers in the "Conservation" section.