

Town of Scarborough
Parks and Conservation Land Board

Agenda

Thursday June 13, 2024 – 12:00 PM

Council Chamber A or Zoom

<https://www.google.com/url?q=https://scarboroughmaine.zoom.us/j/84258482958&sa=D&source=calendar&ust=1718118102480726&usg=AOvVaw29xyNKWV9GdLWq3OtXDee8>

1. Attendance
2. Approval of minutes – May 9
3. Public comments
4. Review and recommendations as it relates to the potential sale of Alger Hall
5. Land Acquisition Reserve Fund
 - a. Remaining bond authorization report
 - b. Discussion of materials for Conservation Land Bond recommendation to the Finance Committee
6. Discussion on recording and posting meetings
7. Success/20-year report
8. Updates
 - a. First reading at Town Council on 65 Hanson Road - Silver Brook Preserve II funding June 5
 - b. Ad-Hoc Open Space Committee
9. Items for next agenda

2024 Scheduled Meetings

At 10:00 AM at Town Hall – Council Chambers B

September 12

November 14

Land Acquisition Assessment Form

Property 65 Hanson Road, Scarborough, Maine

I Preserve Natural Resources, Protects Water Quality or Wildlife Habitat

1 Part or all of property is in the 100 year floodplain

Flood Insurance Rate Map - Dated:

Quantity	Point Value Per Unit	Maximum Points	Total Points
0	1 pt. per acre	20	0

2 Parcel includes rare, significant or endangered species habitat

Map reference: Beginning with Habitat - Town of Scarborough

"High Value Plant & Animal Habitats, May 21, 2001"

127	1 pt. per % of total acreage	50	50
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3 Parcel includes areas of special biological or geological significance
e.g. nesting areas, waterfall, peat bog, old growth, vernal pools.

Map reference: Beginning with Habitat - Town of Scarborough

"High Value Plant & Animal Habitats, May 21, 2001"

3	10 pts per feature	50	30
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4 Parcel contains high volume habitat (in top 25% of valuable habitat)

a Fresh water, non-forested, lakes, rivers

b Grass, shrubs, bare ground

c Marine, estuarine, intertidal

d Forest and forested wetlands

Map reference: Beginning with Habitat - Town of Scarborough

"Valuable Habitat for U.S. Fish & Wildlife Service Priority Trust Species for the Town of Scarborough, Maine - Top 25% May 21, 2001"

%			
50	1 pt. per % of total acreage		50
0	1 pt. per % of total acreage		0
0	1 pt. per % of total acreage		0
50	1 pt. per % of total acreage		50
Total for #4 must be 50 points or less:		50	

5 Parcel provides protection to the saltwater marsh

Map reference: Scarborough parcel map per assessor's office - Dated:

Scarborough Conservation and Public Lands, Coastal Mosaic Project, Wells Reserve 2001

0	1/2 pt. per acre	50	0
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6 Parcel includes wildlife corridors

Map reference: Beginning with Habitat - Town of Scarborough

"Wetlands Characterization" and "Water Resources and Riparian Habitat" maps - May 21, 2001

25	1 pt. per 100 feet	25	25
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7 Parcel includes aquifer recharge areas: e.g. sand and gravel aquifer

Map reference: Beginning with Habitat - Town of Scarborough

"Wetlands Characterization" and "Water Resources and Riparian Habitat" maps - May 21, 2001

0	1/2 pt. per acre	25	0
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II Linkage, Buffers, Additions to Conservation Lands

1 Size of parcel in acres:

Map reference: Scarborough parcel map per assessor's office - Dated:

Quantity	Point Value Per Unit	Maximum Points	Total Points
127.49	< 20 acres = 20 pts 21-50 acres = 30 pts 51-100 acres = 40 pts > 100 acres = 50 pts	50	50

2 Shape: maximum area, minimum perimeter provides best habitat

Map reference: Scarborough parcel map per assessor's office - Dated:

Quantity	Point Value Per Unit	Maximum Points	Total Points
0.083	sq root of area/perimeter 24% - 24.4% = 30 pts 24.5% - 25% = 50 pts		0

3 Creates a link between public or protected parcels totaling at least 20 acres

Use total acreage of all linked parcels

Map reference: Scarborough Conservation and Public Lands, Coastal Mosaic Project, Wells Reserve 2001

Automatically qualifies for point in #5 below

Quantity	Point Value Per Unit	Maximum Points	Total Points
Yes	20-50 acres = 15 pts 51-100 acres = 30 pts > 100 acres = 50 pts		50

4 Parcel creates a link between trails

External input and on-site observation. Trail map reference when available

Quantity	Point Value Per Unit	Maximum Points	Total Points
15000	1 pt. per 100 feet	50	50

5 Parcel creates a link between undeveloped parcels totaling at least 20 acres

Use total acreage of parcel only

Map reference: Beginning with Habitat Town of Scarborough

"Large Undeveloped Habitat Blocks, May 21, 2001"

Quantity	Point Value Per Unit	Maximum Points	Total Points
127.49	20-50 acres = 15 pts 51-100 acres = 30 pts > 100 acres = 50 pts	50	50

6 Parcel abuts public public or protected lands

Use total acreage of parcel only

Map reference: Scarborough Conservation and Public Lands, Coastal Mosaic Project, Wells Reserve 2001

Quantity	Point Value Per Unit	Maximum Points	Total Points
127.49	1 pt. per acre	50	50

7 Parcel is near protected lands

Map reference: Scarborough Conservation and Public Lands, Coastal Mosaic Project, Wells Reserve 2001

Quantity	Point Value Per Unit	Maximum Points	Total Points
	>1/2 mile = 1/2 pt per acre		
	1/4 - 1/2 mile = 3/4 pt per acre	127.49	127.49
127.49	<1/4 mile = 1 pt per acres		

8 Parcel provides a 100' wide buffer of natural vegetation from the edge of rivers, streams, salt and freshwater marsh, beaches & bay.

(Each side of the stream scored individually)

Quantity	Point Value Per Unit	Maximum Points	Total Points
	Length of buffer: 100' - 150' = 2pts/100' 151' - 200' = 3pts/100' 201' - 250' = 4pts/100' > 250' = 5pts/100'	20	20

9 Parcels provides a 250' wide buffer of natural vegetation from the edge of rivers, streams, salt and freshwater marsh, beaches & bay
(Each side of the stream scored individually)

Quantity	Point Value Per Unit	Maximum Points	Total Points
0	Length of buffer: 100' - 150' = 2pts/100' 151' - 200' = 3pts/100' 201' - 250' = 4pts/100' > 250' = 5pts/100'	50	50

#8 & #9 - Map reference: Beginning with Habitat - Town of Scarborough "Water Resorces and Riparian Habitat" maps - May 21, 2001

10 Parcel includes steep slopes over 20% grade *(can be included in net residential density)*

Maximum points if any:

Engineering or topo maps (note references and dates _____), on-site observation

0	if any	10	0
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III Parcel provides public access to:

- 1 Ocean or beaches
- 2 Saltwater marsh or tidal river
- 3 Upland river, lake, pond, freshwater marsh
- 4 Other land

Quantity	Point Value Per Unit	Maximum Points	Total Points
0	2 pts. per acres	50	0
0	2 pts. per acres	50	0
127	1 pt. per acre	25	25
0	1 pt. per acre	20	0

Map reference: Scarborough Conservation and Public Lands, Coastal Mosaic Project, Wells Reserve 2001

Scarborough parcel map per assessor's office - Dated:

IV Parcel offers opportunity for recreation

1 Active: i.e. *"significantly altered", includes motorized vehicle use.*

	Quantity	Point Value Per Unit	Maximum Points	Total Points
potential	0	1 pt. per acre	20	0
existing	0	1 pt. per acre	20	0

2 Passive: i.e *picnicking, exploring, birding, hiking, horseback riding.*

potential	127.49	1 pt. per acre	20	20
existing	127.49	1 pt. per acre	20	20

V Community Character:

Quantity	Point Value Per Unit	Maximum Points	Total Points
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Parcel Offers scenic views of.....

- 1 Marsh, tidal, beaches, bay
- 2 Field or Farmland
- 3 Forest Land
- 4 Rural road corridors
- 5 Very special or unique vistas - *External input, on-site observation*
- 6 Historical significance, archeological site, cemetery - *External input, on-site observation, historical maps (please reference: _____)*
- 7 Working forest, pasture, farm - *External input, on-site observation*

0	1 pt. per acre	50	0
127.49	1 pt. per acre	50	50
127.49	1 pt. per acre	50	50
500	1 pt. per 100 ft	50	5
0	1 pt. per acre	50	0
	20 pts.	20	
0	1 pt. per acre	50	0

VI Public Investment:

- 1 Fee interest purchase is possible
- 2 Easement is possible
- 3 Partners/grants: match or leverage potential - *Subjective potential based on external input*
- 4 Adjustment for cost effectiveness: high \$/acre = less value - *Adjusts for the relative value of high priced parcels*

Quantity	Point Value Per Unit	Maximum Points	Total Points
127.49	1 pt. per acre	50	50
0	1 pt. per acre	50	0
127.49	1 pt. per acre	50	50
0	-.01 x cost per acre	NA	0

Total Points
922.49

TOWN OF SCARBOROUGH
6/6/2024

LAND/PARKS 2019 VOTER APPROVAL \$ 2,500,000.00

EXPENDED:

12/21/2020	649 U.S. ROUTE 1 - GOVERNOR WILLIAM KING TEMPLE	PURCHASE DEPOSIT	(10,000.00)	
1/7/2021	649 U.S. ROUTE 1 - GOVERNOR WILLIAM KING TEMPLE	PURCHASE	(354,141.63)	
1/7/2021	649 U.S. ROUTE 1 - GOVERNOR WILLIAM KING TEMPLE	TITLE CO.	(100.00)	
2/4/2021	649 U.S. ROUTE 1 - GOVERNOR WILLIAM KING TEMPLE	ARCHITCTURAL /ENGINEERING	(1,552.02)	
9/8/2021	649 U.S. ROUTE 1 - GOVERNOR WILLIAM KING TEMPLE	ROOF REPLACEMENT	<u>(30,304.71)</u>	(396,098.36)
12/5/2021	196 GORHAM ROAD - LIBBY PROPERTY	PURCHASE	<u>(200,000.00)</u>	(200,000.00)
12/22/2022	91 BURNHAM ROAD	PURCHASE	<u>(140,000.00)</u>	(140,000.00)
9/21/2023	00 GORHAM ROAD - END OF FINCH WAY	PURCHASE	<u>(130,000.00)</u>	(130,000.00)
1/2/2024	50 HANSON ROAD - SILVER BROOK PRESERVE	PURCHASE	<u>(210,000.00)</u>	(210,000.00)

REMAINING UNSPENT AUTHORIZATION

\$ 1,423,901.64

COMMITMENTS:

6/7/2023	TOWN COUNCIL APPROVAL TO PURCHASE 80 BEACH RIDGE ROAD	Order #23-053	(260,000.00)	
4/17/2024	TOWN COUNCIL APPROVAL TO PURCHASE 162 SPURWINK ROAD	Order #24-037	<u>(350,000.00)</u>	(610,000.00)

REMAINING AUTHORIZATION

\$ 813,901.64

LAND ACQUISITION FUND

1200-010350-85049 (Established May 2017)

\$ 22,015.90