

State Requested Updates to Data, Analysis and Trends

The State reviewed the 2021 Scarborough Comprehensive Plan and requested the following data and analysis for the State to consider the Plan Complete:

Data Links

The following data links are now posted on the Town's Website

- 1) Natural Resources Data set from Inland Fisheries and Wildlife
- 2) Agriculture and Forestry Data Set
- 3) Marine Resources Data Set
- 4) Population and Demographic Data Set
- 5) Economic Data Set
- 6) Housing Data Set
- 7) Recreation Data Set
- 8) Transportation Data Set
- 9) CIP

All Data Sets from the state can be found the following link:

<https://www.scarboroughmaine.org/departments/planning-codes/planning/projects/comprehensive-plan>

Water Resources

- 1) *To protect water resources from development, the Town has established a resource protection district and stream protection overlay district to limit development adjacent to these resources. Information about these districts is available in Ch. 405C, Scarborough's Shoreland Zoning Ordinance.*

Natural Resources

1. ***Are any of the Community's critical natural resources threatened by development, overuse, or other activities?***

Yes, development is a threat to Scarborough's water resources.

2. ***What regulatory and non-regulatory measures has the community taken or can the community take to protect critical natural resources and important natural resources?***

To protect water resources from development, the Town has established a resource protection district and stream protection overlay district to limit development adjacent to these resources. Information about these districts is available in Ch. 405C, Scarborough's Shoreland Zoning Ordinance.

Scarborough also has ordinances designed to minimize the impact of stormwater pollution. Chapter 419, Post-construction Stormwater Infrastructure Management Ordinance, requires developments of a certain size to certify that their systems designed to collect and treat stormwater runoff are

inspected, maintained, and functioning on an annual basis. The Town is in the process of passing two additional ordinances aimed at reducing stormwater pollution: an erosion and sedimentation control ordinance and a low-impact development ordinance.

The Town has also developed watershed management plans for Red Brook and Phillips Brook and is in the process of implementing these plans. Scarborough is also a member of the Long Creek Watershed Management District

3. *Is there current regional cooperation or planning underway to protect shared critical natural resources? Are there opportunities to partner with local or regional groups?*

Scarborough is a member of the Interlocal Stormwater Working Group, which is a group of 14 Portland-area municipalities that collaborate to implement their MPDES stormwater permits, and the Long Creek Watershed Management District, which is a quasi-municipal organization charged with implementing the Long Creek Watershed Management Plan to restore Long Creek's water quality.

The Town is also working with SMPDC and GPCOG on two separate but related efforts to develop regional coastal resiliency plans.

Agriculture and Forest Resources

- 1) Large Tracts of Land for agriculture or industrial forest land that have been or may be sold for development. List impacts

Large tracts of land west of the Turnpike are home to four of our farming operations. One of the Farms is owned by the Land Trust and ensures the preservation of Broadturn Farm as active farmland. Given the development pressure for new housing, the western areas of Scarborough are certainly on the radar screen for large scale housing developers. While there is development pressure, the areas are zoned with farming in mind. The area is also excluded from our Growth Areas and are called out for a lower threshold for single family permits in our Rate of Growth ordinance.

- 2) Map or describe community farms, farmland, open space farms, farmland, managed forest lands and describe any under threat

Available on Website – see above link and description below.

- 3) A brief description of farming, forestry & forestry activities such as Farmers Markets, community gardens or community forest.

Within Scarborough, there are 5 major commercial farming operations which contribute to the local economy and the regional food supply. Broadturn Farm is owned by the Land Trust, with a 99-year lease to a family farming operation. Approximately 9 acres are actively farmed, with flowers as the main crop, but some organic produce is also grown. The land was purchased by the land trust in 2004, preserving a farm that has existed since the 1920's. The property is surrounded by trails open to the public. Broadturn Farm is the site of community events and is a highly sought after wedding venue.

Frith Farm is a no-till organic farm, which started in 2013. Crops include organic vegetables, herbs, flowers and perennial crops. Educational workshops and community events are also part of the Frith Farm program. Flaherty's Family Farm is another family owned and operated farm. This farm also includes a three-season retail store, event barn and equestrian center.

Highland Farm has been a family owned and operated farm since 1949, providing customers with a variety of annuals, perennials, and shrubs throughout the growing season. They offer fresh fruits and vegetables, garden supplies, and seasonal products. They have 10 growing greenhouses. Highland Farm recently added an events venue on the backside of the farm.

Beech Ridge Farm specializes in the holiday market producing Christmas trees, wreaths, and other seasonal products.

A seasonal Farmers Market takes place from June through October at the Town Hall municipal parking lot. Vegetables, fruits, soaps, dairy, meats, baked goods, jams, pasta sauce, teas, granola, maple syrup, fresh flowers, dog treats, handmade crafts are offered.

Marine Resources

- 1) Describe coastal water quality monitoring. *Coastal water quality is monitored by the Maine Department of Environmental Protection through their Maine Healthy Beaches Program. Scarborough voluntarily participates in Maine Healthy Beaches and collects water samples at public beaches from Memorial Day to Labor Day. The samples are provided to Maine Healthy Beaches to be analyzed.*
- 2) Describe local or regional harbor or bay management Plan
Town is working with Southern Maine Planning and Development Commission (SMPDC) including all coastal communities from Scarborough to Kittery, on a regional coastal resiliency plan. Note, the plan was begun and completed outside the timeframe of when this plan was developed. The Plan was adopted in 2021, the resiliency plan was completed in 2022.

Economy

- 1) Are there public facilities, (water, sewer, broadband access or three phase power) needed to support projected location, type and amount of economic anticipated economic activity. How will these items be provided?
The Town's wastewater infrastructure is managed by the Scarborough Sanitary District, a separate entity from the Town. The Sanitary District includes all of Scarborough in its service area. Service capacity for projects is assured by the District's Capacity Reserve Fee. Our economic core, as

designated by our growth areas, is serviced by water and sewer. Any extensions needed to serve specific projects are paid for and/or financed by those developing the project.

- 2) *Do home occupations play a role in the community? Home occupations play a role in every community. Town of Scarborough is not different. The Comprehensive Plan data analysis portion described robust entrepreneurship in Scarborough, along with documenting that over 9% of our workers work from home (before the pandemic, since the pandemic that percentage is now 15%). The plan discusses promoting co working spaces which would support those who work from home. Further, under Vision 4, the plan lists "Evaluate and simplify current home occupation requirements." (p.163) to ensure a streamlined approach.*

Housing

- 1) *Project housing units and rental units necessary to accommodate anticipated growth. During the development of this update of the Comprehensive Plan, we determined that the existing estimates from the Census Bureau and projections developed by the State were significantly undercounting the existing and future populations. We included alternative estimates in the plan but stopped short of projections. We needed to see the 2020 Census numbers before reasonable population projections could be made. These grounding numbers were not available at the time of the update. The 2020 Census Count numbers, once released, proved our concerns about existing estimates and projections to be true. The Census count was more than 2,000 people more than previous estimates. They also exceeded the State's projections where the 2038 projection is 22,510. The Census Count for 2020 was 22,135. The newly produced Census Population Estimates for 2021 exceed the 2038 State projection (22,562). The State projections were not useful.*

For the record, Scarborough added and accommodated more new residents between 2010 and 2020 than any other community in the State. (3,216 net new residents). We added 1,724 new housing units. Only Portland added more units (1,911), although they only added 2,214 new residents.

Further, since Scarborough does have a rate of growth ordinance, permits for housing units are restricted. The net result between 2010 and 2020 was 172 housing units a year.

As noted in the plan, Scarborough has a rate of growth ordinance which currently allows some 144 growth permits, which translates into 144 units. While exemptions are possible in the growth areas including exemptions for affordable housing, this ordinance limits the potential number of units that can occur, thus influencing population growth. The growth permits are severely limited in the rural areas in order to direct growth to the designated growth areas. State law requires this ordinance to be reviewed every three years. A required review of the rate of growth ordinance is underway now, with an updated ordinance anticipated for July 1, 2023.

- 2) Describe affordability – describe regional and local efforts to address
The plan addresses affordability in at least two different sections of the Plan. The data analysis section on page 46 states that 47.5% of existing households would be unable to afford a home at today's sales prices. The current median income is 82% of what is required to afford the median sales price. This page continues to discuss the issue of affordability for both the rental market and the homeownership markets. This identification of an affordability is why the plan addresses this issue in its policy sections.
- 3) Describe seasonal homes and rate of conversion
Seasonal Housing has been part of the Scarborough market for decades. In 2010, units held for seasonal use were approximately 7.2% of the total units in town. In 2020, seasonal units made up 7.7% of total units.
 Other Major housing issues (Substandard, etc)
Scarborough's housing stock is relatively new, given a consistent increase in housing units for decades. Substandard housing is not a significant issue.

Transportation

- 1) Current and future budget for Road Maintenance
Scarborough currently budgets \$900,000 in the CIP and \$300,000 in operations for a total of \$1.2 Million. It is anticipated that this level of budgeting will be consistent over the next few years.
- 2) Describe sidewalks in Scarborough
Sidewalks in Scarborough are a focus in terms of improving walkability. For projects going through siteplan, sidewalks are a requirement of new and redeveloped tracts of land. The existing Siteplan Ordinance states in section IV E, of Performance Standards, that developments must provide "attractive, safe and functional walkways within the site and for connection of the site to the Town's sidewalk system when a public sidewalk exists or is planned in the vicinity or the site." The Site Plan Ordinance continues to describe requirements for sidewalks and refers to the Townwide Transportation Study (March 2005). This townwide plan will be updated in the 2023-24 time period.
- 3) Describe parking issues in Scarborough
Parking requirements are part of the existing zoning and Siteplan ordinance. The Planning Board has some discretion in allowing projects to share parking, and or present data that applies to their specific needs, while ensuring adequate space for required parking is available. The Planning Board is concerned with both ends of this issue – too much and too little parking.
- 4) Local access management and traffic permitting measures
- 5) Describe roadway connections in in recently built subdivisions
The plan on page 112 describes the role of connectivity between roads as a way to reduce congestion. This section describes many of the natural barriers to connectiveness given the natural features of the land – such as the Marsh. While many subdivisions are older, the need for

connectiveness in the zoning ordinance is featured in the purpose statement of the Village Center zoning districts and in the Regional district where The Downs is located. Such issues of connectedness will be addressed in the update of the Town-wide Transportation Study.

- 6) Describe overall conditions of roads, bridges, sidewalks, and bicycle facilities including deficiencies and concerns

Major improvements were described in the 2005 plan, and again, this plan is scheduled for updating this year. The Town also has a complete streets policy which is described on p. 124 and 125.

- 7) Describe potential on and off-road connections that would provide bicycle facilities and pedestrian connections to neighborhoods. *Walkability is an important issue for Scarborough as described in the plan. The most well-known multi-modal investment is the Eastern Trail which connects Scarborough to communities along the east coast from Maine to Florida. The trail is accessible to and connects many neighborhoods and businesses along its path.*
- 8) List and locate municipal parking areas including capacity and usage
Parking areas are located at the Town Hall which includes the Public Safety building and at various amenities. A table listing the amenity and the parking available is attached.
- 9) Identify bus or van services
Zoom Shuttle bus covers OOB, Biddeford, Scarborough, and Saco.

Public Facilities and Services

- 1) Partnerships with other communities for services
Where feasible, the Town looks at opportunities to share services. As noted in the plan on page 75, the Town's communication division dispatches police, fire and rescue for Scarborough and Old Orchard Beach. (p.75). On p. 77, the Plan describes potential partnerships with surrounding towns on mutual aid and on sharing facilities.
- 2) How do residents dispose of septic tank waste
The Scarborough Sanitary District provides services to those connected to the sewer. This includes the identified growth areas. Septic disposal for homeowners is addresses through private contractors.
- 3) Street Tree Program
Street trees are important part of the streetscape design for the community as described on page 111.
- 4) Estimated costs of needed capital Improvements to public facilities
The Town Council includes a Capital Improvement Program in its annual budget. The latest approved program is attached.

Existing Land Use

- 1) Administrative capacity to manage land use programs

The Town currently employs 2 planners, 1 zoning administrator, 2 administrative support staff, 1 engineer, 1 sustainability coordinator, 1 engineering tech, 2 Economic development staff, and 3 code enforcement staff members. No changes to this arrangement was contemplated in 2021 at time of adoption. Staff needs area addressed annually as part of the budget process.

2) Summarize Lot dimension standards

Lot dimension standards are articulated in the Zoning Ordinance and vary by the Town's 25 zoning Districts.

3) Identify location of lots & structures created in the last ten years

See map at the site described at the beginning of this list.

4) Describe Existing Land Use regulations

Chapter 400 includes the Building, Land Use and Development Impact Fees ordinances

- [401 - International Building Code](#)
- [401A - International Residential Code](#)
- [401B - International Mechanical Code](#)
- [402A Electric Permit Fees](#)
- [404A Plumbing Ordinance](#)
- [405 - Zoning Ordinance](#)
- [405A - Floodplain Management Ordinance](#)
- [405B - Site Plan Review Ordinance](#)
- [405B-1 - Design Standards for Commercial Districts](#)
- [405C - Shoreland Zoning Ordinance](#)
- [406 - Subdivision Ordinance](#)
- [407 - Septic Tank Sludge Disposal Ordinance](#)
- [408 - Extractive Industry & Land Reclamation Ordinance](#)
- [409 - Sewer Assessment Ordinance](#)

- [410 - Roadway Impact Fee Ordinance](#)
 - [411 - Survey Requirements for Land Use Applications](#)
 - [412 - Temporary Housing Ordinance](#)
 - [413 - Growth Management Ordinance](#)
 - [414 - Utility Pole Signs Ordinance](#)
 - [415 - Development Impact Fee Ordinance](#)
 - [415A - Roadway Impact Fee Ordinance | Dunstan](#)
 - [415B - Roadway Impact Fee Ordinance | Haigis](#)
 - [416 - Haigis Parkway Sewer Assessment Ordinance](#)
 - [417 - Landfills & Landfill Expansion Ordinance](#)
 - [418 Location & Use of Outdoor Wood Boilers](#)
 - [419 - Post-construction Stormwater Infrastructure Management Ordinance](#)
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- 5) Estimate the minimum number of acres of land needed to accommodate projected residential, institutional, commercial or industrial development ten years into the future
Given the developed nature of Scarborough, this ordinance approached this question from the standpoint of appropriate land available. The Future Land Use plan identifies approximately 9% of the area as available in the high growth areas. The balance of the acreage is a blend of residential and small scale commercial.

Amenities Guide

For detailed directions and reservation information for our schools and fields, please contact Community Services at 730-4150.

www.scarboroughmaine.org/departments/community-services

														Parking (approx. # of spots) <i>Handicap spots listed below total as HC</i>																
Bike Trail	Walking Trail	Restrooms -- Seasonal	Restrooms -- Year-Round	Public Shower Facilities	Portable Toilets	Playground	Picnic Tables	Outdoor Track	Outdoor Tennis Court	Outdoor Skateboard Park	Outdoor Basketball Courts	Outdoor Amphitheater	Open Space	Leisure Equipment Rental (seasonal)	Indoor Rental - Cafeteria	Indoor Rental - Auditorium/Stage	Indoor Rental - Gym	Ice Rink	Foot Shower	Field - Soccer	Field - Multi-Use	Field - Football	Field - Baseball/Softball	Drinking Fountains	Concession Stand	Boat Launch	Bike Racks	Benches/Bleachers		
			✓	✓				✓	✓		✓				✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	690	Scarborough High School & Clifford Mitchell Sports Complex - 11 Municipal Drive	
			✓												✓	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓	150	Scarborough Middle School & Middle School Sports Complex - 21 Quentin Drive	
		✓	✓			✓									✓	✓	✓				✓			✓			✓	190	Wentworth School - 20 Quentin Drive	
		✓	✓			✓									✓		✓						✓	✓				50	Blue Point School - 174 Pine Point Road	
		✓	✓			✓									✓		✓						✓	✓				50	Eight Corners School - 22 Mussey Road	
		✓	✓												✓		✓						✓	✓				35	Pleasant Hill School - 143 Highland Avenue	
✓	✓	✓				✓				✓		✓	✓								✓				✓	✓	✓	30	Memorial Park - 5 Durant Drive	
✓	✓	✓				✓														✓	✓	✓	✓	✓	✓	✓	✓	75	Springbrook Park - 11 Longmeadow Road	
✓	✓	✓				✓														✓	✓	✓	✓	✓	✓		✓	85	Willey Park - End of Tenney Lane	
✓	✓	✓				✓	✓													✓	✓	✓	✓	✓	✓		✓	75	Peterson Sports Complex - 138 Old Blue Point Road	
																						✓							40	SEDCO Field - 29 Black Point Road
								✓		✓																			10	Blue Point Park - 241 Pine Point Road
					✓	✓								✓								✓						✓	60	Black Point Park - 160 Black Point Road
																			✓						✓			✓	n/a	Snowberry Ocean View Park - 376 Pine Point Road
		✓	✓	✓			✓							✓					✓								✓	86 4-5 HC	Ferry Beach - 50 Ferry Road	
		✓	✓	✓			✓												✓						✓		✓	346 5-6 HC	Pine Point Beach (Hurd Park) - 63 King Street	
			✓	✓			✓												✓					✓		✓	✓	84 2 HC	Higgins Beach - 41 Ocean Avenue	
																										✓			8	Clay Pits Boat Launch - 33 Clay Pits Road
																										✓	✓	✓	75*	Co-Op Parking/Boat Launch - 93 King Street * 75 car parking spots, 50 boat trailer parking spots
✓	✓				✓																						✓		20	Eastern Trail Parking 0.3 miles on left on Pine Point Road
	✓														✓														10	Scarborough River Wildlife Sanctuary (56 acres) Parking across from 207 Pine Point Road (Ken's Place)
	✓														✓														15	Fuller Farm (220 acres) - 315 Broadturn Road
	✓														✓														n/a	Libby River Farm (75 acres) Parking at 336 Black Point Road (Camp Ketcha)
	✓														✓														10	Broadturn Farm (434 acres) 388 Broadturn Road
	✓														✓														n/a	Sewell Woods (35 acres) Parking 0.2 miles on left on Ash Swamp Road
	✓														✓														n/a	Pleasant Hill Preserve (135 acres) 302 Pleasant Hill Road
	✓														✓														n/a	Warren Woods (156 acres) 371 Payne Road