

Town of Scarborough Sustainability Committee

October 25, 2023 | 8:00 – 9:30 a.m. | Scarborough Town Hall and via Zoom

Meeting Minutes

Attendance – in person

Committee: Ron Allen, Anton Bodor, Patrice Kastenzholz, David Kirstein, Deb McDonough, Rick Meinking

Staff: Angela Blanchette, Town Engineer; Autumn Speer, Planning Director

Town Council: April Sither

Attendance – Zoom

Committee: Lydia Jopp

Guest: David Kunhardt, resident

To re-play the Sustainability Committee's 10/25/23 meeting, please use the following link:

<https://www.youtube.com/watch?v=Elyp9c3Sd8k>

Call to Order

1. The meeting was called to order at 8:00 am.
2. The Committee voted to approve the minutes from the 9/27/23 meeting. David motioned to approve the minutes, Patrice seconded. Vote was unanimous.
3. Deb asked the add the Project Grace trivia bee to the agenda. The Committee discussed the costume the team should wear and settled on crowns.

Old Business

1. [Commercial Property Assessed Clean Energy \(C-PACE\)](#)
 - The Ordinance Committee heard a presentation about C-PACE from James Neal from Efficiency Maine at their 10/12 meeting. The Ordinance Committee did not give directive to the Sustainability Committee. Councilor McGee had some questions about the program, primarily related to the order of payments to lienholders.
 - It's likely the Ordinance Committee will not meet again until January, since the Committee members will change after the election.
 - The topic will need to go before the Ordinance Committee again before the Sustainability Committee will be able to move forward on the ordinance.
2. Sustainability Reserve Account
 - A draft memo to the Finance Committee was included with the Committee's meeting materials.
 - April offered to reach out to members of the Finance Committee, once the new membership is set, to facilitate the discussion between the Sustainability Committee and the Finance Committee.
 - Sustainability Committee members should plan to attend a Finance Committee meeting in the future to discuss the memo and answer questions.

Engineering & Technical Services

- *Deb moved to approve the memo and send it to the Finance Committee. Patrice seconded. Vote was unanimous. Motion passed.*
 - The Committee thanked staff for pulling together the memo.
3. Sustainable Scarborough Day
- Rick and Deb gave an overview of the day and feedback from the attendees and vendors. The Planning Committee has met to discuss what went well this year and what can be improved upon for the 2024 event. Overall for the first event, things went very smoothly and the event was well received from the community.
 - The Committee’s “Two Cents for Sustainability” activity generated some good feedback. A summary of “votes” was included with the meeting materials. The Committee discussed some of the feedback gathered:
 - Composting / Food Waste – Deb would like this item added to a future agenda.
 - Clothing and shoe drop off – there are local organizations that already offer this service. The Committee suggested providing some information to the public about where items can be donated or potentially hosting a drop-off location. It may be helpful to have someone provide information about gaps in sustainable waste management. Deb also noted that disposal of election signs is also a need.
 - Electric tool rebates – Deb asked where South Portland got funding for their rebate program. *(Post-meeting note: South Portland allocated some of their American Rescue Plan Act [ARPA] funds to their Electrify Everything program, which offered rebates for a variety of items [e.g., heat pumps, EVs, electric tools, etc.]. The program was very successful and ended on 7/31/23 because they allocated all of their grants.)*
 - Tool lending – This effort may be something the Scarborough Public Library could take on. The Committee may be able to work with SPL to establish a program. *(Post-meeting note: SPL is in the process of establishing an e-bike loan program. E-tool lending may dovetail nicely with this program.)*
 - Home upgrade rebates – Autumn noted that the Town’s impact fees for residential homes is going to increase. There may be an opportunity for a fee reduction if certain energy criteria are met.
 - Municipal solar array / solar on Town buildings – This is an item the Committee regularly discusses. The Committee is interested in exploring municipal solar opportunities. *(Post-meeting note: The Town owns a parcel on Rigby Road [R078009] that may be a good option for solar, since it’s in the Town’s industrial zone. This is the parcel Mr. Kunhardt referenced in his comment during the meeting.)*
 - Wind power – Angela noted that Saco’s Water Resource Recovery facility recently underwent a significant upgrade and it’s now one of the most efficient in Maine. They’re utilizing microturbines for some power generation. Saco offers tours of the facility and staff can coordinate a tour for the Committee if there is interest.
 - Transportation-related items – These tasks are largely for the Transportation Committee to address, but the Sustainability Committee is happy to support their efforts.
 - Angela noted that the Transportation Committee is interested in reducing vehicle miles travelled, which is a conversation they may want to have with the Sustainability Committee.
 - The Transportation Committee is also discussing micro-transit opportunities and less traditional public transit opportunities.
 - Patrice noted that transportation to the Town’s beaches in the summer would be great. School parking lots and buses are both underutilized in the summer and could serve as a parking hub and shuttle to the beaches.

- The Committee also discussed bus/transit challenges in Scarborough. Angela suggested that the Sustainability Committee pull together a memo or bulleted list of these challenges for the Transportation Committee for them to consider as part of the Town-wide transportation study, which is currently underway.
- Anton asked if there was a way to incentivize riding the school bus in increase ridership and reduce traffic during the morning commute.
 - EV-chargers – The Sustainability Committee is the likely group to pursue funding for EV chargers. The Committee would like to see chargers at the Town’s beaches and in staff parking lots at schools.
- **ACTION: DEB will pull together her thoughts on bus/transit challenges for the Transportation Committee as part of the Town-wide transportation study.**

Updates

1. Town Council

- The Town Council Committees are reorganizing. April hopes to continue as the Sustainability Committee liaison.
- April requested a list of highlights/accomplishments from the Sustainability Committee that relate to the Town Council’s 2023 goals.
- **ACTION: JAMI will pull together the Sustainability Committee’s 2023 accomplishments for the December meeting.**

2. Planning Board

- Twelve EV chargers will be installed at the Fairfield Inn.
- Costco’s grand opening is 11/17.
- Several other site plans and small residential developments will go before the Planning Board soon.
- The lighting ordinance has been adopted.

3. Transportation Committee

- The Transportation Committee hosted an open house to get community feedback on priorities for the Town’s transportation network on Tuesday, 9/26/23. The Committee was invited to complete the activities at the end of the meeting.

4. Conservation Commission

- The Commission is working with Planning staff to develop ordinance language to improve protections around streams and wetlands.
- A Request for Qualifications (RFQ) for a vulnerability assessment will be released at the end of November, and an RFQ for an open space plan will be released shortly thereafter.

5. Other discussion from the Committee

- Consolidated school – The Committee discussed parking related to the proposed consolidated school, as the renderings appear to have a large amount of parking. April shared that the parking needs to accommodate school department administration, teachers and support staff, and some visitor parking. Angela noted that plans are all conceptual at this point. The Planning Board will give an advisory opinion on the final plans, but the School Department will not have to comply with Town ordinances because the school is a municipal development.
- Municipal solar – The Committee is interested in exploring a municipal solar array or additional opportunities for rooftop solar. They inquired if Revision or other solar companies still offer power purchase agreements that allow tax exempt entities to benefit

from solar tax incentives. *(Post-meeting note: The Inflation Reduction Act allows municipalities and other tax-exempt entities “[direct pay](#)” provisions, which allow these entities to be able to receive a payment equal to the full value of tax credits for building qualifying clean energy projects, if certain requirements are met.)*

Public Comment

1. David Kunhardt, Scarborough resident and volunteer with Citizens Climate Lobby, would like Scarborough to sign on to a resolution to support the [Energy Innovation Act](#), which has been reintroduced in Congress. Other Maine municipalities in Maine have endorsed the Act, including Portland, South Portland, Cape Elizabeth, and Saco. Rick noted that Citizens Climate Lobby will be invited to a meeting in early 2024 to educate the group on the Energy Innovation Act.

Next meeting: December 13, 2023

Meeting adjourned at 9:23 am.

Future Projects List:

- Community solar / municipal solar array
- Municipal building energy audits
- Residential energy efficiency grants
- Electric school buses
- Recycling information for homeowners when houses change hands
- Composting