

Supplemental Submission A: Town Recommendations Organized by State Policies & Strategies

ADDENDUM TO SCARBOROUGH'S ACTION PLAN FOR IMPLEMENTATION

The priorities, resources and actions described in the table are designed to provide a rough implementation framework. Priorities will be further refined and discussed as the community moves forward with specific steps. Time will be reflected by 'in process' (items with an end date); 'on-going' (items the town works on perpetually); 'near-term' (1-5 years); 'long-term' (5+ years). The scale of '*', '**' or '***' stars will be used to express the evaluation of resources, which include costs, time, material, or any combination thereof. Some items are represented by a range of resources, indicating multiple tasks with different resource levels.

Water Resources

| | State Category | Town Recommendations | Action | Time Frame | Resources | Potential Committees |
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| Policies | To cooperate with neighboring communities and regional/local advocacy groups to protect water resources. | 1) Work with state and regional partners to develop watershed management plans for the Mill Brook and Willowdale water basins. 2) Scarborough will continue to participate in and support regional cooperation through the Greater Portland Council of Governments. 3) Continue to participate in regional approaches to stormwater management such as the Interlocal Stormwater Working Groups (ISWG) 4) Consider expanding beyond the current MS4 permit communities. | Watershed Management Planning & Coordination | In-Process & Ongoing | * to *** | LRPC, Conservation Committee and Sustainability pp145,152, 157 |
| Strategies | Consider amending local land use ordinances, as applicable, to incorporate low impact development standards. | Watershed Management Plans for multiple watersheds are underway. Scarborough will continue to adopt local stormwater management rules and requirements in the Town's Zoning and subdivision ordinances for Red Brook and Phillips Brook water basins. As other management plans are completed, we will continue to evaluate necessary ordinance changes | Review Development Regulations | In Process | *** | LRPC p.157,167,83 |
| Strategies | Where applicable, develop an urban impaired stream watershed management or mitigation plan that will promote continued development or redevelopment without further stream degradation. | Stormwater standards, best management practices, contractor requirements, perimeter controls etc., should all be addressed in Town policies, rules and requirements for improved stormwater conditions. Continue to grow in the Regional and Community Centers even through they are located in watersheds that are impaired or threatened through effective stormwater management technologies. | Review Development Regulations | Near-term | * to *** | LRPC, Conservation Commission, Sustainability p. 157,167 |
| Strategies | Maintain, enact or amend public wellhead and aquifer recharge area protection mechanisms, as necessary. | As part of the watershed management plan the Town will address public wellhead and aquifer recharge area protection mechanisms. The town created the Aquifer Overlay district which manages land use activity above groundwater | Watershed Management Planning | Ongoing & Near Term | *** | LRPC, Conservation Committee and Sustainability p. 86 |
| Strategies | Encourage landowners to protect water quality. Provide local contact information at the municipal office for water quality best management practices from resources such as the Natural Resource Conservation Service, University of Maine Cooperative Extension, Soil and Water Conservation District, Maine Forest Service, and/or Small Woodlot Association of Maine. | Continue to maintain information at the municipal office and online which will encourage landowners to protect water quality. Treat stormwater management as an opportunity to work with landowners to increase the amount of continuous green space throughout the community, improve property values, create scenic view, manage flood events and attract wildlife. | Review information on website and review rules and regulations | On-going | * to *** | LRPC <i>Resources online through the Engineering and Technical Services Department including Think Blue</i> |

Natural Resources

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| Policies | To coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources. | Participating with other communities, with the region and the state is a well established approach to natural resource planning and protection by the Town. We will continue participation in SLAWG and similar groups. Continue to work with the Metro Coalition, GPCOG, Cumberland County Town Managers Meetings to facilitate the exchange of ideas throughout the region. Share lessons learned in areas such as ordinance and municipal policy development as well as staff training. Continue to work collaboratively with state agencies to acquire and share best available data. | Participate with Regional Studies, Activities and Groups | Ongoing | * | Council p.131, 151, 153,128 |
| Strategies | Initiate and/or participate in interlocal and/or regional planning, management, and/or regulatory efforts around shared critical and important natural resources. | The Town will continue to participate in the Cumberland County Hazard Mitigation Plan and coordinate with the State's Climate Action plan. The Town will work with other communities individually and regionally on planning, managing and regulating important shared natural resources. | Hazard Mitigation Planning | Ongoing | * to *** | Council and Sustainability Committee 129 |
| | Pursue public/private partnerships to protect critical and important natural resources such as through purchase of land or easements from willing sellers. | Scarborough will work with the Scarborough Land Trust and other organizations interested in partnerships to protect important natural resources, including the purchase of land or easements. | Coordination and identifying local, state, regional and private resources | Ongoing | *** | LRPC/Council 148,149,162,174 |
| | Distribute or make available information to those living in or near critical or important natural resources about current use tax programs and applicable local, state, or federal regulations. | Scarborough will continue to use the Scarboroughmaine.org site to provide information to residents and property owners regarding applicable programs, regulations and strategies for protecting critical natural resources. Opportunities to provide direct outreach will also occur during special studies and watershed management plans. The Council will receive briefings on the MS4 program in Scarborough which will also serve as outreach to our residents. | Continue to Distribute Information Via online resources | Ongoing | * | Staff <i>Resources online through Engineering & Technical Services Department</i> |

Agricultural and Forest Resources

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| Strategies | Consult with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices as required by 12 M.R.S.A. §8869. | Scarborough's Code Enforcement Office requires all known commercial forested lands to receive a harvest permit from the state. Scarborough will follow State requirements under 12 M.R.S.A.8869 to consult with the Maine Forest Service district forester on forestry management practices. | No New Action | Ongoing | * | |
| | Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices. | Scarborough will continue to rely on the State of Maine's best practice standards farms. No additional/new ordinances related to agricultural management practices are anticipated. Should conditions arise that would require work on agricultural management practices, the Town will use the best available experts in this process, including, but not limited to the Soil and Water Conservation District. | No New Action | Ongoing | * | |
| | Amend land use ordinances to require commercial or subdivision developments in critical rural areas, if applicable, maintain areas with prime farmland soils as open space to the greatest extent practicable. | Scarborough's existing review standards require applicants to submit information on prime farmland soils. Town ordinances include conservation subdivision design standards. The Town website provides data pertaining to prime farmland soils on the Town's website | No New Action | Ongoing | * | |
| | Limit non-residential development in critical rural areas (if the town designates critical rural areas) to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers' markets, and home occupations. | The Town of Scarborough's entire comprehensive plan framework is built upon clearly identifying and directing The Conservation and Growth Map non residential development to specific growth areas. The vast majority of the land area in Scarborough is designated as either Rural Residential or Conservation and Open Space. The rural residential area includes low density residential maintaining the rural character of the area and provides buffers along significant natural resources. | Review Zoning & other Ordinances | Near-term | * | LRPC 9, 12,17,96,98,100, 101,102,112,113, 115,119,121, 122,135,143,156,157,159,162,16 6,167,169,172 |
| | Encourage owners of productive farm and forest land to enroll in the current use taxation programs. | The Town's website will include information on participating in relevant taxation programs for owners of farm and forest lands. | Ensure language on Town Website is up to date | Near-Term | * | Staff |
| | Include agriculture, commercial forestry operations, and land conservation that supports them in local or regional economic development plans. | Scarborough is the 6th largest economy within the State of Maine, with large and diverse economic base. Scarborough will incorporate our natural resource assets into our business attraction strategies. We will work with existing resource based organizations to assist them in identifying their economic significance and on identifying continued opportunities for attracting low impact/high value visitors to the area. Scarborough will involve local resource-based groups and local landowners in economic development planning. | Update SEDCO Strategy | Near-Term | * | LRPC, SEDCO, Sustainability 47,138,176 |

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| Policies | To protect, maintain and, where warranted, improve marine habitat and water quality. | Scarborough should identify, reduce, and eliminate sources of pollution caused by runoff, harvesting and other marine resource activities including increased recreational use. The Town will continue to protect fragile coastal resources and wildlife habitats through periodic review and consistent enforcement of our shore land, wetlands, and sand dune regulations. | Ordinance Reviews | Near-Term | * | LRPC, Coastal Waters, Conservation Commission p. 27,93,134,135 |
| Strategies | Encourage owners of marine businesses and industries to participate in clean marina/boatyard programs. | Scarborough will provide information to marine businesses on voluntary compliance programs for best management practices such as those offered by the association of Marina Industries. | Information Dissemination through Online Resources | Near-term | * | Clean Waters |
| | Provide information about the Working Waterfront Access Pilot Program and current use taxation program to owners of waterfront land used to provide access to or support the conduct of commercial fishing activities. | The Maine Working Waterfront Access Protection Program Proposal Workbook will be posted on the Town's Website each year that the program is available. | Information Dissemination through Online Resources | Near-term | * | Clean Waters, Staff p. 135 |
| | Support implement of local and regional harbor and bay management plans. | The Town will continue to protect the fragile coastline and wildlife habitats through periodic review and consistent enforcement of our shoreland, wetlands and sand dune regulations. | Review of regulations | On-going | * | LRPC, Conservation Commission p 63,104,113,134,149,157,168 |
| | If applicable, provide sufficient funding for and staffing of the harbor master and/or harbor commission. | A harbor master position has long been part of Scarborough's permanent positions. In addition, the Town maintains a fulltime sustainability coordinator. | No Action | Ongoing | ** | p. 75 |
| | Work with local property owners, land trusts, and others to protect major points of physical and visual access to coastal waters, especially along public ways and in public parks. | The Town supports local committees such as the Shellfish Committee and the Coastal Waters and Harbor Advisory Committee in their work to preserve the valuable resources for current and future residents. The Town will continue its commitment to preserve, and where possible, expand points of public access to the marine environment for recreational and or commercial use, while respecting private ownership rights and privileges or residents and the public. | Public Outreach | Ongoing | * to *** | Council, Coastal Waters and Harbor Advisory Committee p.134 |

Economy

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| Policies | To make a financial commitment, if necessary, to support desired economic development, including needed public improvements. | The Town will continue to use TIF programs strategically to support desired economic development objectives. The Town currently funds a local development corporation to oversee its economic development objectives. | Monitor for any change in investment needs | Ongoing | * | SEDCO (Scarborough Economic Development Corporation) p. 96,139,164,176 |
| | To coordinate with regional development corporations and surrounding towns as necessary to support desired economic development. | The Town of Scarborough participates in the Greater Portland Economic Development Corporation which includes Cape Elizabeth, Falmouth, Portland, Scarborough, South Portland and Westbrook. The Town also participates in the Greater Portland Council of Governments Metro Coalition which looks at major issues facing the urban core of the Portland Region. | Continue to participate in regional and state programs to advance economic development goals | Ongoing | * | SEDCO p. 151,164 |

Housing

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| Strategies | Seek to achieve a level of at least 10% of new residential development built or placed during the next decade be affordable. | The Town's Housing Alliance set a goal of at least 10% of all new housing units be affordable to residents. The Town should explore opportunities to increase the established in-lieu fees commensurate with increase in land values over the past decade. The Town should expand the inclusionary zone requirements (10%) to additional growth areas and identify opportunities to require developments in low-growth or rural areas to contribute to the Towns' affordable housing goals. | Monitor Affordable Housing increases. Use In-lieu fees strategically | Ongoing | * | Housing Alliance p120,121 |
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Transportation

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| Policies | To prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems. | Scarborough participates in the PACTS MPO Planning process for the Portland area. In addition to regional needs, Scarborough's ordinances support the community desires of fostering a more walkable community. The Town also has a Complete Streets Policy | Continue to Coordinate with Regional agencies | Ongoing | * | Transportation Committee 19,56,58,101,115,118,123,124,125,142,153,159,164,169 |
| | To safely and efficiently preserve or improve the transportation system. | Scarborough's transportation network will support current and future land uses that create efficiencies which reduce the impact of traffic on residents and businesses. | Review ordinances & Monitor success | Near-term | * | LRPC, Transportation Committee p16,164,176 |
| | To promote public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled. | Ensure that development ordinances encourage attractive mixed-use centers in order to attract new businesses and to create efficiencies in the transportation system. | Review Development Ordinances | Near-term | * | LRPC, transportation Committee p. 110,161,163,172 |
| | To meet the diverse transportation needs of residents (including children, the elderly and disabled) and through travelers by providing a safe, efficient, and adequate transportation network for all types of users (motor vehicles, pedestrians, bicyclists). | Create a multimodal network by prioritizing Complete Street Interventions that Connect Residents to centers. | Monitor effectiveness of Complete Streets Policy | Near-Term | * | Transportation Committee p. 118,164,177 |
| | To promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network. | Continue to participate in the MPO to maximize the state and federal highway funding for Scarborough's transportation network. | Continue to participate fully in PACTS | On-going | * | Council p 151,153 |
| Strategies | Develop or continue to update a prioritized improvement, maintenance, and repair plan for the community's transportation network. | The Town's existing CIP process will continue to set forth the five year priorities for funding of improvements, maintenance and repair work for Scarborough transportation network. In addition, the Town will continue to use Traffic Impact Fees to fund certain improvements. | No Action | On-going | * | Council 159 |
| | Initiate or actively participate in regional and state transportation efforts. | The Town of Scarborough will continue to participate in joint planning projects such as the Route One Corridor Study. The Town will enhance transit access by continuing to work with the region's transit providers to increase the availability of transit options for Scarborough residents and visitors alike. | Work with PACTS and Other transit Providers to coordinate on new development | On-going | ** | LRPC/Transportation p.58, 102,107,164 |

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| | Maintain, enact or amend local ordinances as appropriate to address or avoid conflicts with: a. Policy objectives of the Sensible Transportation Policy Act (23 M.R.S.A. §73); b. State access management regulations pursuant to 23 M.R.S.A. §704; and c. State traffic permitting regulations for large developments pursuant to 23 M.R.S.A. §704-A. | The Town of Scarborough's existing ordinances are consistent with the Sensible Transportation Act, State Access Management regulations and State traffic permitting regulation for large developments. The Town will continue to ensure existing ordinances are in conformance with state requirements. | Continued Review of Ordinances | On-going | * | LRPC/Transportation Committee |
| | Maintain, enact or amend ordinance standards for subdivisions and for public and private roads as appropriate to foster transportation-efficient growth patterns and provide for future street and transit connections. | Amend the Scarborough Street Acceptance Ordinance to include some new steps to be taken into consideration when streets and roads are designed and when significant maintenance or upgrades are considered. Improve network design by requiring street connectivity when new development is being proposed during the development review process. Continue to implement the Complete Streets Policy adopted by the Town in 2016 when considering new roads/streets or upgrades to existing infrastructure. | Amend Street Acceptance Ordinance | Near-Term | ** | Transportation Committee p. 72, 125,164,177 |

Public Facilities

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| Policies | To efficiently meet identified public facility and service needs. | Ensure public safety services keep pace with future Growth. Balance the town's ability to provide services and infrastructure investment with our ability to Pay. The Town's Growth Management Ordinance should be reviewed to ensure that the regulations are adequately addressing the needs of the community. | Continue to Analyze Fiscal Capacity | Near-Term | ** | Council p.143,145,159,160, 169, 170 |
| | To provide public facilities and services in a manner that promotes and supports growth and development in identified growth areas. | Ensure public safety services keep pace with future Growth. Convene a community leaders committee to regularly discuss public and private infrastructure projects. Study the impact of growth on public safety services and facilities to ensure that the town understands the level of investment associated with the buildout of the Growth and Conservation Map. | Initiate Planning Study on Public Safety Services | Mid-Term | ** | Council p. 160,170 |
| Strategies | Identify any capital improvements needed to maintain or upgrade public services to accommodate the community's anticipated growth and changing demographics. | Prepare an Infrastructure and Investment Strategy for Town services - police, fire, parks and recreation, public works, and stormwater that captures the recommendations for encouraging the appropriate mix, timing and distribution of development in the community and for maximizing the efficiency of infrastructure and services. results of this strategy will inform the Town's CIP. | Continue to study the provision and cost of public services | Mid-Term | ** | Council p.143,169 |
| | Locate new public facilities comprising at least 75% of new municipal growth-related capital investments in designated growth areas. | All future land use decisions in the Town should maximize market potential in key growth areas on the Growth and Conservation Map while leveraging the Town's investment in Infrastructure. Identify a preferred program and needed resources for a new community center. Gauge interest for a public private partnership that could minimize construction costs and shorten completion time for a new community center. Continue to advance the plans underway for an expanded library campus, renderings of conceptual designs and testing budget estimates needed to inform the public prior to a referendum. | Continue public engagement on these investments | Near-Term | * | Council p143,146,161 |
| | Encourage local sewer and water districts to coordinate planned service extensions with the Future Land Use Plan. | Coordinate individual private sector projects to meet shared Town goals. Contribute to upzoning certain infrastructure beyond the needs of an individual project to serve larger community needs, with TIF funds where appropriate. Look for economies of scale with multiple projects to build infrastructure more efficiently. Consider how Town and private investments might leverage other investments on private property in terms of building use, scale, placement, materials with the Town. | Monitor Development Projects for Potential Partnerships | On-going | * | Council p143,160,170 |
| | If public water supply expansion is anticipated, identify and protect suitable sources? | The designated growth areas are well served by public water through the Portland Water District. Any potential extensions are expected to be paid for through private sector investments. | No Action | Ongoing | * | p85,101 |
| | Explore options for regional delivery of local services. | Explore potential for a municipal partnership with our mutual aid communities of Gorham and Westbrook, to increase efficiencies in both services and costs to all three communities. | Coordination with Surrounding Communities | On-going | * | Council p.77,145,160,171 |

Fiscal Capacity

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| Policies | To finance existing and future facilities and services in a cost effective manner. | Balance the town's ability to provide services and infrastructure investment with our ability to Pay. The Town's Growth Management Ordinance should be reviewed to ensure that the regulations are adequately addressing the needs of the community. Use Tax Increment Financing where appropriate to fund future facilities and services. | Review & Monitor GMO | On-going | * | Council p143,145 |
| | To explore grants available to assist in the funding of capital investments within the community. | The Town will explore any and all grant programs to assist in meeting the needs of the residents and businesses of Scarborough. | Review Grant Opportunities | On-going | * | Staff |
| | To reduce Maine's tax burden by staying within LD 1 spending limitations. | Scarborough complies with all State required rules and regulations. | No Action | On-going | * | |
| Strategies | Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies. | Scarborough will explore all opportunities to work with the region and neighboring communities to explore shared services or investments. We remain a member of GPCOG, we share services in Public Safety, we are served by the Portland Water District, we work with the metro coalition on housing, economic development and other issues of common interest. WE work with surrounding communities and on watershed management and climate control. | Coordinate with regional groups | On-going | * | Council p.76,133,151,153,158,158 |
| Capital Investment Plan | The comprehensive plan must include a capital investment plan that: (1) Identifies and summarizes anticipated capital investment needs within the planning period in order to implement the comprehensive plan, including estimated costs and timing, and identifies which are municipal growth-related capital investments; (2) Establishes general funding priorities among the community capital investments; and (3) Identifies potential funding sources and funding mechanisms. | We have two major investments in front of the Community as stated in the Plan: A new community center and a library expansion. Both items will require voter approval of the expenditures from a referendum vote due to the size of the expenditures. The Growth Areas are currently served by water & sewer. Additional expenditures for infrastructure to serve specific projects will be developer financed directly or through impact fees. As stated in the plan, we currently have a Capital Improvements Plan that is updated annually. Ongoing studies to assess potential recreational improvements beyond the community center is underway and will inform Council in future budgeting cycles. All TIF expenditures are also part of the annual budgeting process which has a robust review process and a robust budgeting portal on the Town's website to keep citizens informed. The Comprehensive plan adds an additional layer of analysis to the CIP process. It recommends that the Town prepare an Infrastructure and Investment Strategy for Town services - police, fire, parks and recreation, public works, and stormwater that captures the recommendations for encouraging the appropriate mix, timing and distribution of development in the community and for maximizing the efficiency of infrastructure and services. results of this strategy will inform the Town's CIP. | Maintain/Improve CIP | On-going | * | Council p.75,97,131,143,146,159,169 |

Future Land Use Plan

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| Components | A map or maps showing: a. Growth area(s) (unless exempted) and Rural area(s) and any land use districts within each; b. Critical Natural Resources in accordance with 4.3.F, above c. Any of the following optional land use areas, if proposed, along with any land use districts within each: Transitional, Critical Rural, Critical Waterfront. | See pages 102 to 103. See land use map for sub category locations. See pages 104 to 107 for detailed descriptions of each area. | Completed as Part of Comprehensive Plan | Completed | * | LRPC p102-107 |
| | A map depicting the constraints to development identified in the plan (may be a combination of maps from other sections). | See pages 63 & 65 | Completed as Part of Comprehensive Plan | Completed | * | LRPC p63 -65 |
| | A narrative description of each land use district including: a. The district's relationship to the community's vision; b. The district's natural opportunities and/or constraints; c. The types and intensity of proposed land uses, including residential density; d. The compatibility or incompatibility of proposed uses to current uses, critical natural resources and important natural resources within and around the district along with any special development considerations (e.g. need for additional buffers, conservation subdivision provisions, architectural design standards, etc.); and e. Any anticipated major municipal capital investments needed to support the proposed land uses. | See pages 104 to 107 for detailed descriptions of each land use area. See page 100 for the strategies behind the map. This future land use map is consistent with our 2006 Comprehensive Plan. Zoning changes after the passage of the 2006 plan still support today's Conservation and Growth Map. We do not anticipate major changes to current land use ordinances. Changes to the ordinances are more likely as a result of our Watershed Management studies. But those changes are likely not associated with the broad use categories described on the Conservation and Growth map. Our current ordinances are robust and already include design standards, provisions for conservation subdivisions, traffic, housing and school impact fees to fairly distribute the cost of infrastructure to those developing the land. While ordinances are robust, the plan does recommend simplifying our 500+ page zoning ordinance. | Completed as Part of Comprehensive Plan | Completed | * | LRPC p 100,104-107,118,120,122,161,163 |
| Policies | To coordinate the community's land use strategies with other local and regional land use planning efforts. | The entire plan is focused on implementing the Vision of the Community as determined through a vigorous public engagement process. A cascade of Existing Standing Committees were involved in the creation of the Plan and will be enlisted to help with implementation. The Long Range Planning Committee will continue to be the hub of implementation ensuring that committee implementation is consistent and silos are eliminated. Scarborough already coordinates with surrounding communities as part of our normal operating procedures. The MS 4 program is an example of that coordination and surrounding communities are currently working on a Low Impact Development sample ordinance. | LRPC is designated as hub for land use implementation | On going | * | LRPC as coordinating body - Involving many different Town Committees p.154,166 |
| | To support the locations, types, scales, and intensities of land uses the community desires as stated in its vision. | State law requires that our land use ordinances be consistent with the Comprehensive Plan. The Town articulates the strategies to implement the Vision of our community in more than 135 different actions with specific committees assigned to oversee the actions. We also specifically state that "future zoning will be adopted as necessary to implement the vision and strategies set forth in the Plan" p. 167 | Plan Implementation | Ongoing to Long-range | * to *** | LRPC and Council 167 |
| | To support the level of financial commitment necessary to provide needed infrastructure in growth areas. | The Growth areas are well served by current infrastructure. Water, sewer and gas expansions on a project level will be financed by local development directly, through impact fees or in some circumstances through TIF revenues. Scarborough currently has a Downtown TIF which includes a significant portion of our designated growth areas. Revenue from this TIF are currently contributing to the cost of a newly constructed Public Safety Building and, as approved by DECD, may contribute to the debt for a new Community Center and potentially a library extension. A CEA was structured through both the Downtown TIF and the Haigis Parkway TIF to pay for infrastructure needed to serve a portion of the Growth Area. Haigis Parkway infrastructure (Water, Sewer, Natural Gas) were funded through the TIF in the late 2000's. The downtown area was funded through a CEA in 2019. | Continue to monitor needs | ongoing | * to *** | Council p. 59,96 |
| | To establish efficient permitting procedures, especially in growth areas. | Efficiencies in permitting are part of an ongoing process. Under Vision three we have five specific recommendations for simplifying the zoning ordinance (p. 161) 1) Ensure development ordinances encourage attractive Mixed Use, 2) Refine the number of defines uses into broader category types, grouped by impacts and Intensities. 3) Review Town Ordinances, policies and standards to ensure there are no impediments to desired types of development. 4) Ensure the public realm is safe and accessible for all, and 5) In limited areas with grandfathered or non conforming lots, with a cohesive development pattern, Right sizing neighborhood zoning should be considered. | Review Land Use Ordinances | Ongoing | * to *** | LRPC p60,161,172 |
| | To protect critical rural and critical waterfront areas from the impacts of development. | Future land use will follow a pattern of development that is sensitive to protecting our beaches, dunes, rivers, open spaces, farmlands and other elements that comprise our unique eco-system. Rural areas west of the Turnpike with significant natural resource and habitat value will remain rural. The Future Land Use Map clearly identifies a vast amount of area to be protected from development. Any new development in the rural areas will be developed in a pattern and at a scale that protects natural resources and connects open spaces. Significant natural resources, agricultural land, and open space should be protected and an interconnected network of public spaces developed where feasible. Lastly, the Future land use map identifies conservation areas. Where designated growth areas impact watershed, ordinances will mitigate impacts through effective stormwater management technologies. | Review ordinances & Monitor success | Near-Term | * | LRPC p.16,60,83,100,116,119,145,152,156,157,166,167 |
| Strategies | Assign responsibility for implementing the Future Land Use Plan to the appropriate committee, board or municipal official. | The Long Range Planning Committee (LRPC) is charged with implementing the Future Land Use Plan. They will enlist existing specialty committees and boards such as the Conservation Commission, the Housing Alliance, the Sustainability Committee and many others as part of this process. The LRPC will make recommendations to the Council for any ordinance revisions necessary to stay consistent with the plan. | LRPC will Coordinate | On-going | * | LRPC p. 154 |
| | Using the descriptions provided in the Future Land Use Plan narrative, maintain, enact or amend local ordinances as appropriate to: a. Clearly define the desired scale, intensity, and location of future development; b. Establish or maintain fair and efficient permitting procedures, and explore streamlining permitting procedures in growth areas; and c. Clearly define protective measures for critical natural resources and, where applicable, important natural resources. d. Clearly define protective measures for any proposed critical rural areas and/or critical waterfront areas, if proposed. | The 2021 Comprehensive Plan is generally consistent with the 2006 Comprehensive Plan, therefore wholesale changes to the Zoning Ordinance are not anticipated. a) The Future land use map does layout a hierarchy of the growth areas and, as part of implementation, each zone will be reviewed for consistency. The intensities and purposes of the different areas are described in detail on pages 104 to 107. b) The Plan clearly states that the zoning ordinance, in particular, requires some simplification. Part of the review process will include an assessment of not only is the ordinance consistent with the Comprehensive Plan, but does it yields the intended results over time. c) The Future Land Use Map identifies the critical areas, while policies outline our approach to Stormwater Management, Sea Level Rise, and preservation of farmland. d) Our existing zoning ordinance already specifies protection for our resource protection areas as well as shoreland zoning requirements. | Review Ordinances and Permitting Processes | Near-term | ** | LRPC p. 104-107,161,165,167 |

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| Include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses. | As discussed above, Three major public investments are on the horizon - a potential community center, a possible combined elementary school and a library expansion will be decided in referendum votes. A new Public Safety Building was constructed in the last few years and the Growth areas are adequately served. The Town does have a CIP process in existence. The Comprehensive Plan supports a CIP process, but suggests the potential addition of a citizen committee. | Review CIP Process | Mid-Term | * to *** | Council <i>p.78,82,146,160,171</i> |
| Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies. | Scarborough meets with neighboring communities and fully participates with the Greater Portland Council of Governments, including the Metro Coalition, a subset of GPCOG involving the urban ring of communities. Currently, we are also involved in the MS 4 permit renewal which is looking at model ordinances for Scarborough and other surrounding communities to improve watershed management. Our Economic development staff participates in the Greater Portland Economic Development Corporation and with the Portland Regional Chamber of Commerce. | Continue participation in Regional organizations | Ongoing | ** | Various Committees <i>p. 151,152,153,</i> |
| Provide the code enforcement officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the Code Enforcement Officer is certified in accordance with 30-A M.R.S.A. §4451. | All code Enforcement Officers are certified and receive annual training. | Already Implemented | Ongoing | ** | |
| Track new development in the community by type and location. | New development is already tracked through both the Planning Department and our economic development corporation. The Town consistently reports building permits to the US Census Bureau, so that building permits may be tracked consistently across communities. The Planning Department reports Growth Permits under our Growth Management Ordinance to the Town Council. The economic Development corporation will be adding Key Performance Indicators to a community dashboard as described on page 175 | Continue Public Engagement with Simplified Data Presentation | Ongoing | ** | Staff <i>p. 138,163,165,175</i> |
| Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in the Future Land Use Plan. | All future land use decisions in the Town should maximize market potential in key growth areas on the Growth and Conservation Map while leveraging the Town's investment in Infrastructure. Identify a preferred program and needed resources for a new community center. Gauge interest for a public private partnership that could minimize construction costs and shorten completion time for a new community center. Continue to advance the plans underway for an expanded library campus, reining conceptual designs and testing budget estimates needed to inform the public prior to a referendum. | Continue Planning For Community Center, Library Expansion and Consolidated Public School | Ongoing | * to *** | Council <i>p143,146,161</i> |
| Periodically (at least every five years) evaluate implementation of the plan in accordance with Section 2.7. | Scarborough will develop key performance indicators in an easy to monitor system. We currently have several "Portals" where we direct our citizens for all information related to existing projects. We will be developing metrics as part of the implementation program to monitor the successes of the Comprehensive Plan. | Develop & Monitor Indicators | Near-Term | * | Various Committees <i>p.175,138</i> |