



Long Range Planning Committee Meeting
August 9, 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 July 12, 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. Meeting Day and Time Discussion
- V. Staff Updates
- VI. Committee Member Updates
- VII. Adjourn



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

Hybrid Meeting:

In Person: Council Chambers B & Virtually via Zoom:

In attendance: Allen Paul, Marvin Gates, Peter Freiling, Rick Shinay, Robyn Saunders, Portia Hirschman, Rachel Hendrickson, John Cloutier, Autumn Speer, Eric Sanderson

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

Robyn Saunders was elevated to a full voting member.

Motion made by Peter Freiling, seconded by Robyn Saunders. Passes unanimously.

At this point in the meeting, the Committee discussed membership due to the resignation of Ken Johnson. Allen Paul moved to recommend to the Appointments and Negotiations Committee that Robyn Saunders become a full member, seconded by Peter Freiling. Motion passes unanimously.

Robyn Saunders then made a motion to move Portia to 1st Alternate and Rachel Hendrickson to 2nd alternate, seconded by Peter Freiling. Motion passes unanimously.

The Committee then voted to combine these two motions into one as a recommendation to the Appointments & Negotiations Committee. Robyn amended her motion to include recommendation that she be made a full voting member. Seconded by Peter Freiling. Motion passes 4-0-1 (Marvin Gates).

II. Review and discuss recommendations to Ordinance Committee – Chapter 405B Site Plan requirements and Commercial Design Standards Merger/Update – **Draft Ordinance Landscape Requirements**

Autumn Speer gave an overview of the landscaping standards, noting the Conservation commission updated the plantings list. Peter Freiling voiced concerns over how additional landscaping could limit density in growth areas. Autumn suggested to amend particular zoning district standards in more dense

areas rather than apply one standard town wide. Rachel added that this incentivizes applicants to appropriately design the site with respect to building size and parking lot size.

Robyn questioned if the standards would speak to invasive species. Autumn clarified that the proposal uses language to encourage “native” species be used, however, language could be added to exclude invasive species. Autumn then suggested requiring 15% landscaped area per acre, 1 tree per 500 square feet, and 2 shrubs per 500 square feet. This includes moving buffering requirements from individual zoning district standards into the landscaping requirements so those are all centralized. The Committee then went on noting the importance of these being mandatory requirements, but having a waiver process that is specific to allow the Planning Board flexibility. In any waiver consideration, the burden of proof is on the applicant to demonstrate that a waiver is justifiable.

Rachel suggested using a minimum of 1 tree per 30 feet of frontage, with the Planning Board having the ability to allow the applicant plantings elsewhere on site so the minimum number of plantings can still be met in cases where frontage is constrained. She also noted it would be helpful to allow shrubs instead of trees where such constraints exist. Robyn requested drainage be considered and use of berms discouraged. Maintaining natural drainage flow is key for appropriate stormwater treatment.

The Committee discussed buffering between commercial and residential uses. The draft ordinance suggests 15 feet between commercial uses and single family residential, with 10 allowed between commercial uses and multifamily residential. Rachel suggested increasing the multifamily buffer by 5 feet. This would create a uniform 15 ft. buffer between all residential and commercial development. She also suggested that the ordinance contain language that states “when buffer area contains a group of specimen trees, it shall be preserved”. The Committee considered requiring an island in parking lots for every 15 spaces, and an additional island every other 10 (i.e. 25 space lot requires 2 islands, but 20 spaces would necessitate only 1 island). Increasing buffers of vehicles in wetland areas from 5 feet to 10 feet was also discussed.

Page 16, paragraph O of the proposed ordinance was discussed, with the Committee noting alternative layouts could be approved by the Town Engineer and/or peer review teams. Section O.5 was then questioned regarding snow storage being placed in approved and permitted locations. The Committee requested applicants show the Planning Board where snow is going so it is confirmed to be in an approved location. The Committee requested landscaping in the rear of all sites when visible from another property, or in all projects regardless of siting. The Committee concluded the discussion by noting low maintenance plants should be used, as long term impacts of maintenance (mowing, pesticide use) etc. can be harmful to the environment.

III. Public Comment

IV. Staff Updates

- Rate of Growth Ordinance
- LD 2003 Updates

V. Committee Member Updates

Rachel updated the Committee that the Planning Board is now including growth permit information into site plan approvals for residential projects for ease of tracking. Peter Freilinger noted the Zoning Board of Appeals is seeing applications for home office uses, so clarifications for the Zoning Ordinance would be helpful. In closing, Portia Hirschman noted the transportation committee would encourage bike racks for site plans. Autumn stated this is in the existing ordinance standards, but she will add it to the landscape section as an item of clarity.

VI. Adjourn

Robyn Saunders made a motion to adjourn, seconded by Peter Freilinger. Motion passes unanimously. The meeting was adjourned at 9:40AM.

The next meeting of the Long Range Planning Committee will be August 9th.

DRAFT 8.9.23 LRPC DISCUSSION

PURPLE – CHAPTER 405 SITE PLAN REVIEW

BLUE – COMMERCIAL DESIGN STANDARDS

GREEN – PROPOSED

HIGHLIGHTS – CHANGES SINCE LAST MEETING

SECTION XXXX: LANDSCAPE AND SCREENING STANDARDS

A. PURPOSE

~~Searborough'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 or Subdivision 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. Invasive species are prohibited.

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.

Each development shall provide at least two (2) different species. No more than 50% of all trees, per development, shall be of the same species. This standard applies only to trees being planted to meet requirements, not to existing trees.

Ground cover required. Landscaped area that is not planted with trees and shrubs must be planted in ground cover plants, which may include grasses. Mulch (as a ground cover) must be confined to areas underneath plants and is not a substitute for ground cover plants.

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.~~ This is old language that does not apply for street yard buffers.

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, stormwater treatment areas 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~~ large trees shall be required at a rate of one (1) per thirty (30) feet. ~~Trees may be planted in irregular groupings to accommodate utility conflicts.~~

~~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.~~ NOT USED

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)~~ Fifteen (15) feet.
- Multi-family uses adjacent to single-family residential uses – Five (5) 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) ten (10) feet deep. Stormwater treatment may be located in these areas upon approval by the Town Engineer.

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. Refuse containers and disposal areas shall be located to the side or rear of sites and in no instance shall be located in the front setback of a site.

- 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. SCREENING - OUTDOOR STORAGE

Outdoor storage shall be permitted only as allowed by the Scarborough Zoning Ordinance.

The outside storage of goods, materials, merchandise, automobiles, automobile parts, ~~waste collection facilities, dumpsters,~~ containers, and the like shall be located to the side or rear of sites and screened from view, if feasible.

Areas for outdoor storage or containers shall be designed as an integral part of the site, landscaping, and architectural plan and shall be setback and screened from public and private ways, main entrances, public spaces, and abutting residential neighborhoods.

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

K. LANDSCAPE PRESERVATION AND PROTECTION

Wherever practical, existing specimen trees, **native species over 20' at DBH**, tree clusters or other significant vegetation shall be preserved. Further, transplanting and reusing on-site trees and other vegetation is strongly encouraged.

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.

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

L. SITE AMENITIES

~~Major~~ Primary entrances to new or renovated buildings shall be complemented with outdoor seating or use areas. Canopies, recessed entrances, seating areas, decorative plantings, lawn areas and other elements may be incorporated around the building entry to serve as pedestrian space or gathering areas.

M. BICYCLE FACILITIES

One or more bicycle parking spaces must be provided for every 20 vehicle parking spaces required as a minimum for non-residential uses. Bicycle parking design must follow standards recommended by the Association of Professional and Bicycle Professionals.

N. SNOW STORAGE

Provisions shall be made for snow storage in the design of all parking areas. The areas shall be shown on the site plan to avoid conflicts with landscaping, visibility, drainage, or icing during the winter season.

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.

All walkways and sidewalks shall be designed for efficient snow removal to enable year-round use.

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.
- Shall not be located in or near any stormwater treatment areas including retention and detention 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.

O. 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.

When the ordinance requires a large tree, only trees classified as large deciduous trees or large evergreen trees are permitted. All trees shall be selected from the following list.

When the ordinance requires a shrub, only plants classified as flowering and ornamental shrubs, perennials ferns and grasses may be used, except up to ~~A minimum of sixty percent (60 percent)~~ ~~seventy five (75%) of all other plants included on the site plan shall be derived from the preferred or acceptable native species list. The remaining forty percent (40%)~~ twenty-five (25%) percent 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
LARGE DECIDUOUS TREES			
<i>Acer rubrum</i>	Red Maple	<i>Aesculus hippocastan</i>	Baumanii Horsechest
<i>Acer saccharum</i>	Sugar Maple	<i>Acer campestre</i>	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		

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

Juniperus communis	Common Juniper		
Kalmia angustifolia	Sheep Laurel		
Myrica pennsylvanica	Bayberry		
Physocarpus opulifolius	Ninebark		
Potentilla fruticosa	Bush Cinquefoil		
Prunus maritima	Beach Plum		
Rhododendron canadense	Rhodora		
Rosa blanda	Meadow Rose		
Rosa carolina	Pasture Rose, Carolina Rose		
Rosa palustris	Swamp rose		
Rosa virginiana	Virginia Rose		
Vaccinium corymbosum	Highbush Blueberry		
Viburnum dentatum	Southern Arrowwood		
Viburnum nudum L. var. cassinoides	Withe-rod Viburnum, Wild Raisin		
Viburnum prunifolium	Blackhaw Viburnum		
Viburnum trilobum	American Cranberrybush		
Xanthorhiza simplicissima	Yellowroot		
Preferred Native Species		Acceptable Alternative Species	
Scientific Name	Common Name	Scientific Name	Common Name
PERENNIALS			
Achillea millefolium	Yarrow	Astilbe varieteis	Astilbe
Actaea rubra	Red Baneberry	Hemerocallis species	Daylilies
Anemone canadensis	Canadian Anemone	Malva alcea 'fastigiata'	Hollyhock Mallow
Aquilegia canadensis	Eastern Red Columbine	Perovskia atriplicifolia	Russian Sage
Asclepias tuberosa	Butterfly weed	Sedum telephium	Autumn Joy Sedum
Columbine aquilegia	Columbine		
Coreopsis lanceolata	Lanceleaf Coreopsis		
Coreopsis verticillata	Moonbeam Coreopsis		
Echinacea purpurea	Purple coneflower		
Eutrochium purpureum	Joe Pye Weed		
Iris versicolor	Blue Flag Iris		
Liatris spicata	Gayfeather		
lobelia cardinalis	Cardinal Flower		
Lupinus perennis	Wild Lupine		
Monarda didyma	Scarlet Bee Balm, Oswego Tea		

Monarda fistulosa	Wild Bergamot		
Polygonatum pubescens	Solomon's Seal		
Rudbeckia hirta	Black-Eyed Susan		
Symphyotrichum novae-angliae	New England Aster		
Symphyotrichum novi-belgii	New York Aster		
Preferred Native Species		Acceptable Alternative Species	
Scientific Name	Common Name	Scientific Name	Common Name
FERNS			
Adiantum pedatum	Maidenhair Fern		
Athyrium angustum	Lady Fern		
Dennstaedtia punctilobula	Hayscented Fern		
Matteuccia struthiopteris var. pensylvanica	Ostrich Fern		
Onoclea sensibilis	Sensitive Fern		
Osmundastrum cinnamomeum	Cinnamon Fern		
Osmunda claytoniana	Interrupted Fern		
Osmunda regalis var. spectabilis	Royal Fern		
Polystichum acrostichoides	Christmas Fern		
Preferred Native Species		Acceptable Alternative Species	
Scientific Name	Common Name	Scientific Name	Common Name
GRASSES			
Ammophila breviligulata	Beachgrass	Deschampsia caespitosa	Tufted hair Grass
Andropogon gerardii	Big Bluestem	Miscanthus sinensis	Purple Silver Grass
Calamagrostis canadensis	Bluejoint Grass		
Deschampsia cespitosa	Tufted Hairgrass		
Deschampsia flexuosa	Crinkled Hairgrass		
Panicum virgatum	Switchgrass		
Schizachyrium scoparium	Little Bluestem		

Preferred Native Species		Acceptable Alternative Species	
Scientific Name	Common Name	Scientific Name	Common Name
GROUNDCOVERS			
Amelanchier spicata	Running Serviceberry		
Arctostaphylos uva-ursi	Bearberry		
Cornus canadensis	Bunchberry		
Gaultheria procumbens	Checkerberry, Wintergreen		
Juniperus horizontalis	Creeping Juniper		
Mitchella repens	Partridgeberry		
Vaccinium angustifolium	Lowbush Blueberry		

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.

P. 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. Maintenance plans shall include alternatives to regular mowing and pesticide use if possible.

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.

or

Plants that die must be replaced in kind. A fine may be levied if the landscaping has not been maintained, and new plants required to be planted.

The Town recognizes the seasonal nature of landscape installation; however, all landscaping shall be installed according to the approved site plan prior to Certificate of Occupancy or within six (6) months after the Certificate of Occupancy has been issued and a performance guarantee has been provided and accepted by the Town. The guarantee period does not begin until all landscaping has been installed.

Q. 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:

Minimum Landscape Required	Required	Provided
Minimum Landscape Area (square feet)		
Minimum Trees Required		
Minimum Shrubs Required		
Buffer Yard - Streetscape	Required	Provided
Street Name		
Street Frontage Depth		
Street Frontage Length (linear feet)		
Street Trees		
Buffer Yard - Residential Adjacency (if required)	Required	Provided
Buffer Depth (feet)		
Buffer Length (linear feet)		
RA Buffer Trees		
Parking Lot Screening (if required)	Required	Provided
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		
Parking Lot Landscape	Required	Provided

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)		
Foundation Landscape	Required	Provided
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)		
Additional Screening (if required)	Required	Provided
Dumpster Area Fence		
Dumpster Areas Shrubs		
Mechanical Screening Fence		
Mechanical Screening Shrubs		

R. 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:

- Designated temporary or interim snow storage areas that do not interfere with more than one-third (1/3) of the project required minimum parking.
- Interim snow storage shall be removed within five (5) calendar days following a storm cycle.
- Interim snow storage shall not be in a location that will damage trees, landscape or other facilities.
- Interim snow storage shall not block any required access, sidewalk, trail or public way.
- Snow shall be hauled to approved and permitted locations. The location shall be provided.
- Snow hauling shall generally be completed during non-business hours.
- The snow management plan shall designate the removal methods.

SECTION XXXX: LANDSCAPE AND SCREENING STANDARDS

A. PURPOSE

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 or Subdivision 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.

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. Invasive species are prohibited.

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.

Each development shall provide at least two (2) different species. No more than 50% of all trees, per development, shall be of the same species. This standard applies only to trees being planted to meet requirements, not to existing trees.

Ground cover required. Landscaped area that is not planted with trees and shrubs must be planted in ground cover plants, which may include grasses. Mulch (as a ground cover) must be confined to areas underneath plants and is not a substitute for ground cover plants.

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 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, stormwater treatment areas 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 large trees shall be required at a rate of one (1) per thirty (30) feet. Trees may be planted in irregular groupings to accommodate utility conflicts.

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.

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 - Fifteen (15) feet.
- Multi-family uses adjacent to single-family residential uses – Five (5) 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.

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

- 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 property by a continuous landscaped area not less than ten (10) feet deep. Stormwater treatment may be located in these areas upon approval by the Town Engineer.

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 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. Refuse containers and disposal areas shall be located to the side or rear of sites and in no instance shall be located in the front setback of a site.

- 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. SCREENING - OUTDOOR STORAGE

Outdoor storage shall be permitted only as allowed by the Scarborough Zoning Ordinance.

The outside storage of goods, materials, merchandise, automobiles, automobile parts, containers, and the like shall be located to the side or rear of sites and screened from view, if feasible-

Areas for outdoor storage or containers shall be designed as an integral part of the site, landscaping, and architectural plan and shall be setback and screened from public and private ways, main entrances, public spaces, and abutting residential neighborhoods.

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

K. LANDSCAPE PRESERVATION AND PROTECTION

Wherever practical, existing specimen trees, native species over 20' at DBH, tree clusters or other significant vegetation shall be preserved. Further, transplanting and reusing on-site trees and other vegetation is strongly encouraged.

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.

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

L. SITE AMENITIES

Primary entrances to new or renovated buildings shall be complemented with outdoor seating or use areas. Canopies, recessed entrances, seating areas, decorative plantings, lawn areas and other elements may be incorporated around the building entry to serve as pedestrian space or gathering areas.

M. BICYCLE FACILITIES

One or more bicycle parking spaces must be provided for every 20 vehicle parking spaces required as a minimum for non-residential uses. Bicycle parking design must follow standards recommended by the Association of Professional and Bicycle Professionals.

N. SNOW STORAGE

Provisions shall be made for snow storage in the design of all parking areas. The areas shall be shown on the site plan to avoid conflicts with landscaping, visibility, drainage, or icing during the winter season.

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.

All walkways and sidewalks shall be designed for efficient snow removal to enable year-round use.

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.
- Shall not be located in or near any stormwater treatment areas including retention and detention 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.

O. 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.

When the ordinance requires a large tree, only trees classified as large deciduous trees or large evergreen trees are permitted. All trees shall be selected from the following list.

When the ordinance requires a shrub, only plants classified as flowering and ornamental shrubs, perennials ferns and grasses may be used, except up to twenty-five (25%) percent 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
LARGE DECIDUOUS TREES			
Acer rubrum	Red Maple	Aesculus hippocastan	Baumanii Horsechest
Acer saccharum	Sugar Maple	Acer campestre	Hedge Maple
Acer x freemani	Armstrong Maple, Autumn Blaze Maple, Freeman's Maple	Acer tataricum	Tartarian Maple
Amelanchier (arborea)	Shadblow	Acer triflorum	Three-flower Maple
Betula borealis	Northern Birch, Dwarf White Birch	Carpinus betula fastig.	Upright Hornbeam
Betula nigra	River Birch	Cercidiphyllum japon.	Katsura Tree
Betula papyrifera	Paper birch	Cladrastis lutea	Yellowwood
Betula populifolia	Gray birch	Corylus colurna	Turkish Filbert
Carpinus caroliniana	American Hornbeam	Ginkgo biloba	Maidenhair Tree
Crataegus crus-galli	Cockspur Hawthorn	Gleditsia triacanthos	Thornless Honey Locust
Fraxinus americana	White Ash	Prunus accolade	Accolade Cheery
Gymnocladus dioicus	Kentucky Coffee Tree	Prunus maackii	Amur Chokecherry
Liriodendron tulipifera	Tulip Poplar Tree	Quercus robur	Upright English Oak
Magnolia acuminata	Cucumber Tree	Sophora japonica	Regent Scholartree
Quercus alba	White Oak	Tilia cordata	Littleleaf Linden
Quercus bicolor	Swamp White Oak	Ulmus parvifolia	Lacebark Elm
Quercus coccinea	Scarlet Oak	Zelkova serrata	Greenvase Zelkova
Quercus imbricaria	Shingle Oak		
Quercus palustris	Pin Oak		
Quercus rubra	Red Oak		

Quercus shumardi	Shumard Red Oak		
Tilia americana	American Basswood, American Linden		
Ulmus americana	Princeton American Elm		
Preferred Native Species		Acceptable Alternative Species	
Scientific Name	Common Name	Scientific Name	Common Name
LARGE EVERGREEN TREES			
Abies balsamea	Balsam Fir	Picea abies	Norway Spruce
Abies concolor	White Fir	Picea omorika	Serbian Spruce
Abies fraseri	Fraser Fir	Picea pungens	Colorado Spruce
Picea glauca	White Spruce		
Picea pungens	Blue Spruce		
Picea rubens	Red Spruce		
Pinus resinosa	Red/Norway Pine		
Pinus strobus	Eastern White Pine		
Thuja occidentalis	American Arborvitae		
Tsuga canadensis	Canadian Hemlock		
Tsuga caroliniana	Carolina Hemlock		
Preferred Native Species		Acceptable Alternative Species	
Scientific Name	Common Name	Scientific Name	Common Name
SMALL ORNAMENTAL TREES			
Amelanchier canadensis	Serviceberry	Acer campestre	Hedge Maple
Carpinus carolinianum	American Hornbeam	Aesculus carnea	Red Horsechestnut
Celtis occidentalis	Hackberry	Carpinus betulus	European Hornbeam
Cornus florida	Flowering Dogwood	Cornus kousa	Kousa Dogwood
Cotinus obovatus	American Smoketree	Cornus mas	Cornealian cherry Dogwood
Crataegus crus-galli	Cockspur Hawthorne	Crataegus viridis	Winter King Hawthorne
Halesia carolina	Carolina Silverbell	Maackia amurensis	Maackia
Larix laricina	Larch, Hackmatack, Tamarack	Magnolia loebneri	Loebner Magnolia
Magnolia acuminata	Cucumber Tree	Magnolia stellata	Star Magnolia
Nyssa sylvatica	Tupelo	Malus species	Crabapple
Nyssa sylvatica	Black Gum	Phellodendron arboretum	Amur Corktree
Ostrya virginiana	Ironwood	Prunus sargentii	Sargent Cherry
Prunus pennsylvanica	Pin cherry	Prunus subhirtell	Higan Cherry
Prunus serotina	Black cherry	Sorbus alnifolia	Korean Mountain Ash
Sorbus americana	American Mountain		

	Ash		
Preferred Native Species		Acceptable Alternative Species	
Scientific Name	Common Name	Scientific Name	Common Name
FLOWERING & ORNAMENTAL SHRUBS			
Aesculus parviflora	Bottlebrush Buckeye	Cotinus coggygria	Common Smoketree
Amelanchier arborea	Downy Serviceberry	Cotoneaster adpressa	Creeping Cotoneaster
Aronia arbutifolia	Red Chokeberry	Deutzia gracilis	Slender Deutzia
Ceanothus americanus	New Jersey Tea, Redroot	Enkianthus campanulat.	Redveined Enkianthus
Clethra anifolia	Sweet Pepperbush	Forsythia 'Sunrise'	Sunrise Forsythia
Comptonia peregrina	Sweetfern	Hydrangea paniculata	Panicle Hydrangea
Cornus racemosa	Gray dogwood	Viburnum sargentii	Sargent Viburnum
Cornus sericea	Redosier Dogwood		
Hamamelis virginiana	Common witchhazel		
Ilex verticillata	Winterberry		
Juniperus communis	Common Juniper		
Kalmia angustifolia	Sheep Laurel		
Myrica pennsylvanica	Bayberry		
Physocarpus opulifolius	Ninebark		
Potentilla fruticosa	Bush Cinquefoil		
Prunus maritima	Beach Plum		
Rhododendron canadense	Rhodora		
Rosa blanda	Meadow Rose		
Rosa carolina	Pasture Rose, Carolina Rose		
Rosa palustris	Swamp rose		
Rosa virginiana	Virginia Rose		
Vaccinium corymbosum	Highbush Blueberry		
Viburnum dentatum	Southern Arrowwood		
Viburnum nudum L. var. cassinoides	Withe-rod Viburnum, Wild Raisin		
Viburnum prunifolium	Blackhaw Viburnum		
Viburnum trilobum	American Cranberrybush		
Xanthorhiza simplicissima	Yellowroot		
Preferred Native Species		Acceptable Alternative Species	
Scientific Name	Common Name	Scientific Name	Common Name
PERENNIALS			
Achillea millefolium	Yarrow	Astilbe varieteis	Astilbe
Actaea rubra	Red Baneberry	Hemerocallis species	Daylilies

Anemone canadensis	Canadian Anemone	Malva alcea 'fastigiata'	Hollyhock Mallow
Aquilegia canadensis	Eastern Red Columbine	Perovskia atriplicifolia	Russian Sage
Asclepias tuberosa	Butterfly weed	Sedum telephium	Autumn Joy Sedum
Columbine aquilegia	Columbine		
Coreopsis lanceolata	Lanceleaf Coreopsis		
Coreopsis verticillata	Moonbeam Coreopsis		
Echinacea purpurea	Purple coneflower		
Eutrochium purpureum	Joe Pye Weed		
Iris versicolor	Blue Flag Iris		
Liatris spicata	Gayfeather		
lobelia cardinalis	Cardinal Flower		
Lupinus perennis	Wild Lupine		
Monarda didyma	Scarlet Bee Balm, Oswego Tea		
Monarda fistulosa	Wild Bergamot		
Polygonatum pubescens	Solomon's Seal		
Rudbeckia hirta	Black-Eyed Susan		
Symphyotrichum novae-angliae	New England Aster		
Symphyotrichum novi- belgii	New York Aster		
Preferred Native Species		Acceptable Alternative Species	
Scientific Name	Common Name	Scientific Name	Common Name
FERNS			
Adiantum pedatum	Maidenhair Fern		
Athyrium angustum	Lady Fern		
Dennstaedtia punctilobula	Hayscented Fern		
Matteuccia struthiopteris var. pensy lvatica	Ostrich Fern		
Onoclea sensibilis	Sensitive Fern		
Osmundastrum cinnamomeum	Cinnamon Fern		
Osmunda claytoniana	Interrupted Fern		
Osmunda regalis var. spectabilis	Royal Fern		
Polystichum acrostichoides	Christmas Fern		
Preferred Native Species		Acceptable Alternative Species	
Scientific Name	Common Name	Scientific Name	Common Name
GRASSES			

Ammophila breviligulata	Beachgrass	Deschampsia caespitosa	Tufted hair Grass
Andropogon gerardii	Big Bluestem	Miscanthus sinensis	Purple Silver Grass
Calamagrostis canadensis	Bluejoint Grass		
Deschampsia cespitosa	Tufted Hairgrass		
Deschampsia flexuosa	Crinkled Hairgrass		
Panicum virgatum	Switchgrass		
Schizachyrium scoparium	Little Bluestem		

Preferred Native Species		Acceptable Alternative Species	
Scientific Name	Common Name	Scientific Name	Common Name
GROUNDCOVERS			
Amelanchier spicata	Running Serviceberry		
Arctostaphylos uva-ursi	Bearberry		
Cornus canadensis	Bunchberry		
Gaultheria procumbens	Checkerberry, Wintergreen		
Juniperus horizontalis	Creeping Juniper		
Mitchella repens	Partridgeberry		
Vaccinium angustifolium	Lowbush Blueberry		

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.

P. 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. Maintenance plans shall include alternatives to regular mowing and pesticide use if possible.

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.

or

Plants that die must be replaced in kind. A fine may be levied if the landscaping has not been maintained, and new plants required to be planted.

The Town recognizes the seasonal nature of landscape installation; however, all landscaping shall be installed according to the approved site plan prior to Certificate of Occupancy or within six (6) months after the Certificate of Occupancy has been issued and a performance

guarantee has been provided and accepted by the Town. The guarantee period does not begin until all landscaping has been installed.

Q. 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:

Minimum Landscape Required	Required	Provided
Minimum Landscape Area (square feet)		
Minimum Trees Required		
Minimum Shrubs Required		
Buffer Yard - Streetscape	Required	Provided
Street Name		
Street Frontage Depth		
Street Frontage Length (linear feet)		
Street Trees		
Buffer Yard - Residential Adjacency (if required)	Required	Provided
Buffer Depth (feet)		

Buffer Length (linear feet)		
RA Buffer Trees		
Parking Lot Screening (if required)	Required	Provided
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		
Parking Lot Landscape	Required	Provided
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)		
Foundation Landscape	Required	Provided
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)		
Additional Screening (if required)	Required	Provided
Dumpster Area Fence		
Dumpster Areas Shrubs		
Mechanical Screening Fence		
Mechanical Screening Shrubs		

R. SITE PLAN WAIVERS - LANDSCAPE

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

1. 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.
2. The Planning Board may approve an alternative interior parking island design to address stormwater runoff if recommended for approval by the Town Engineer.
3. 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.
4. 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:
 - Designated temporary or interim snow storage areas that do not interfere with more than one-third (1/3) of the project required minimum parking.
 - Interim snow storage shall be removed within five (5) calendar days following a storm cycle.
 - Interim snow storage shall not be in a location that will damage trees, landscape or other facilities.
 - Interim snow storage shall not block any required access, sidewalk, trail or public way.
 - Snow shall be hauled to approved and permitted locations. The location shall be provided.
 - Snow hauling shall generally be completed during non-business hours.
 - The snow management plan shall designate the removal methods.