



Draft Environmental Standards



SEDCO Developer Forum

May 23, 2024

Comprehensive Plan Vision

The Scarborough Marsh is central to the Town's identity, creating a special awareness by our residents of the importance of all of the Town's natural resources. Future land use will follow a pattern of development that is sensitive to protecting our beaches, dunes, rivers, open spaces, farmlands, and other elements that comprise our unique ecosystem.





Proposed New Amendments

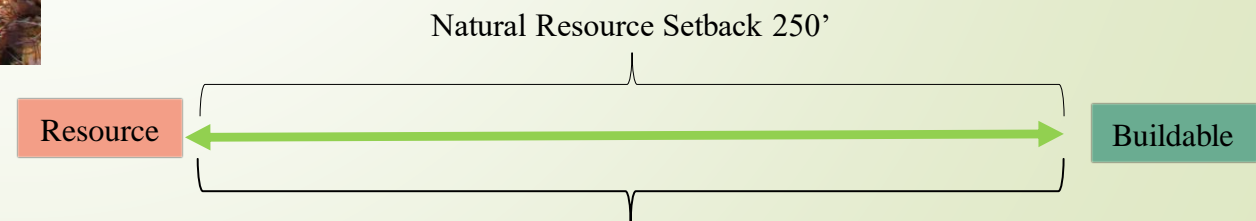
- Protections for all new development requiring site plan or subdivision approval
- Definitions relating to natural resources
- Natural resource setbacks for wetlands, vernal pools, rivers, streams and brooks, coastal marshes and coastal bluffs
- Vegetated buffers for wetlands, vernal pools, rivers, streams and brooks, coastal marshes and coastal bluffs
- Permitted activities within natural resource setbacks and vegetated buffer areas
- Specifications for natural resource protection plan
- Placeholder for potential waivers

Vernal Pools



<https://www.arcgis.com/apps/dashboards/e3713733193943188d7d01e7d286042c>

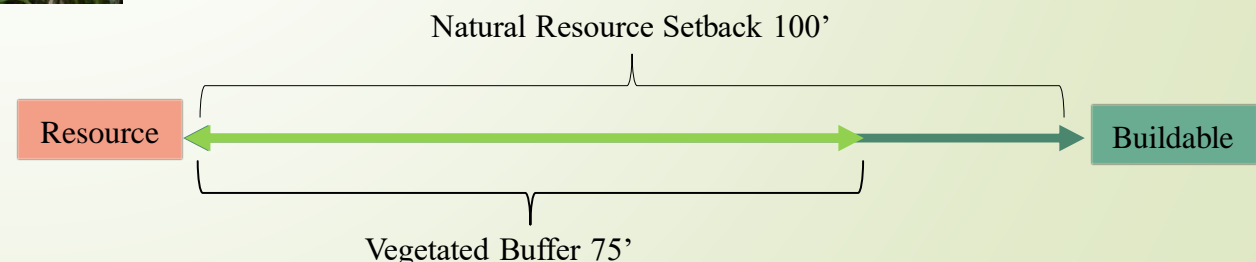
- ▶ Natural Resource Setback – 250'
- ▶ Vegetated Buffer – SAME



Rivers, Streams or Brooks – Some Shoreland Zoning



- ▶ Natural Resource Setback – 100'
- ▶ Vegetated Buffer – 75'

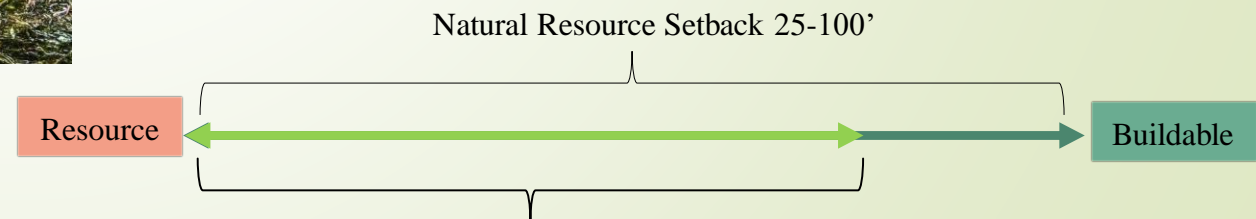


Wetlands – Three Levels Proposed

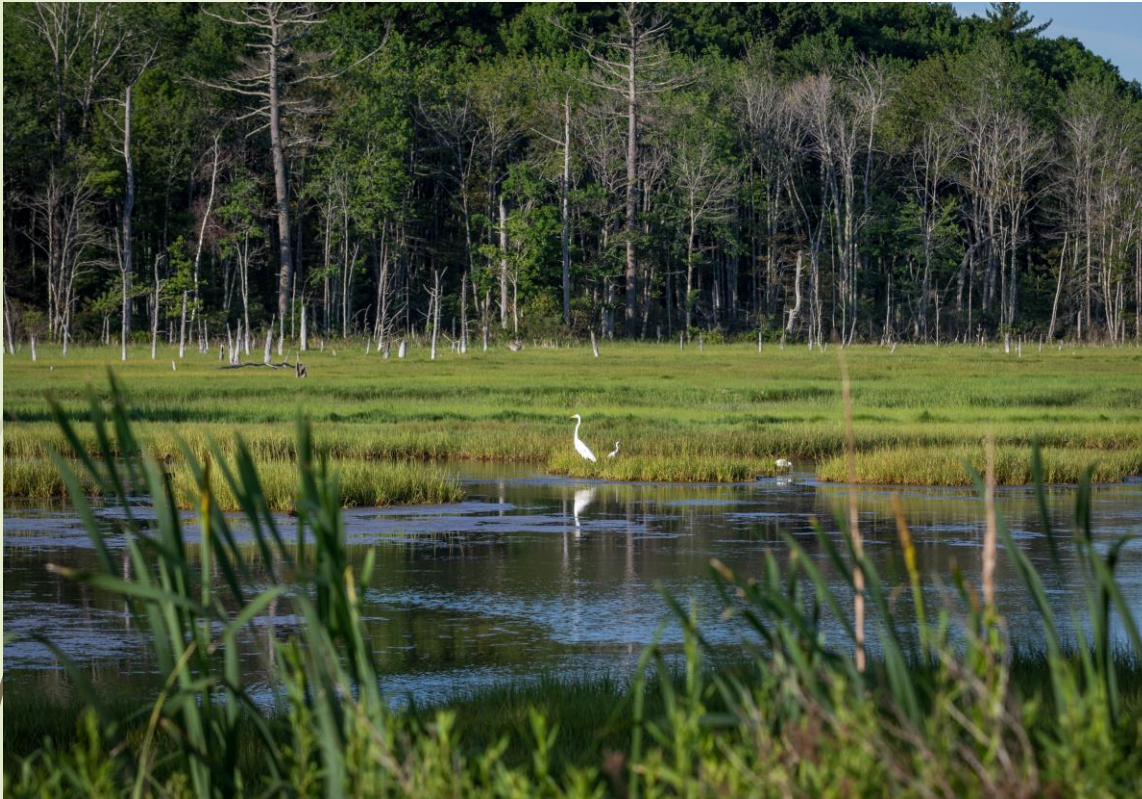


Microsoft Word - chapter 5 buffers may 2016.docx (maine.gov)

- ▶ Less than 1,000 sq ft
 - ▶ Natural Resource Setback – 25'
 - ▶ Vegetated Buffer – 15'
- ▶ 1,000 – 10,000 sq ft
 - ▶ Natural Resource Setback – 50'
 - ▶ Vegetated Buffer – 25'
- ▶ Greater than 10,000 sqft
 - ▶ Natural Resource Setback – 100'
 - ▶ Vegetated Buffer – 75'

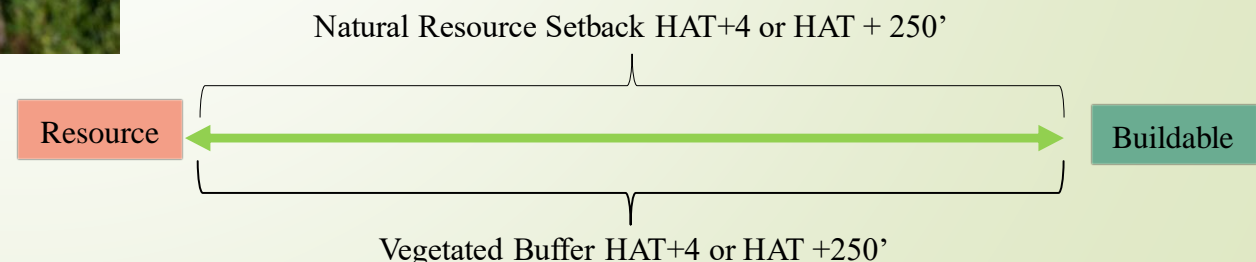


Marsh Migration Zone – RP Zoning

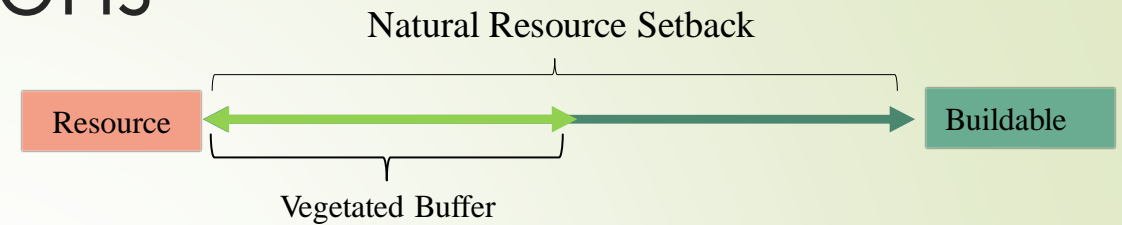


https://www.maine.gov/dacf/mgs/hazards/slr_ss/index.shtml
https://www.maine.gov/dacf/mnap/assistance/marsh_migration.htm

- ▶ Natural Resource Setback –
 - ▶ HAT + 4' or HAT + 250' (whichever is greater)
- ▶ Vegetated Buffer – SAME

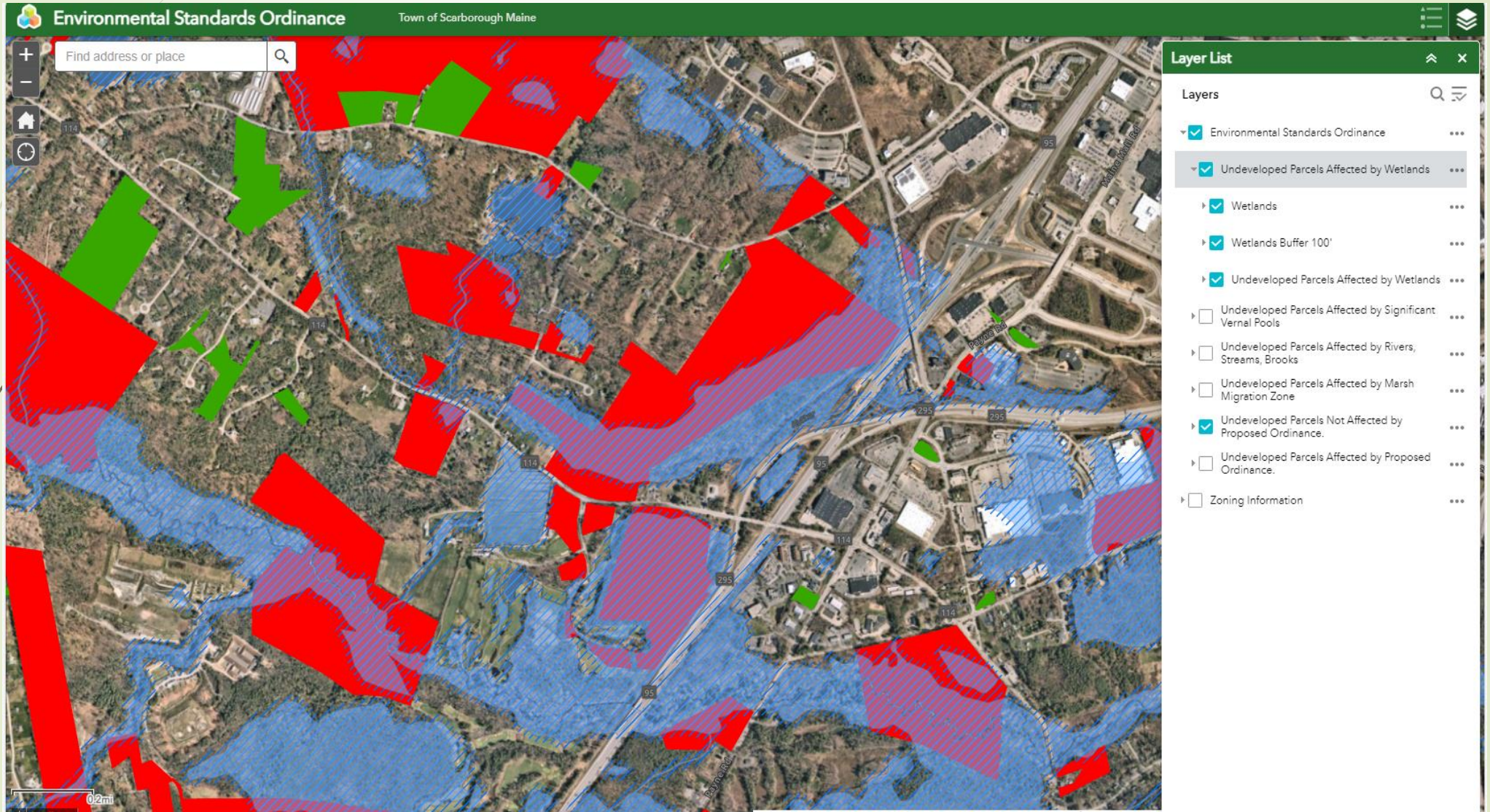


Proposed Limitations



Permitted Activity	Natural Resource Setback Area – Inside of Vegetated Buffer	Natural Resource Setback Area - Outside of Vegetated Buffer
Pesticides	NO	NO
Fertilizer	NO	P
Forest Management Activities	NO	P
Invasive Species Control	P	P
Planting/establishment of Non-invasive species	P	P
Outdoor Lighting	NO	P
Fences	NO	P
Stormwater Retention or Detention Basin	NO	NO
Stormwater Conveyance Structures	NO	P
Sewage Disposal Facilities	NO	NO
Soil Erosion and Sediment Control Measures	NO	P
Shoreline Stabilization	NO	NO
Living Shorelines	P	P
Maintenance to existing structures	P	P
Repair, maintenance and improvements to rights-of-way, utilities and sidewalks	P	P
Installation of piers or docks, provided that all required local, state, and federal approvals have been granted	P	P
Wildlife refuges, parks and recreational uses, conservation nature trails, and open spaces as permitted or required by the Zoning Ordinance or Subdivision Regulations	P	P
Trailhead Parking	NO	P
Grading, Fill or Excavation Activities	Only for permitted activities listed above	Only for permitted activities listed above

WebGIS application





Process and Next Steps

- ▶ Conservation Commission – June 2023 - February 2024
- ▶ SEDCO Board Presentation – March 21, 2024
- ▶ Ordinance Committee Review – April 10, 2024
- ▶ Long Range Planning Committee – May 10, 2024
- ▶ **Developer Forum – May 23, 2024**
- ▶ Ordinance Committee – TBD – June/July
- ▶ Town Council First Reading – TBD
- ▶ Planning Board Public Hearing – TBD
- ▶ Town Council Public Hearing – TBD
- ▶ Town Council Second Reading – TBD



Questions and Discussion

