

**Long Range Planning Committee Meeting**  
**July 12, 2023**  
**8-9:30 am**

**Hybrid Meeting:**

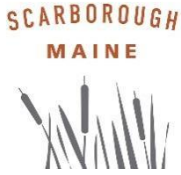
**In Person: Council Chambers B**

**Virtually via Zoom:**

To view the meeting via Zoom, [Click Here](#)

Members of the public may attend virtually or in person. Committee members are expected to attend in person unless the member meets one of the circumstances established in the Committee's remote participation policy.

- I. Review Minutes June 7, 2023
- II. Review and discuss recommendations to Ordinance Committee – Chapter 405B Site Plan requirements and Commercial Design Standards Merger/Update – **Draft Ordinance Landscape Requirements**
- III. Public Comment
- IV. Staff Updates
  - Rate of Growth Ordinance
  - LD 2003 Updates
- V. Committee Member Updates
- VI. Adjourn



**Long Range Planning Committee Meeting**  
**June 7, 2023**  
**8-9:30 am**

**Hybrid Meeting:** To view the meeting via Zoom, [Click Here](#) | **In Person: Council Chambers A**

In Attendance: Allen Paul, Marvin Gates, Portia Hirschman, Peter Freiling, Robyn Saunders, Rick Shinay, Rachel Hendrickson, Autumn Speer, Karen Martin, Eric Sanderson

I. Review Minutes, May 3, 2023

Motion to approve the minutes of May 3, 2023 made by Rick Shinay, seconded by Marvin Gates. Motion passes 3-0-2 (Peter Freiling, Robyn Saunders abstain).

II. Review Minutes May 25, 2023

Marvin Gates and Portia Hirschman noted spellings and capitalizations shown for their last names. Motion made to approve the May 25, 2023 minutes as amended by Portia Hirschman seconded by Marvin Gates. Motion passes 3-0-2 (Peter Freiling and Robyn Saunders abstain).

III. Review and discuss possible recommendations to Ordinance Committee - Commercial Design Standards – Draft Ordinance Landscape.

Autumn gave an overview of the Site Plan Review Ordinance and Commercial Design Standards. The Committee is currently combining these into one Ordinance to remove redundancy, strengthen the requirements and work on Comprehensive Plan implementation to simplify the town's Ordinances.

The Committee discussed the proposed language. The following changes were made:

Page 4 – “This 15 ft. ~~may~~ shall include trees, grass, plantings, berms...”

Page 9 – “Trees shall be ~~resistance~~ resistant to insect infestation, drought...”

The Committee discussed parking lot landscaping requirements, which is currently required at 15% of parking areas for lots with 40 or more spaces, and 10% for lots with less than 40 spaces. The Committee suggested a ratio of 1 island per 15 spaces for the Site Plan Review Ordinance standards and noted snow storage areas shall not conflict with and be of adequate size to store snow (so snowbanks do not reduce available spaces during Winter). Preservation of existing vegetation and trees was discussed. Peter Freiling suggested language shown on page 7 as follows:

Page 7 – “Existing natural groupings or clusters of trees shall also be preserved in parking areas, except where the Planning Board determines such a preservation to be impractical”.

The Committee encouraged the updated Ordinance language to require this not just in parking areas, but site wide. Rachel Hendrickson noted the Ordinance should be clear whether the goal is preservation, relocation, etc. for such areas and vegetation. She also suggested updating the Zoning Ordinance to include a maximum parking space figure for each use.

Landscape standards were discussed, with the Committee noting that the presented of native and alternative species list on pages 10-14 are missing some visually pleasing plantings (daffodils, tulips, lilacs, ajuga, roses, and aconitum). Such species should be added to the list since they are not necessarily alternatives to native species, but desirable so long as they are not invasive. The Committee suggested an ecologically healthy ratio of 60% native and 40% alternative species.

Portia Hirschman noted as written, site plans give no timeframe to complete landscape improvements so long as a performance guarantee is in place with the town. She added that time based requirements should be considered.

IV. Review and discuss possible recommendations to Ordinance Committee - Commercial Designs Standards – Draft Ordinance Materials.

The Committee then went on to discuss architectural standards. The following changes were made:

Page 3 – removal of reference to “donners”

Page 3 – “outdoor ~~sitting~~ seating or dining areas”

Page 14 and throughout document – removal of “reviewing authority”. Rick Shinay noted this comes from state statute to give room for towns without a Planning Board. Since Scarborough has such a board this language should be changed from “reviewing authority” to “Planning Board”.

The Committee discussed including 3 sided architecture in the standards with Peter Freilinger noting the following:

Page 1 - “Architecture that offers a positive experience from these three perspectives; by the motorist driving along the road corridor, by the pedestrian viewing the buildings up close, and in relation to surrounding buildings that tie into the community’s identity”. This order implies prioritizing view by the motorist, and should read to promote the view from the human scale. He suggested reordering these perspectives so “motorist driving along the road corridor” is not first.

V. Staff Updates

Allen Paul gave the Committee and staff an opportunity for updates, noting “Committee Comments” should be added as a standing agenda item moving forward.

Rachel Hendrickson suggested the Committee view the June 5<sup>th</sup> Planning Board meeting recording to view discussion on parking at The Downs. It included a proactive approach by the Board with respect to parking and stormwater management to properly address impacts of parking and sizeable development.

VI. Public Comment

VII. Adjournment

Marvin Gates made a motion to adjourn. Seconded by Robyn Saunders. Motion passes unanimously 5-0-0. The meeting was adjourned at 9:30AM

The next meeting of the Long Range Planning Committee will be July 12, 2023.

PURPLE – CHAPTER 405 SITE PLAN REVIEW  
BLUE – COMMERCIAL DESIGN STANDARDS  
GREEN - PROPOSED

## **SECTION XXXX: LANDSCAPE STANDARDS**

### **A. PURPOSE**

Scarborough's commercial districts shall be unified by a rich variety of street trees, flowering shrubs, and masses of color.

Landscaping shall be used to complement the architecture, enhance the human scale, reinforce circulation paths, highlight entrances, provide shade, and add color and seasonal interest. Greenspace shall be designated to preserve the natural features or resources of a site, to provide areas for active or passive recreation, or for visual and aesthetic benefits.

### **B. APPLICABILITY**

All landscaping installed after the date of effect of this Ordinance shall comply with these requirements. This includes, but is not limited to, new landscape, replacement planting, or any other landscaping proposed through the Site Plan process.

The provisions of this section shall not apply to individual single and two-family dwellings and their accessory buildings, structures and areas for parking and vehicular or pedestrian use.

Landscaping required as part of the subdivision process shall also adhere to these standards.

### **C. GENERAL STANDARDS**

Trees and plantings shall be coordinated with the on-site architecture by complementing the building elevations without blocking storefronts, signs, or lighting and reinforce wayfinding by emphasizing entrances and circulation patterns.

A varying, but simple, collection of plant materials and species is encouraged to create a distinctive, yet low maintenance environment. Plantings plans shall strike a balance between monoculture (the use of a single species) and too much variety.

Shrubs, perennials, annuals, ornamental grasses, etc. used along the roadways should be planted in masses or 'drifts' that emphasize colors and textures, rather than used as single specimens.

Native species should be selected for their benefits of conserving water, protecting soil from erosion, and creating habitat and providing food for many different animals including birds, pollinators, and small mammals.

**D. MINIMUM LANDSCAPING REQUIRED**

A minimum percentage of the total area being developed shall be landscaped in accordance with the following percentages:

- Multifamily dwellings: 20%
- Commercial, retail and lodging uses: 15%
- Office and professional uses: 15%
- Institutional and civic uses: 15%
- Industrial and manufacturing uses: 10%

Tree and shrub requirements for multi-family, commercial, institutional and civic uses:

- For every 500 square feet of landscaping required, or portion thereof, at least one (1) large tree and two (2) shrubs are required.
- Two (2) small ornamental trees may be substituted for one (1) required large tree, not to exceed 50% of the required large trees.

Tree and shrub requirements for industrial and manufacturing uses:

- For every 1,000 square feet of landscaping required, or portion thereof, at least one (1) large tree and two (2) shrubs are required.
- Two (2) small ornamental trees may be substituted for one (1) required large tree, not to exceed 50% of the required large trees.

Stormwater treatment areas including retention and detention areas shall not be counted toward the required minimum landscaped area.

**E. BUFFER YARD - STREETScape**

A vegetated buffer yard shall be established and/or maintained along the front property line of a lot where it abuts a public street as follows:

Landscape Buffer Yard Required	Minimum Depth
Regional Business District (B2)	
Payne Road	15'
Gorham Road	15'
All Others	10'

General Business District (B3)	
Route One	15'
Payne Road	15'
All Others	10'
Haigis Parkway District (HP)	
Haigis Parkway	25'
All Others	15'
Business Office – Research District (BOR)	
Route One	25'
All Others	15'
Running Hill Districts (RH & RH2)	
Running Hill Road	30'
Gorham Road	30'
Crossroads Planned Development District (CPD)	
Haigis Parkway	25'
Route One	15'
Payne Road	15'
Light Industrial District (LI)	
Two Rod Road	25' - 100' See Section XXI.B.F.
Maine Turnpike	100'
Holmes Road	30'
All Others	10'
All Other Districts	
Route One	15'
All other streets	10'

The buffer yard shall be maintained as a naturally vegetated area with native, non-invasive vegetation where it is adjacent to waterbodies, wetlands, or other areas with significant natural resource value unless an alternative treatment is approved by the Planning Board as part of the site plan review.

The buffer yard may be crossed by access roads or driveways and may include pedestrian and public utility facilities provided that the buffer function of the strip is maintained. Parking, internal roadways, structures, and storage or service facilities may not be located within the buffer strip.

Planting plans shall emphasize large shade trees within or near the right-of-way in order to create a more unified streetscape. Large spreading deciduous trees shall be planted in appropriate locations along town roads and private access drives to define the edge of the travel way, provide shade for pedestrians, clean the air, and add scale to transportation corridors and commercial developments.

Within the required buffer yard street trees shall be required at a rate of one (1) per thirty (30) feet.

Or

The Planning Board may require buffer yard street trees at a rate of one (1) per thirty (30) feet.

Trees shall be planted a minimum of five (5) feet from the edge of the roadway. Trees and other landscaping planted at intersections shall preserve an adequate sight triangle as determined by the traffic engineer.

Planting plans for commercial properties along Route One shall be coordinated with the recommendations in Guiding Growth and Public improvements on Route One.

Landscape buffer strip requirements may be used to meet the overall landscape requirements established in Table xxxx

#### **F. BUFFER YARD - RESIDENTIAL ADJACENCY**

Buffering shall be used to minimize any adverse impacts or nuisances on the site or from adjacent areas. Buffers shall be provided to shield structures and uses from the view of abutting properties, where the abutting properties would otherwise be adversely impacted.

A buffer yard is required when the following uses are adjacent:

- Non-residential uses adjacent to residential uses or zoning districts.

Buffer yards shall be installed by the non-residential use. Buffers may include fences, plantings, berms, grade changes and walls used to minimize any adverse impacts and nuisances on a given site or abutter. Buffers must also conform with applicable zoning requirements.

Minimum depth of buffer yard required as follows:

- Non-residential uses adjacent to single-family residential uses or zoning districts – Fifteen (15) feet.
- Non-residential uses adjacent to multi-family uses – Ten (10) feet.

Where residential adjacency buffers are required, the Planning Board may require evergreen or deciduous trees within these buffer areas as follows:

- Evergreen buffers require three (3) rows of staggered plantings. The rows shall be eight (8) feet apart and the evergreens planted six (6) feet on center.
- Deciduous buffers require trees with a minimum of 3-inch caliper and rows and spacing to be determined by the Board based on the characteristics of the site and uses.

## **G. PARKING LOT LANDSCAPING REQUIRED**

Landscaping is necessary in parking lots to enhance their appearance, lessen the scale of paved areas, define edges, and provide shade and cover. Existing natural groupings or clusters of trees shall be preserved in parking areas, except where the Planning Board determines such a preservation to be impractical.

**Parking Lot Screening.** Plantings, trees, and other landscape elements shall separate parking lots from neighboring streets to minimize views of vehicles and paved areas, while still enabling views of the building. Where parking is permitted between the building and the street, it shall be screened in accordance with the following:

- Landscape screening shall contain one (1) large tree per thirty (30) linear feet and a continuous screen not less than three (3) feet in height.

The continuous screen may be comprised of:

- Evergreen shrubs
- Vegetated berm
- Three (3) feet tall fence in combination with grasses, shrubs and perennials; or
- Combination of the above

Planted screening must be capable of providing a solid screen of at least thirty-six (36) inches in height in two years. The minimum planting bed depth is five (5) feet.

**Parking Lot Landscaping.** Parking lot landscaping shall be in accordance with the following:

- Planting islands shall be included at a rate of one (1) island per fifteen (15) spaces.
- Landscape islands shall be required on both ends of all parking aisles, if such spaces are not adjacent to another landscaped area or entryway.
- Landscape islands shall be a minimum of nine (9) feet wide and eighteen (18) feet deep, and shall contain at least one (1) large tree and four (4) shrubs.
- Entryways shall contain at least one (1) large tree and four (4) shrubs on each side.
- Large trees shall be planted at least five (5) feet from the end of parking lot islands and other landscaped areas.
- Not more than ten (10) consecutive parking spaces shall be provided without a landscaped island.
- Vehicular use areas including drive aisles and/or parking space shall be screened from all abutting private property by a continuous landscaped area not less than five (5) feet deep.

Parking Lot Landscaping requirements may be used to meet the overall landscape requirements established in Table xxxx



## H. FOUNDATION LANDSCAPING REQUIRED

Trees and plantings shall be coordinated with the on-site architecture by complementing the building elevations without blocking storefronts, signs, or lighting and reinforce wayfinding by emphasizing entrances and circulation patterns.

Planting beds are required along exposed building edges, foundations and uninterrupted walls. Plantings shall provide either a formal pattern or a naturalistic blend of heights, colors, and textures for visual relief.

In addition, all paved surfaces of parking areas (excluding the rear façade) shall be separated from buildings by a minimum five (5) feet landscape strip and a five (5) foot walkway.

- A minimum of one (1) shrub shall be planted every four (4) linear feet within the required planting strip.
- Small ornamental trees may be planted in the planting strip and substitute for four (4) shrubs.

Plantings shall be massed to soften edges, corners, and pavement areas, and to integrate the building into the landscape.

Large rocks may be used as landscape elements sparingly and as accents in mass plantings. Where used, they shall be buried for at least half of their depth.

Where mulch is used, it shall consist of dark, decomposed shredded bark, with pieces less than one (1) inch in any one dimension.

Foundation landscaping requirements may be used to meet the overall landscape requirements established in Table xxxx

## I. SCREENING - SERVICE AND MECHANICAL AREAS

Refuse containers or disposal areas shall be screened from view by placement of a solid wood or vinyl fence or masonry wall as tall as the refuse containers, but no less than five (5) feet in height. All refuse materials shall be contained within the refuse area.

- Structural screens and fencing shall complement the design of the main structure by repetition of materials, detailing, scale, and color.
- Where chain link fencing is required for safety, it shall be landscaped and painted black or a similar dark color, or coated with dark vinyl. Plastic slats in chain link fencing are not permitted.
- Gates shall be designed to prevent sagging.
- Screening may be further enhanced with evergreen trees, shrubs, and earth berms.

All mechanical equipment, transformers, propane tanks and similar shall be screened from any public right-of way or adjacent residential use or zoning districts. Fencing, landscape or a combination shall be required

Screening requirements may be used to meet the overall landscape requirements established in Table xxxx

## **J. LANDSCAPE PRESERVATION AND PROTECTION**

Wherever practical, existing specimen trees, tree clusters or other significant vegetation shall be preserved. Further, transplanting and reusing on-site trees and other vegetation is strongly encouraged.

Specimen tree list definitions..... Need to define

When preservation is proposed, a tree inventory and survey showing the location, size, species and condition of existing protected trees on a lot, must be submitted and approved with the site plan application. The landscape plan shall illustrate which vegetation will be preserved and what protection measures will be implemented including the following minimums:

- Site features must be designed to minimize disturbance to protected trees.
- Tree wells or cut areas may be used to preserve the original grade around the tree. Raising the grade around protected tree trunks is prohibited.
- In the drip line of protected trees, no cut or fill may be at least four (4) inches deep unless a qualified arborist or forester evaluates and approves the disturbance.
- Finished grades must slope away from trunks to avoid water concentrated at tree bases.
- During construction, perimeter fencing must be erected around protected trees, at least six (6) feet from the trunk or one-half of the drip line, whichever is more.
- Storage or movement of equipment, material, debris, or fill in the tree protection zone is prohibited.
- Damaging attachments, wires, signs or permits cannot be fastened to protected trees.
- The developer is responsible for coordination with utility companies when trenching near protected trees. Trenches or footings must be at least eight (8) feet from trunk bases. Tunneling under large diameter roots may be required to prevent root damage.

## **K. SNOW STORAGE**

Landscape materials surrounding parking lots and in islands shall be able to tolerate large quantities of snow stored during winter months. Delicate plant material shall not be used in areas where they are likely to be buried under snow.

Designated snow storage locations shall be required as follows:

- Located near the sides or rear of parking areas and driveways, away from primary street

frontage.

- Located to maximize solar exposure to the greatest extent possible.
- Located so that snow moving equipment is not required to enter the public streets to move snow to the storage areas.
- Located in a manner to preserve sight lines of vehicles entering and exiting the site.
- Shall not block any required access, sidewalk, trail or public path.
- Shall not block drainage areas.
- May be located within parking areas, but such areas may not be counted towards required off-street parking.
- May be located within required landscaping areas, but the areas shall be planted with landscaping tolerant of snow storage.
- Snow storage areas shall be located to avoid piling of snow against existing trees.

**L. APPROVED PLANT SPECIES LIST**

Plant material shall be selected with consideration to public health and safety. Plants to be avoided include those with poisonous fruits, large thorns, or invasive growth patterns, or shrubs that could provide hiding places along pathways or block the view of moving vehicles. The applicant shall use plant material and species that require a low degree of maintenance and that are resistant to insect infestation, drought, disease, road salt, and auto emissions, and are tolerant of local winter conditions.

All parking lot landscaping shall be appropriate for parking lot conditions. Trees that may damage automobiles (dripping sap, messy fruit, or hard seeds such as acorns) are discouraged in or around parking lots.

Invasive species shall not be used. Invasive plant list can be found here: [Maine Natural Areas Program Invasive Plant Fact Sheets](#)

The plants on the approved plant species list have been derived from a number of sources to increase the use of native plants in Scarborough. A minimum of sixty percent (60%) of plants included on the site plan shall be derived from the preferred or acceptable native species list. The remaining forty percent (40%) of plants may be selected from alternative species subject to Site Plan approval. The final selection of materials shall consider the specific growing requirements and characteristics of each plant and the conditions of the site.

Preferred Native Species		Acceptable Alternative Species	
Scientific Name	Common Name	Scientific Name	Common Name
<b>LARGE DECIDUOUS TREES</b>			
Acer rubrum	Red Maple	Aesculus hippocastan	Baumanii Horsechest
Acer saccharum	Sugar Maple	Acer campestre	Hedge Maple

<i>Acer x freemani</i>	Armstrong Maple, Autumn Blaze Maple, Freeman's Maple	<i>Acer tataricum</i>	Tartarian Maple
<i>Amelanchier (arborea)</i>	Shadblow	<i>Acer triflorum</i>	Three-flower Maple
<i>Betula borealis</i>	Northern Birch, Dwarf White Birch	<i>Carpinus betula fastig.</i>	Upright Hornbeam
<i>Betula nigra</i>	River Birch	<i>Cercidiphyllum japon.</i>	Katsura Tree
<i>Betula papyrifera</i>	Paper birch	<i>Cladrastis lutea</i>	Yellowwood
<i>Betula populifolia</i>	Gray birch	<i>Corylus columna</i>	Turkish Filbert
<i>Carpinus caroliniana</i>	American Hornbeam	<i>Ginkgo biloba</i>	Maidenhair Tree
<i>Crataegus crus-galli</i>	Cockspur Hawthorn	<i>Gleditsia triacanthos</i>	Thornless Honey Locust
<i>Fraxinus americana</i>	White Ash	<i>Prunus accolade</i>	Accolade Cheery
<i>Gymnocladus dioicus</i>	Kentucky Coffee Tree	<i>Prunus maackii</i>	Amur Chokecherry
<i>Liriodendron tulipifera</i>	Tulip Poplar Tree	<i>Quercus robur</i>	Upright English Oak
<i>Magnolia acuminata</i>	Cucumber Tree	<i>Sophora japonica</i>	Regent Scholartree
<i>Quercus alba</i>	White Oak	<i>Tilia cordata</i>	Littleleaf Linden
<i>Quercus bicolor</i>	Swamp White Oak	<i>Ulmus parvifolia</i>	Lacebark Elm
<i>Quercus coccinea</i>	Scarlet Oak	<i>Zelkova serrata</i>	Greenvase Zelkova
<i>Quercus imbricaria</i>	Shingle Oak		
<i>Quercus palustris</i>	Pin Oak		
<i>Quercus rubra</i>	Red Oak		
<i>Quercus shumardi</i>	Shumard Red Oak		
<i>Tilia americana</i>	American Basswood, American Linden		
<i>Ulmus americana</i>	Princeton American Elm		
Preferred Native Species		Acceptable Alternative Species	
Scientific Name	Common Name	Scientific Name	Common Name
LARGE EVERGREEN TREES			
<i>Abies balsamea</i>	Balsam Fir	<i>Picea abies</i>	Norway Spruce
<i>Abies concolor</i>	White Fir	<i>Picea omorika</i>	Serbian Spruce
<i>Abies fraseri</i>	Fraser Fir	<i>Picea pungens</i>	Colorado Spruce
<i>Picea glauca</i>	White Spruce		
<i>Picea pungens</i>	Blue Spruce		
<i>Picea rubens</i>	Red Spruce		
<i>Pinus resinosa</i>	Red/Norway Pine		
<i>Pinus strobus</i>	Eastern White Pine		
<i>Thuja occidentalis</i>	American Arborvitae		
<i>Tsuga canadensis</i>	Canadian Hemlock		
<i>Tsuga caroliniana</i>	Carolina Hemlock		

Preferred Native Species		Acceptable Alternative Species	
Scientific Name	Common Name	Scientific Name	Common Name
<b>SMALL ORNAMENTAL TREES</b>			
<i>Amelanchier canadensis</i>	Serviceberry	<i>Acer campestre</i>	Hedge Maple
<i>Carpinus carolinianum</i>	American Hornbeam	<i>Aesculus carnea</i>	Red Horsechestnut
<i>Celtis occidentalis</i>	Hackberry	<i>Carpinus betulus</i>	European Hornbeam
<i>Cornus florida</i>	Flowering Dogwood	<i>Cornus kousa</i>	Kousa Dogwood
<i>Cotinus obovatus</i>	American Smoketree	<i>Cornus mas</i>	Cornealian cherry Dogwood
<i>Crataegus crus-galli</i>	Cockspur Hawthorne	<i>Crataegus viridis</i>	Winter King Hawthorne
<i>Halesia carolina</i>	Carolina Silverbell	<i>Maackia amurensis</i>	Maackia
<i>Larix laricina</i>	Larch, Hackmatack, Tamarack	<i>Magnolia loebneri</i>	Loebner Magnolia
<i>Magnolia acuminata</i>	Cucumber Tree	<i>Magnolia stellata</i>	Star Magnolia
<i>Nyssa sylvatica</i>	Tupelo	<i>Malus species</i>	Crabapple
<i>Nyssa sylvatica</i>	Black Gum	<i>Phellodendron arboretum</i>	Amur Corktree
<i>Ostrya virginiana</i>	Ironwood	<i>Prunus sargentii</i>	Sargent Cherry
<i>Prunus pennsylvanica</i>	Pin cherry	<i>Prunus subhirtell</i>	Higan Cherry
<i>Prunus serotina</i>	Black cherry	<i>Sorbus alnifolia</i>	Korean Mountain Ash
<i>Sorbus americana</i>	American Mountain Ash		
Preferred Native Species		Acceptable Alternative Species	
Scientific Name	Common Name	Scientific Name	Common Name
<b>FLOWERING &amp; ORNAMENTAL SHRUBS</b>			
<i>Aesculus parviflora</i>	Bottlebrush Buckeye	<i>Cotinus coggygria</i>	Common Smoketree
<i>Amelanchier arborea</i>	Downy Serviceberry	<i>Cotoneaster adpressa</i>	Creeping Cotoneaster
<i>Aronia arbutifolia</i>	Red Chokeberry	<i>Deutzia gracilis</i>	Slender Deutzia
<i>Ceanothus americanus</i>	New Jersey Tea, Redroot	<i>Enkianthus campanulat.</i>	Redveined Enkianthus
<i>Clethra anifolia</i>	Sweet Pepperbush	<i>Forsythia 'Sunrise'</i>	Sunrise Forsythia
<i>Comptonia peregrina</i>	Sweetfern	<i>Hydrangea paniculata</i>	Panicle Hydrangea
<i>Cornus racemosa</i>	Gray dogwood	<i>Viburnum sargentii</i>	Sargent Viburnum
<i>Cornus sericea</i>	Redosier Dogwood		
<i>Hamamelis virginiana</i>	Common witchhazel		
<i>Ilex verticillata</i>	Winterberry		
<i>Juniperus communis</i>	Common Juniper		
<i>Kalmia angustifolia</i>	Sheep Laurel		
<i>Myrica pennsylvanica</i>	Bayberry		
<i>Physocarpus opulifolius</i>	Ninebark		
<i>Potentilla fruticosa</i>	Bush Cinquefoil		

<i>Prunus maritima</i>	Beach Plum		
<i>Rhododendron canadense</i>	Rhodora		
<i>Rosa blanda</i>	Meadow Rose		
<i>Rosa carolina</i>	Pasture Rose, Carolina Rose		
<i>Rosa palustris</i>	Swamp rose		
<i>Rosa virginiana</i>	Virginia Rose		
<i>Vaccinium corymbosum</i>	Highbush Blueberry		
<i>Viburnum dentatum</i>	Southern Arrowwood		
<i>Viburnum nudum</i> L. var. <i>cassinoides</i>	White-rod Viburnum, Wild Raisin		
<i>Viburnum prunifolium</i>	Blackhaw Viburnum		
<i>Viburnum trilobum</i>	American Cranberrybush		
<i>Xanthorhiza simplicissima</i>	Yellowroot		
Preferred Native Species		Acceptable Alternative Species	
Scientific Name	Common Name	Scientific Name	Common Name
GROUNDCOVERS			
<i>Amelanchier spicata</i>	Running Serviceberry		
<i>Arctostaphylos uva-ursi</i>	Bearberry		
<i>Cornus canadensis</i>	Bunchberry		
<i>Gaultheria procumbens</i>	Checkerberry, Wintergreen		
<i>Juniperus horizontalis</i>	Creeping Juniper		
<i>Mitchella repens</i>	Partridgeberry		
<i>Vaccinium angustifolium</i>	Lowbush Blueberry		
Preferred Native Species		Acceptable Alternative Species	
Scientific Name	Common Name	Scientific Name	Common Name
PERENNIALS			
<i>Achillea millefolium</i>	Yarrow	<i>Astilbe varieteis</i>	Astilbe
<i>Actaea rubra</i>	Red Baneberry	<i>Hemerocallis</i> species	Daylilies
<i>Anemone canadensis</i>	Canadian Anemone	<i>Malva alcea</i> 'fastigiata'	Hollyhock Mallow
<i>Aquilegia canadensis</i>	Eastern Red Columbine	<i>Perovskia atriplicifolia</i>	Russian Sage
<i>Asclepias tuberosa</i>	Butterfly weed	<i>Sedum telephium</i>	Autumn Joy Sedum
<i>Columbine aquilegia</i>	Columbine		
<i>Coreopsis lanceolata</i>	Lanceleaf Coreopsis		
<i>Coreopsis verticillata</i>	Moonbeam Coreopsis		
<i>Echinacea purpurea</i>	Purple coneflower		

<i>Eutrochium purpureum</i>	Joe Pye Weed		
<i>Iris versicolor</i>	Blue Flag Iris		
<i>Liatris spicata</i>	Gayfeather		
<i>lobelia cardinalis</i>	Cardinal Flower		
<i>Lupinus perennis</i>	Wild Lupine		
<i>Monarda didyma</i>	Scarlet Bee Balm, Oswego Tea		
<i>Monarda fistulosa</i>	Wild Bergamot		
<i>Polygonatum pubescens</i>	Solomon's Seal		
<i>Rudbeckia hirta</i>	Black-Eyed Susan		
<i>Symphyotrichum novae-angliae</i>	New England Aster		
<i>Symphyotrichum novi-belgii</i>	New York Aster		
Preferred Native Species		Acceptable Alternative Species	
Scientific Name	Common Name	Scientific Name	Common Name
FERNS			
<i>Adiantum pedatum</i>	Maidenhair Fern		
<i>Athyrium angustum</i>	Lady Fern		
<i>Dennstaedtia punctilobula</i>	Hayscented Fern		
<i>Matteuccia struthiopteris</i> var. <i>pensylvanica</i>	Ostrich Fern		
<i>Onoclea sensibilis</i>	Sensitive Fern		
<i>Osmundastrum cinnamomeum</i>	Cinnamon Fern		
<i>Osmunda claytoniana</i>	Interrupted Fern		
<i>Osmunda regalis</i> var. <i>spectabilis</i>	Royal Fern		
<i>Polystichum acrostichoides</i>	Christmas Fern		
Preferred Native Species		Acceptable Alternative Species	
Scientific Name	Common Name	Scientific Name	Common Name
GRASSES			
<i>Ammophila breviligulata</i>	Beachgrass	<i>Deschampsia caespitosa</i>	Tufted hair Grass
<i>Andropogon gerardii</i>	Big Bluestem	<i>Miscanthus sinensis</i>	Purple Silver Grass
<i>Calamagrostis canadensis</i>	Bluejoint Grass		
<i>Deschampsia cespitosa</i>	Tufted Hairgrass		
<i>Deschampsia flexuosa</i>	Crinkled Hairgrass		
<i>Panicum virgatum</i>	Switchgrass		

Schizachyrium scoparium	Little Bluestem		
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Plant materials shall meet the following minimum sizes, unless alternative sizes are required given a particular site or location:

VEGETATION	MINIMUM SIZE
Canopy Trees	2 ½” caliper
Flowering Trees	2” caliper
Evergreen Trees	5 to 7’ in height
Deciduous Shrubs	24” in height
Evergreen Shrubs	18” height / spread
Perennials	2 year clumps
Ornamental Grasses	2 year clumps
Ground Covers	3” pots

The use of bare root plant material is prohibited.

The Planning Board may require larger plants for special locations, such as within the Route One right-of-way and along Haigis Parkway.

#### M. INSTALLATION, GUARANTEE AND MAINTENANCE

**Installation.** The ultimate form and height of plantings shall be considered so they will not create unsafe conditions or block sight lines for pedestrians, bicyclists, or motorists as they mature.

Trees shall be planted in locations where their root development and branching patterns will not interfere with window displays, signage, underground or overhead utilities, streets, and sidewalks.

The installation of underground irrigation is encouraged in front setbacks, public spaces, and other highly visible areas. It shall be coordinated so it does not cause overflow or flooding in pedestrian use areas, such as walkways, sidewalks, or parking lots.

**Maintenance.** Landscape plans shall anticipate a three (3) to eight (8) year growing cycle to achieve maturity for shrubs and fifteen (15) to twenty (20) plus years for trees. The plan shall be designed and plantings selected with due consideration for maintenance requirements.

A written maintenance plan shall be provided for the landscape elements to be installed on the site. The plan shall include initial installation, guarantee period, replacement policy, annual maintenance, and irrigation provisions.

Trees and shrubs in and near parking areas and walkways shall be trimmed and maintained so that they do not block views needed for safe movement of motorists and pedestrians. **Vertical**



clearances of at least eight (8) feet shall be maintained. Shrubs in parking lot islands shall not exceed three (3) feet in height to avoid blocking visibility.

All plant material shall be allowed to achieve their natural forms without excessive pruning. Shaping evergreen shrubs into tight geometrical forms shall be avoided.

**Guarantee.** All lawns and plant materials shall be guaranteed for a period of not less than two (2) years. The developer shall submit a copy of a guarantee and a contract with the landscape contractor, indicating the terms of the guarantee period, or may obtain a letter of credit.

Where plant materials specified on the planting plan do not survive or are damaged, they shall be replaced and/or reinforced in accordance with the two-year performance guarantee to maintain conformance with the approved planting plan and to provide the necessary landscape effect.

The Town recognizes the seasonal nature of landscape installation; however, all landscaping shall be installed according to the approved site plan within eight (8) months after the Certificate of Occupancy has been issued. The guarantee period does not begin until all landscaping has been installed.

#### **N. LANDSCAPE PLAN REQUIRED**

If site improvements will create ten (10) or more new parking spaces or create 2,000 sq. ft. or more of new building footprint, a landscape plan shall be prepared by a landscape architect registered in Maine.

The Planning Board, at their discretion, may require a peer review of landscape plans.

Landscaping for multiple building developments shall be coordinated with all other elements of the site. As part of the application for Site Plan approval, applicants shall submit a master landscape plan that shows how landscaping will be used to complement proposed buildings, reinforce circulation paths, help define pedestrian use areas, highlight entrances, provide shade, and add seasonal interest to the landscape.

Plantings used in stormwater treatment facilities should be designed by a qualified professional familiar with the growing requirements of wetland species.

The planting plan shall illustrate how plantings shall be coordinated with the location of underground and overhead utilities and lighting.

Each landscape plan shall include the following table filled out for the specific site:

<b>Minimum Landscape Required</b>	<b>Required</b>	<b>Provided</b>
Minimum Landscape Area (square feet)		
Minimum Trees Required		
Minimum Shrubs Required		
<b>Buffer Yard - Streetscape</b>	<b>Required</b>	<b>Provided</b>
Street Name		
Street Frontage Depth		
Street Frontage Length (linear feet)		
Street Trees		
<b>Buffer Yard - Residential Adjacency (if required)</b>	<b>Required</b>	<b>Provided</b>
Buffer Depth (feet)		
Buffer Length (linear feet)		
RA Buffer Trees		
<b>Parking Lot Screening (if required)</b>	<b>Required</b>	<b>Provided</b>
Parking Lot Screen Depth (feet)		
Parking Lot Screen Length (excluding entryways) (linear feet)		
Parking Lot Screen Area (square feet)		
Parking Lot Screening Trees		
Parking Lot Screening Shrubs		
<b>Parking Lot Landscape</b>	<b>Required</b>	<b>Provided</b>
Parking Spaces		
Parking Islands (number)		
Parking Islands (square feet)		
Parking Island Trees		
Parking Island Shrubs		
Entryway Trees		
Entryway Shrubs		
Continuous 5' Landscape Area - All Applicable Sides (square feet)		
<b>Foundation Landscape</b>	<b>Required</b>	<b>Provided</b>
Landscape Bed Depth (feet)		
Landscape Bed Length - All Applicable Sides (linear feet)		
Landscape Bed Area - All		

Applicable Sides (square feet)		
Landscape Bed Shrubs		
Landscape Bed Ornamental Trees (if provided)		
<b>Additional Screening (if required)</b>	<b>Required</b>	<b>Provided</b>
Dumpster Area Fence		
Dumpster Areas Shrubs		
Mechanical Screening Fence		
Mechanical Screening Shrubs		

**O. SITE PLAN WAIVERS - LANDSCAPE**

The Planning Board may review waivers to landscaping standards for the following:

1. The Planning Board may approve alternative buffer strip planting for parcels adjacent to waterbodies, wetlands, or other areas with significant natural resource value as part of the site plan review.
2. The Planning Board may reduce the amount of landscaping required for parking lots if additional landscaping of equal or greater value is provided on other areas on site.
3. The Planning Board may approve an alternative interior parking island design to address stormwater runoff if recommended for approval by the Town Engineer.
4. The Planning Board may waive residential adjacency buffer requirements if the site is in conjunction with a master planned development or within a mixed-use district.
5. The Planning Board may waive the required snow storage areas if a snow storage management plan is submitted and approved by the Town that includes the following:
  - o Designated temporary or interim snow storage areas that do not interfere with more than one-third (1/3) of the project required minimum parking.
  - o Interim snow storage shall be removed within five (5) calendar days following a storm cycle.
  - o Interim snow storage shall not be in a location that will damage trees, landscape or other facilities.
  - o Interim snow storage shall not block any required access, sidewalk, trail or public way.
  - o Snow shall be hauled to approved and permitted locations.
  - o Snow hauling shall generally be completed during non-business hours.
  - o The snow management plan shall designate the removal methods.
6. **OTHERS?**

DRAFT