

Open Space Ad-Hoc Committee Meeting

May 7, 2024 | 9:00 am | Scarborough Public Safety Building and Zoom

Meeting Minutes

Present in person:

- Town Staff: Jami Fitch, Emerson Goodrich, Karen Martin, Autumn Speer
- Viewshed Staff: Jessica Kimball, Judy Colby-George, Madeline Tripp
- Karin Shupe, Maggie Vishneau, Doug Williams, Mike Kane, Andrew Mackie, Crescie Mauer, Daryen Granata,

Present via Zoom:

- Patricia Brigham, Robyn Saunders

1. Introductions

- Meeting attendees introduced themselves and the group or committee they represent.

2. Project Overview

- Jami introduces the concept of 30x30, where the Scarborough Town Council passed a resolution to preserve 30% of the Town's land by 2030. The Open Space Plan will support the Town's goal and identify the Town's progress toward and feasibility of achieving 30x30. Other priorities are to identify areas that may be opportunities for conservation efforts, especially in terms of natural resources, connectivity, climate change mitigation, and recreation. The Town's ordinances will also be looked at in order to increase and encourage land conservation and open space protection during development. The Plan is not limited to conserved areas, but also public access and other parcels that fall within "open space."
- Jessica introduces the agenda for the meeting and an overview of the Plan. The Plan intends to provide an inventory, outline strategies to achieve 30x30, expand conservation, identify highest priority areas, recommend ordinance improvements, and recommend an impact fee structure. The Plan is based on geospatial data and community engagement.
- Committee meetings will also occur in August, September, and October.

3. Existing Open Space Land

- Jessica breaks down the existing open space land conditions.
- How big is Scarborough?
 - Town Land Area has been calculated to be 30,528 acres.
- How much is currently conserved?
 - A big part of the open space that exists is saltwater marsh, despite excluding open water from the entirety of the Town land.

Town of Scarborough

- Conserved Land: 4,700 acres (15%)
- Conserved marsh: 2,750 acres (9%)
- Total Conserved: 7,500 acres (24%)
- To meet the goal by 30x30: 1,700 acres needed
- Robyn asks to clarify what qualifies as waters of the state, and expressed concern over including conserved marsh lands in the 30x30 goal. Jami explains that most of the conserved marsh lands are conserved through the State. Jessica notes that the committee has the ability to decide what will be included in calculations and in the Plan and 30x30 goal.
- Different categories of open space: Federal, State, municipal, private, designated (e.g., open space associated with residential subdivisions)
- Andrew clarifies that the restrictions can be all over the board and can sometimes be long standing and lacking clear restrictions or enforcement. He adds there is no enforcement for Home Owner Associations (HOA) lands.
- Autumn suggests that through this process, there can be ordinances that designate exactly how HOA lands are conserved and other strategies to achieve more continuity regarding how land is conserved.
- Mike and Daryen add that there is ~250 acres of Scarborough Fish & Game off Holmes Road that should be included within Viewshed's land inventory. Mike also provides a brief description of Fish & Game.
- Judy notes that private recreation space was not included in Viewshed's inventory.
- Daryen adds that there is another parcel behind Fish & Game owned by Nonesuch Land Trust. Andrew adds Nonesuch Land Trust was a group of people that got together to protect one parcel and states that SLT has attempted contact representatives about the parcel. Andrew reaffirms this is another concern given the lack of enforcement and the uncertainty of what is restricted regarding this parcel, despite being owned by a 501(c)3.
- Emerson and Jami share that there was an analysis done of subdivisions and parcels that were open space but not designated on the Town GIS were compiled. The table of these parcels will be provided to Viewshed.
- **ACTION: JAMI WILL SEND JESSICA THE COMPILED LIST OF PARCELS.**

4. What qualifies as Open Space?

- Jessica distributes examples of other town definitions of Open Space, which constitute a wide range of approaches to defining Open Space. The definition does not necessarily need to be prescriptive and can be principles. Jessica adds that the Plan and the 30x30 target are a quantitative approach.
- Autumn asserts definitions that are not prescriptive are very difficult to administer. Jami adds that some open space will count to 30x30 but not necessarily all of it.
- Maggie adds that the definition can give the community's values, which are important in terms of framing.
- Jami adds that the Plan, since it's more public facing, can be more value-based and guide more concrete action steps. Robyn expresses support for this approach.

- Karin, from the perspective of a Town Councilor, and Autumn express support for the more enumerated definitions of open space.
- Andrew highlights that open space is a broader definition than conserves lands, and can include places like recreation areas and farms. Andrew supports developing a hierarchy especially in terms of qualification for 30x30.
- Autumn suggests a value-based approach with specifically defined “buckets” for these categories that can be expanded through conservation or ordinances.
- Robyn encourages the discounting of marsh land to come up with other strategies to preserve land, especially given the amount of farmland that has been developed for housing.
- Karen adds the definition should provide a why, as well as the what, how, and who.
- Jessica lays out the remaining privately owned and undeveloped land and considering this there’s an absolute maximum of 6,000 acres that can be conserved in the future towards the goal. This analysis is based on 2023 Beginning with Habitat data.
- Judy notes the remaining parcels have not yet been intersected with Town growth areas. Judy notes this analysis shows the only remaining large parcels that can be conserved (10+ acres), which constitutes 5% of the Town’s land area.
- Andrew adds there’s very little conserved land east of the Turnpike, especially when marshland has been discounted. Andrew notes there are many large parcels that would already be discounted from this data set, including the Downs. Judy asserts it’s a place to start and simply to determine the feasibility of attaining the 30x30 goal, which is possible. Robyn asks what the cost of this land would be, and Judy notes there is no way to know.
- Autumn adds that lands west of the Turnpike outside the growth area are relatively well protected through current zoning and ordinances.
- The Committee had more discussion around counting Scarborough Marsh as space and 30x30. There are mixed opinions on whether to include it in the Town’s open space and 30x30 calculations.
- Judy asserts there will be further analysis to form a value-based hierarchy and structure for these undeveloped parcels.
- Maggie notes that the Conservation Commission discussed continuous forested lands, and adds that looking at migratory patterns would be important.

5. Plan Approach: Geospatial Data & Community Values

- Judy provides more detail on the process to develop the spatial data analysis and how to add value to it, providing an example from Topsham. Within each category mapped there are values added, and then all combined to form a final matrix to show where the most valued lands overlap.
- Autumn adds that adjacency may influence the importance and priority of some parcels.

6. Existing Conditions Data

- Madeline explains some of the proposed categories of data for Scarborough, which include habitat, sea level rise + marsh migration, recreation + connectivity, water resources + quality, and agricultural + forestry, as well as the data sources that would populate these categories.
- Robyn asks about shoreland zones and floodplains, Madeline adds they can certainly be included, and Autumn notes they have received the newest FEMA maps. Madeline notes another category could be added to include these areas under environmental hazards.
- Andrew says a lot of the data used in Scarborough is from the State, which can exclude many species of importance. A UNE student is looking at a variety of species and habitats that may be more updated and accurate to the area. Andrew will provide this information to Viewshed.
- Andrew adds that west of the Turnpike, houses are on wells and water quality is more significant there. Aquifers and recharge areas can be added to the water resources category to account for this.
- Jami asks to see the State designated sea-level rise scenarios (1.5 ft and 3.9 ft), but Judy notes that marsh migration scenarios have not been updated to match.
- Jessica adds trail connectivity could be important in assigning value to parcels. Autumn adds the transportation plan also aims to improve trail connectivity. Data from the transportation plan can be provided when it is available. Jami notes the Eastern Trail extension to close the gap will hopefully go to bid this summer.
- Autumn notes tree growth areas could be developable land that may be worth getting ahead of. There is also a detailed inventory of farmland that can be provided. Andrew adds there are some Maine Farmland Trust parcels are not accounted for on the map. Autumn adds the Town could use strategies keep working farms, rather than selling them and risking development.
- Judy makes note of the importance of farmland soils and existing farms. Robyn underscores the importance of moving development of farmland and farmland soils to growth areas, given poor past development decisions and the health of the marsh depending on these farmland soils. Autumn notes that the Comprehensive Plan designations should be included, and could address Robyn's point by encouraging high density development east of the Turnpike to pursue conservation west of the Turnpike. Maggie clarifies that these are anti-sprawl strategies.
- Autumn expresses her enthusiasm for this tool, especially in conversations with developers and in pre-application meetings.

7. Community Engagement Overview

- Public engagement guiding questions include:
 - What are the community's values?
 - What do people want to prioritize most?

- Are there specific areas, habitats, or connectivity efforts that should guide conservation strategies?
- Public engagement will also include a complementary digital survey in addition to the public meeting in July. The digital survey will include all the same activities as the public meeting.
 - Budget Exercise:
Participants will be given “Scarborough money” to allot to the different Open Space categories, which will inform the weighting of the matrix. This exercise also serves as a great exercise to hear bits of important resident conversations and priorities.
 - Mapping Open Space:
Allows participants to draw on the existing conditions maps to make sure information is not missing.
 - Online Outreach (two rounds of digital feedback)
July/Aug: Community Survey and Digital mapping to match community meeting
Sept/Oct: Feedback on Conservation Priorities Matrix
- Judy clarifies that the public engagement questions and activities will break down the broader guiding questions to be more approachable for residents to answer.
- The final deliverable will be a heat map, rather than an identification of specific parcels. Andrew adds conservation is only pursued with compliant landowners and highlights the importance of a variety of strategies in place to achieve conservation goals.
- Karin adds there is a struggle with engagement during summer months and proposes other opportunities to seek further in person engagement, such as a table at concerts in the park, a postcard, and Summer Fest, which is the third Friday of August. Jami adds additional efforts would have to be supported and staffed by committee members.
- Doug notes that the current bonding may be exhausted by the end of this year and hopes that the timeline for this Plan can align with potential future pursuit of new land bonding efforts. Karin adds that an amount needs to be designated by July, but says that more data to support this initiative will be extremely helpful especially going into the referendum. Jami notes that there could be some anecdotal evidence for support of these efforts from the July open house.
- Robyn asks to clarify how the land bond value has been determined. Doug explains that it is issuing bonding authority not a singular bond and that the amount has not been determined yet. Doug adds the value is not related to the estimated need to achieve 30x30. Karin notes the designated amount is based on the residents’ willingness to bond. Jami emphasizes that this bonding capacity will help move the Town towards 30x30 but will not achieve the goal.

- **ACTION: JESSICA WILL PROVIDE THE PRESENTATION TO JAMI AND COMMITTEE MEMBERS. IT WILL BE AVAILABLE ON THE TOWN'S WEBSITE.**

The next meeting will take place in June fully online and will focus on community engagement.



Scarborough Conservation Open Space Plan

OPEN SPACE AD-HOC COMMITTEE
MEETING 1
05/07/2024

AGENDA

- 1.Introductions
- 2.Project Overview
- 3.Existing Open Space Land
- 4.What Qualifies as Open Space?
- 5.Approach: Data + Community Values
- 6.Existing Conditions Data
- 7.Community Engagement Overview

INTRODUCTIONS

TOWN STAFF

Autumn Speer, Planning Director

Jami Fitch, Sustainability Manager

Emerson Goodrich, Sustainability Fellow

CONSULTANTS

Jessica Kimball, Project Manager

Judy Colby-George, GIS Specialist

Madeline Tripp, Support Staff

Mindee Goodrum, Natural Resources Specialist

COMMITTEE

Liam Erikson, Coastal Waters and Harbors Advisory Committee

Patricia Brigham, Community Services Advisory Board

Maggie Vishneau, Conservation Commission

Robyn Saunders, Long Range Planning Committee

Doug Williams, Parks & Conservation Land Board

Mike Kane, Scarborough Fish and Game

Andrew Mackie, Scarborough Land Trust

Crescie Maurer, Scarborough Land Trust, Marsh Committee

Daryen Granata, Shellfish Committee

Karin Shupe, Town Council

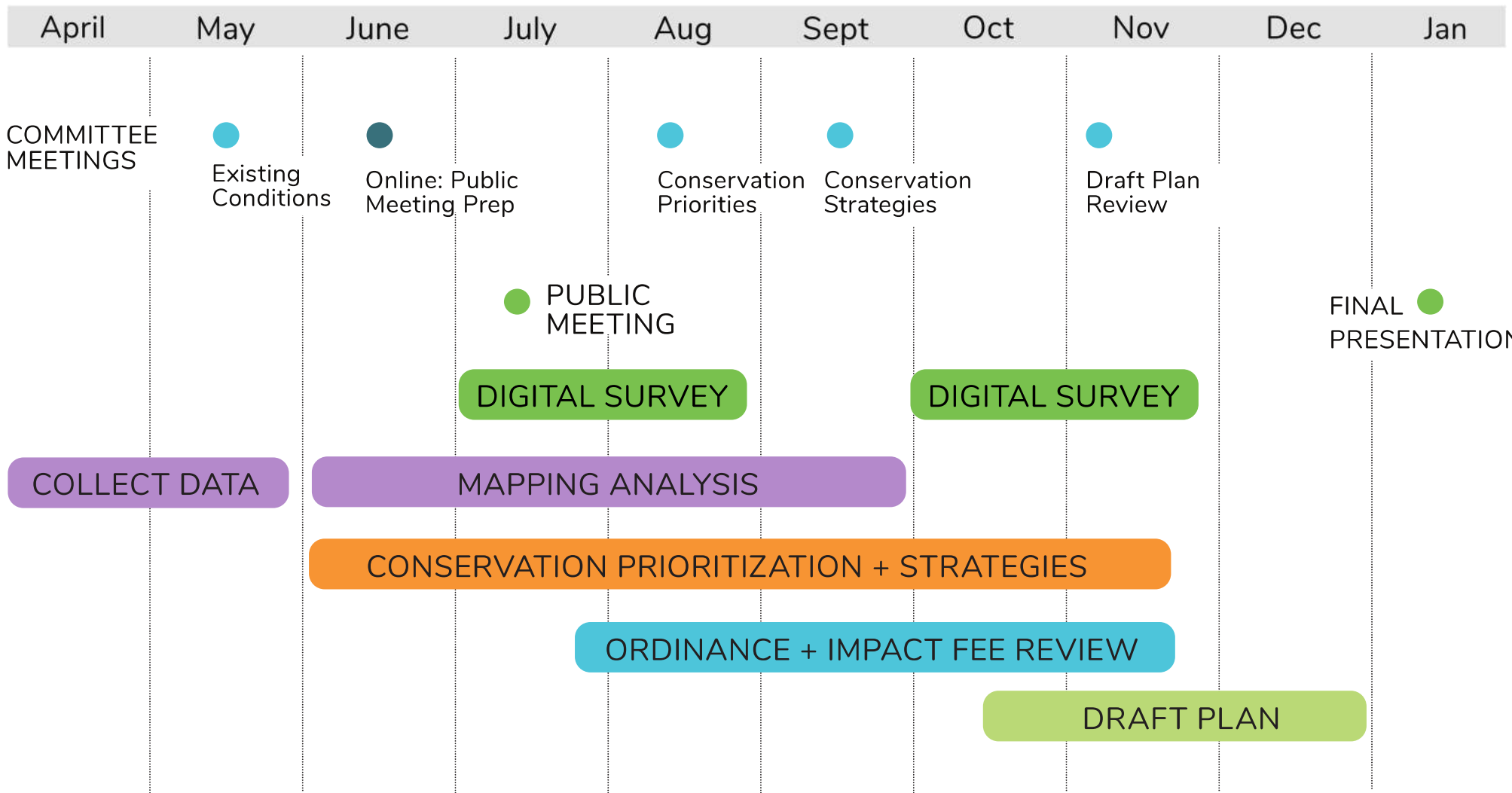
VIEWSHED

PLAN GOALS

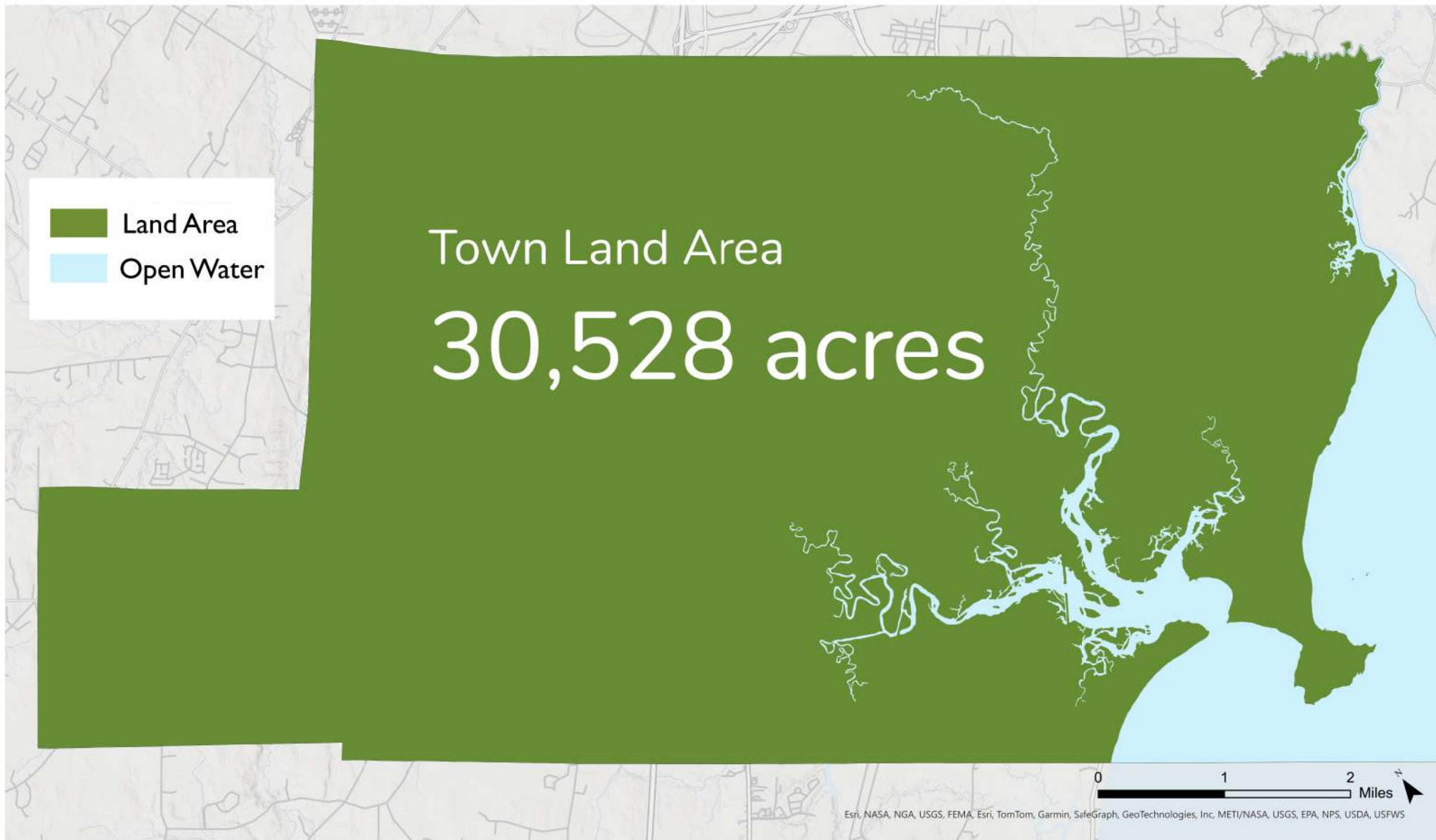
- Comprehensive inventory of open space resources
- Outline strategies for achieving the Town's 30x30 goal (30% by 2030)
- Identify the highest priority areas for conservation
- Provide strategies to expand the conservation of open space
- Recommend potential ordinance improvements + impact fee structure
- Guide capital investments & funding opportunities

PROCESS DRIVEN BY: **Geospatial Data**
Community Engagement

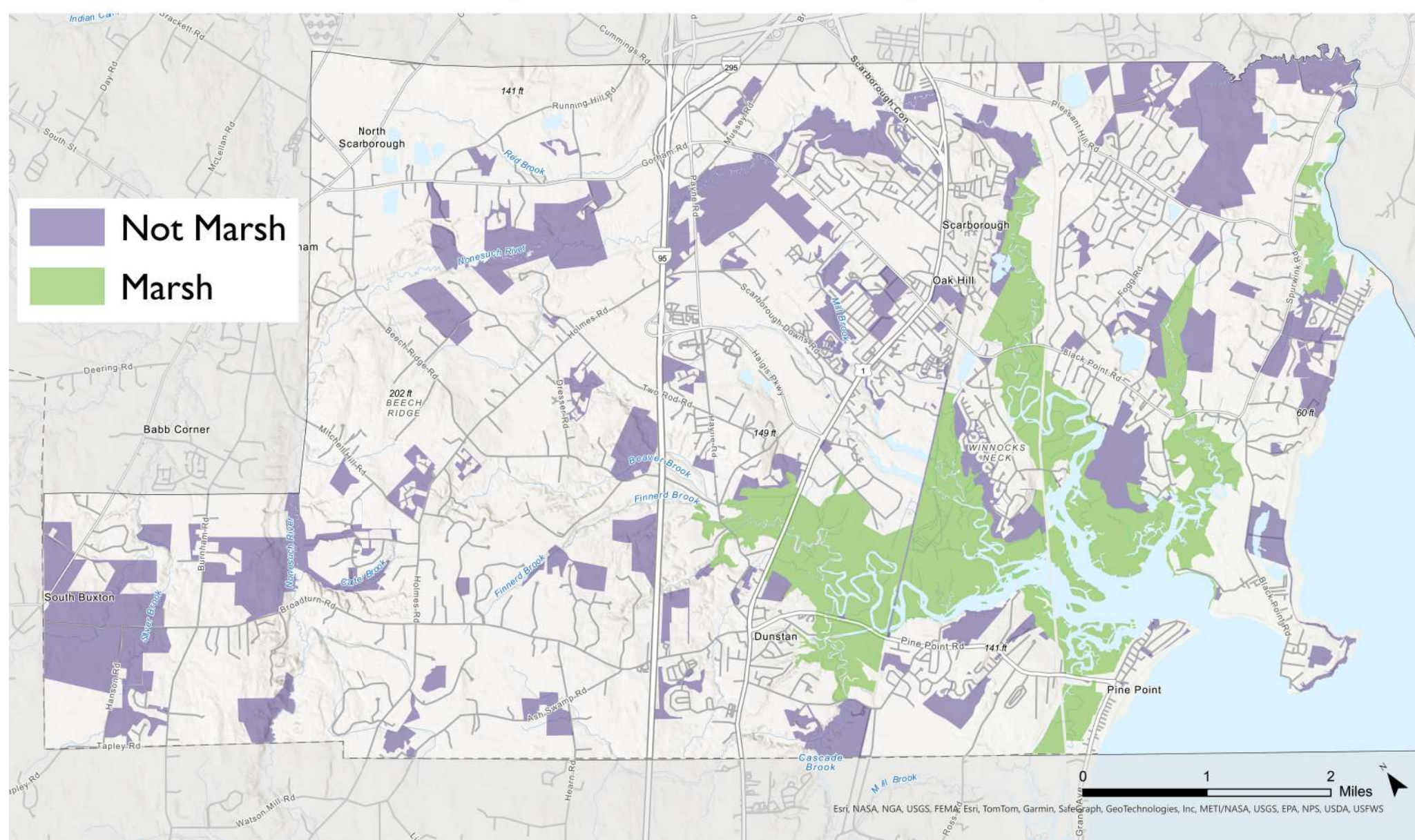
SCHEDULE



How large is our community?



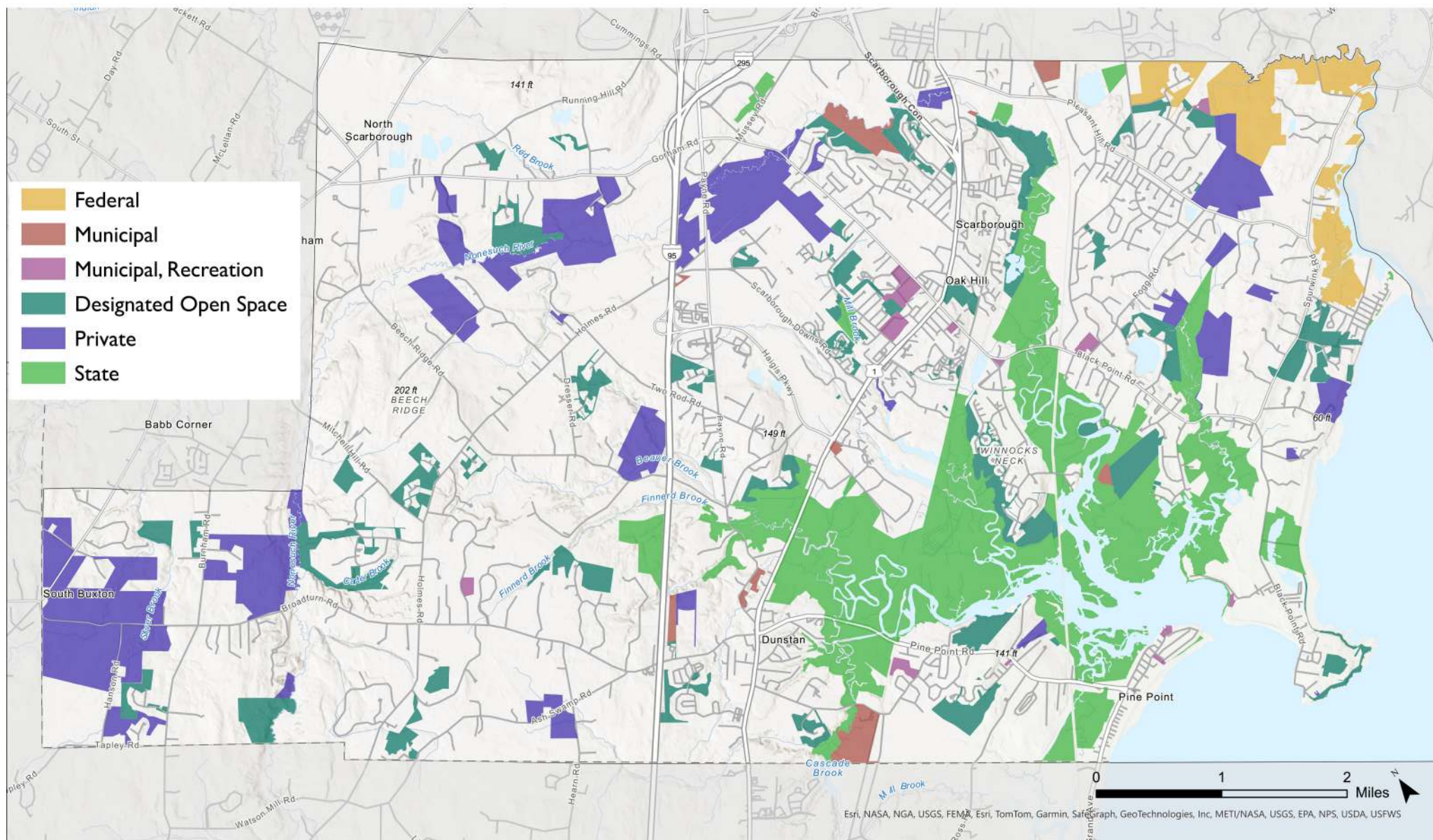
What land is currently conserved as open space?



What land is currently conserved as open space?

TOTAL	TOWN AREA	30,528 acres
	CONSERVED LAND	4,700 acres (15 %)
	CONSERVED MARSH	2,750 acres (9 %)
TODAY	TOTAL CONSERVED	7,500 acres (24 %)
2030	AREA NEEDED TO MEET 30x30 GOAL	1,700 acres (6 %)

What land is currently conserved as open space?



Does this all classify as open space?

FEDERAL

Land owned by the Federal government.

- **Rachel Carson Preserve**

527 acres

2% of town

7% of open space

MUNICIPAL

Undeveloped Town land. May or may not be protected.

- **Hunnewell Hill**

300 acres

1% of town

4% of open space

PRIVATE

Privately owned land (MFT / SLT).

- **Pleasant Hill Preserve**
- **Comstock Farm**

2,100 acres

7% of town

28% of open space

STATE

Land owned and managed by state agencies.

- **Scarborough Marsh**

3,000 acres

10% of town

40% of open space

RECREATION

Town recreation areas (parks, school fields, boat launches).

- **Blue Point Park**
- **SEDCO Field**

100 acres

<1% of town

1.5% of open space

DESIGNATED

Conserved land within subdivisions.

1,500 acres

5% of town

20% of open space

PRIVATE

VIEWSHED

Private Open Space

- Maine Farmland Trust
- Scarborough Land Trust
- Other/Unknown

Comstock Farm

Fuller Farm

Broadturn Farm

Warren Woods

Pleasant Hill Preserve



Esri, NASA, NGA, USGS, FEMA, Esri, TomTom, Garmin, SatGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS

Does this all classify as open space?



Scarborough would like to strategically conserve an additional 1,700 acres by 2030.

What land area is left to expand open space?

Undeveloped Areas - Current Conserved Lands



= 6,000 acres

APPROACH

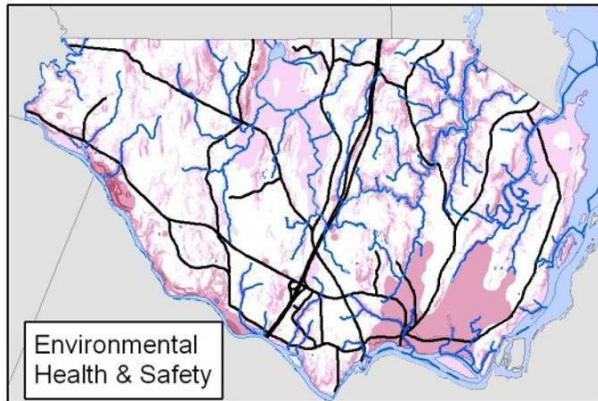
In order to establish strategies for conservation and prioritize areas in the community to focus conservation efforts, we will use:

Geospatial Data (mapping)

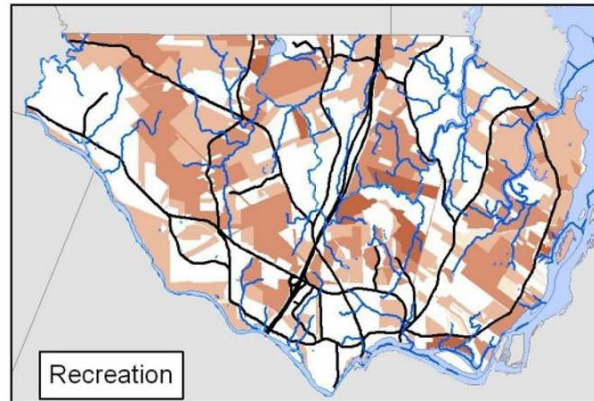
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Community Values (outreach)

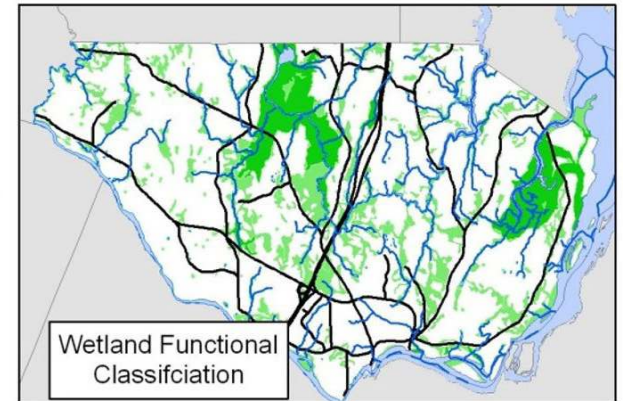
APPROACH: DATA + VALUES



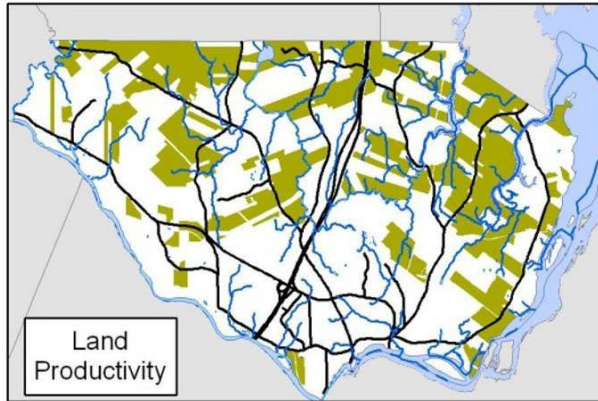
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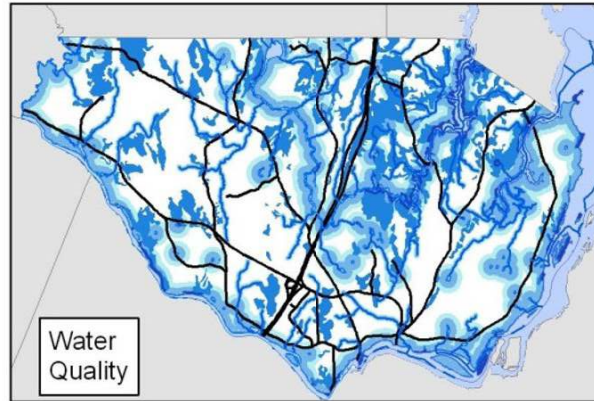
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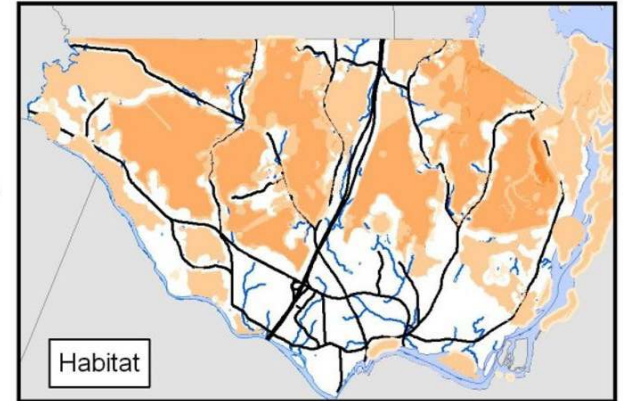
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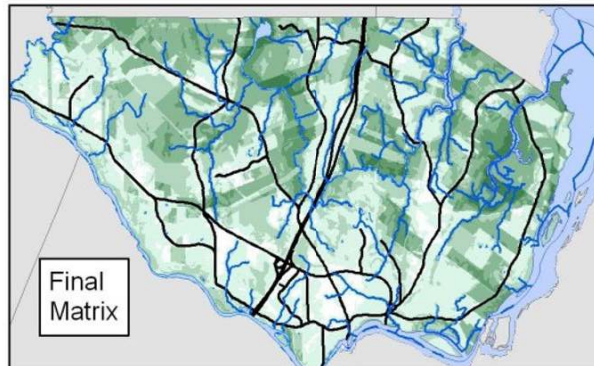
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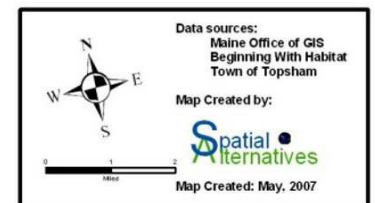
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Example:
Topsham Natural Areas
Priority Mapping



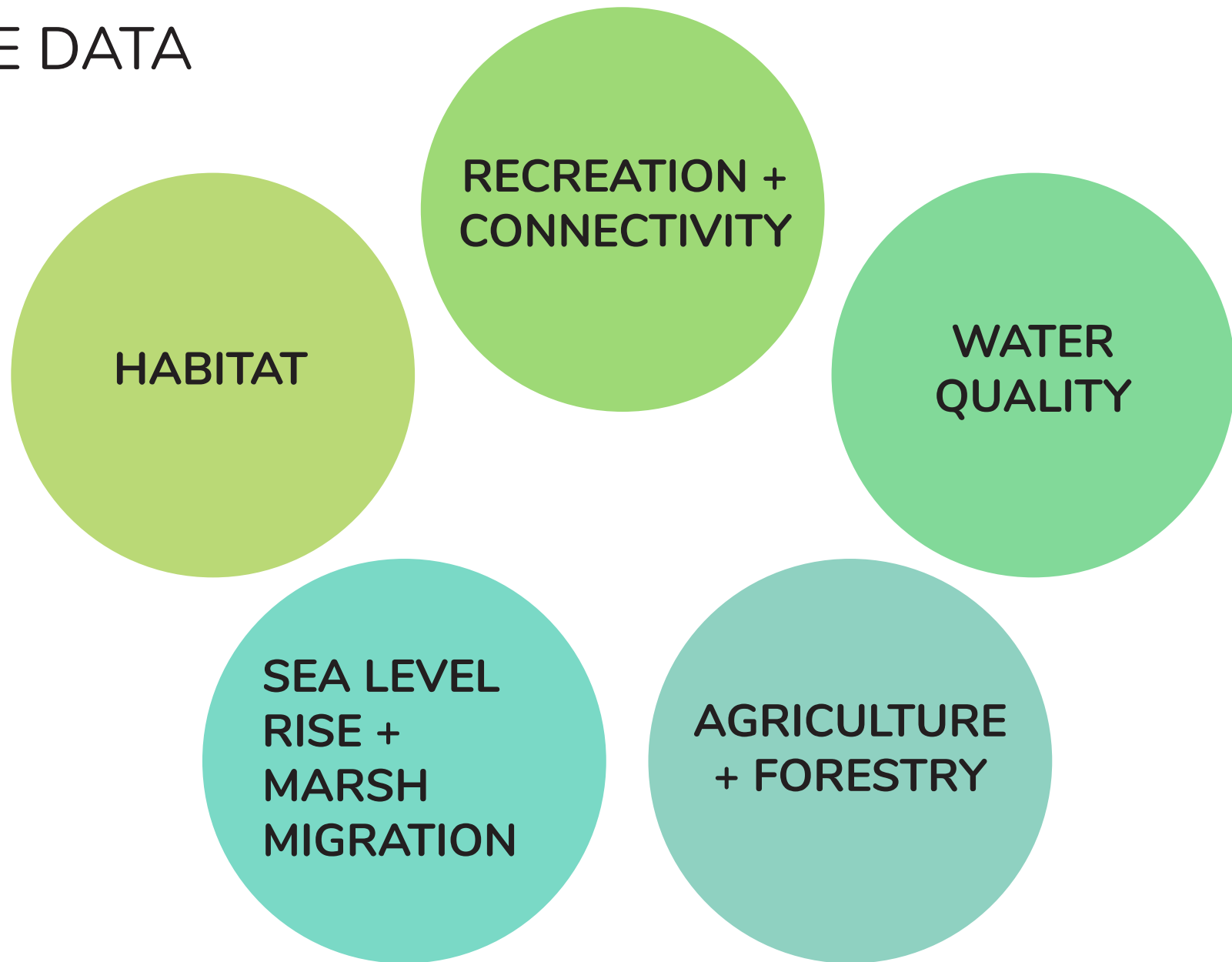
APPROACH: DATA + VALUES

The result will be a community-wide map identify the low / medium / high areas to prioritize for future land conservation.

The way we rate areas for potential conservation will be based on the values or interests identified by the community.

We start with the existing conditions data....

THE DATA



THE DATA

HABITAT

Ecosystems of Significance
Inland Wading Bird & Waterfowl Habitat
Tidal Wading Bird & Waterfowl Habitat
Deer Wintering Areas
Endangered, Threatened, or Species of Concern
Habitat Focus Areas
Significant Vernal Pools

SLR + MARSH MIGRATION

Current Marsh
Marsh Migration with:
• 1 ft of Sea Level Rise
• 2 ft of Sea Level Rise
• 3 ft of Sea Level Rise

RECREATION + CONNECTIVITY

Town-owned Parks
Public Access Conservation Land
Trails

WATER QUALITY

National Wetland Inventory
Streams & Rivers
Waterbodies
Great Ponds
250 ft Buffers

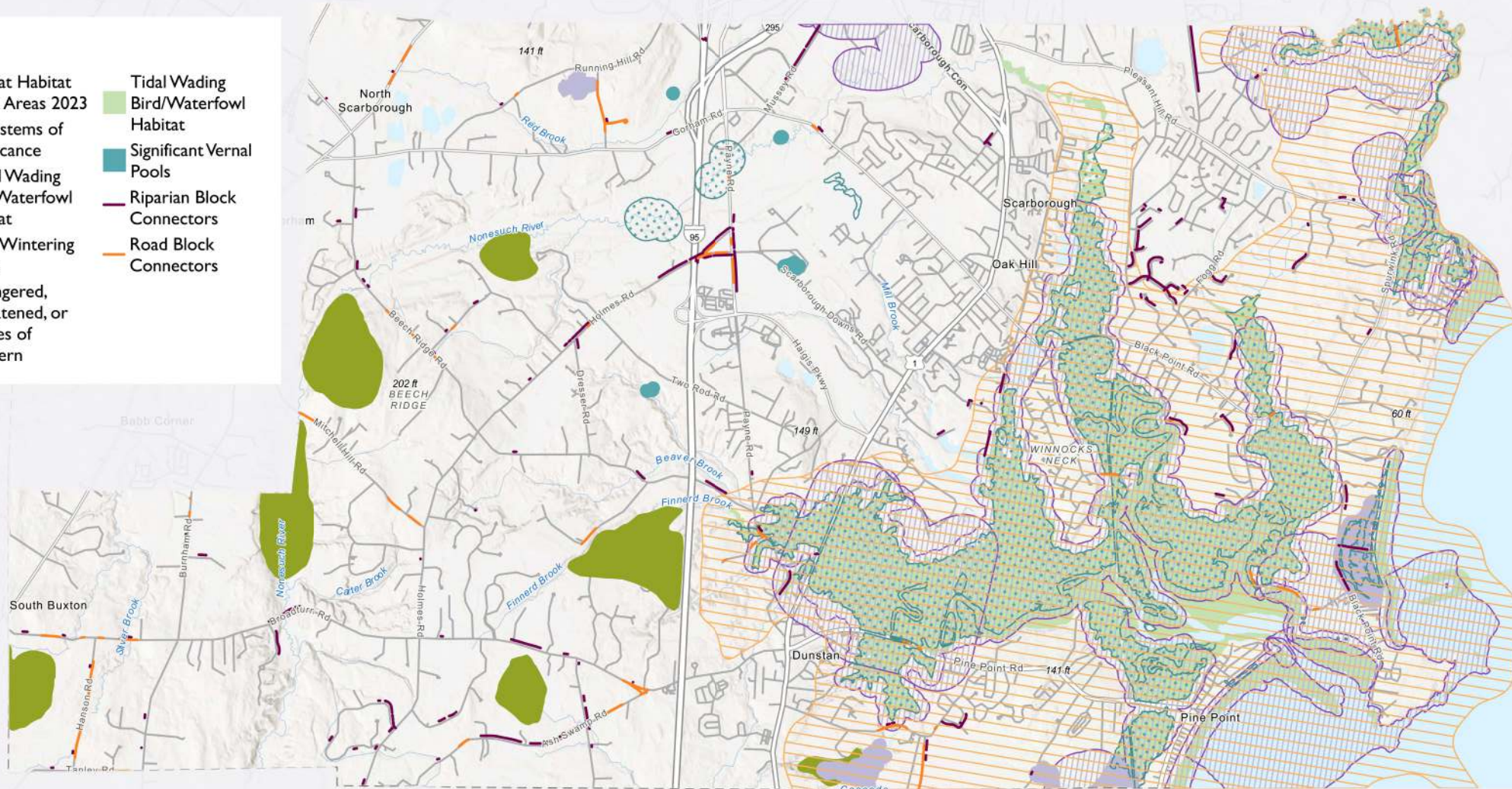
AGRICULTURE + FORESTRY

Tree Growth Parcels
Open Space Parcels
Farmland Parcels
Prime Farmland Soils

HABITAT

Legend

-  Habitat Habitat Focus Areas 2023
-  Ecosystems of Significance
-  Inland Wading Bird/Waterfowl Habitat
-  Deer Wintering Areas
-  Endangered, Threatened, or Species of Concern
-  Tidal Wading Bird/Waterfowl Habitat
-  Significant Vernal Pools
-  Riparian Block Connectors
-  Road Block Connectors



Esri, NASA, NGA, USGS, FEMA, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS

— NHD Streams
 ■ NHD Waterbody
 ■ NWI Wetlands
 ■ Water Buffers

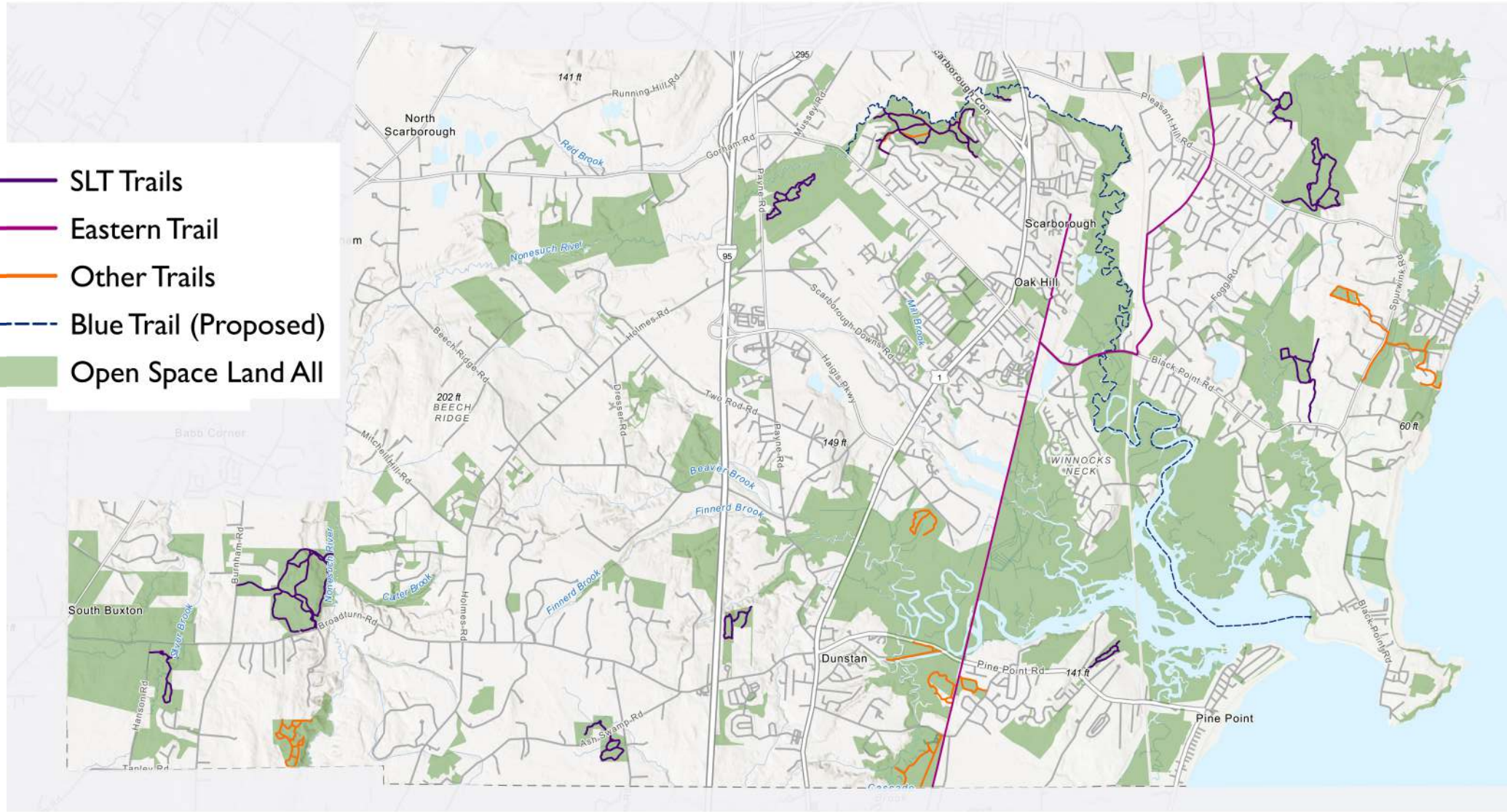
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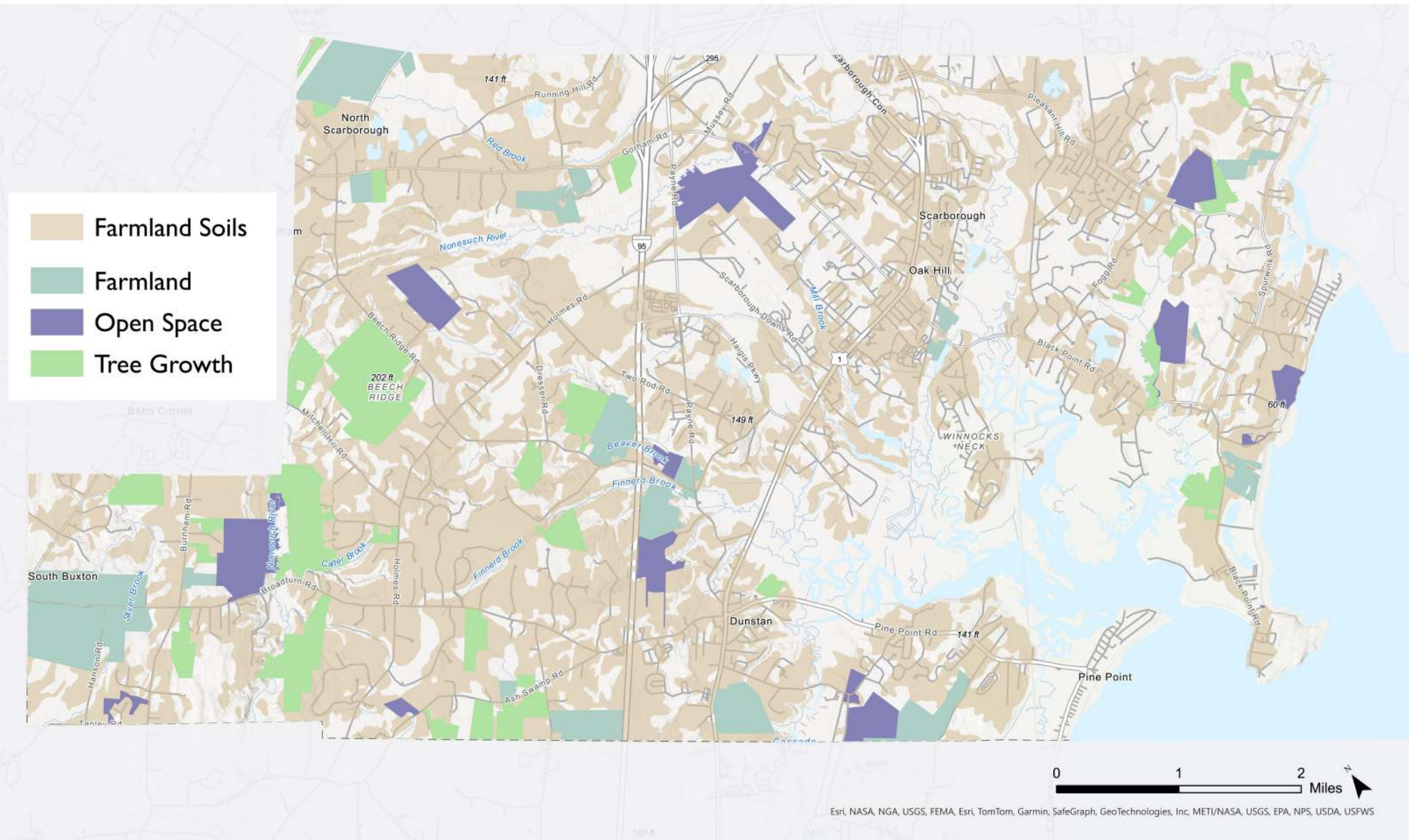
SEA LEVEL RISE + MARSH MIGRATION



RECREATION + CONNECTIVITY



AGRICULTURE + FORESTRY



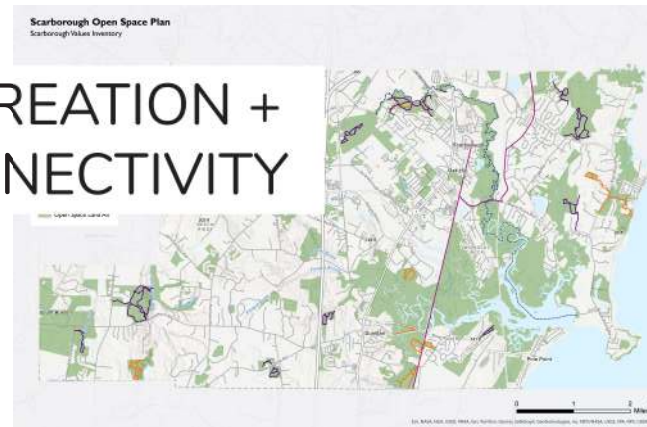
POTENTIAL MATRIX

high / medium / low value areas to
prioritize open space conservation

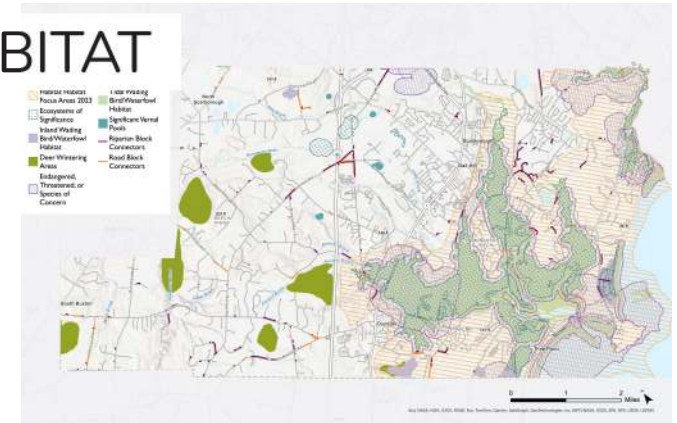
WATER QUALITY



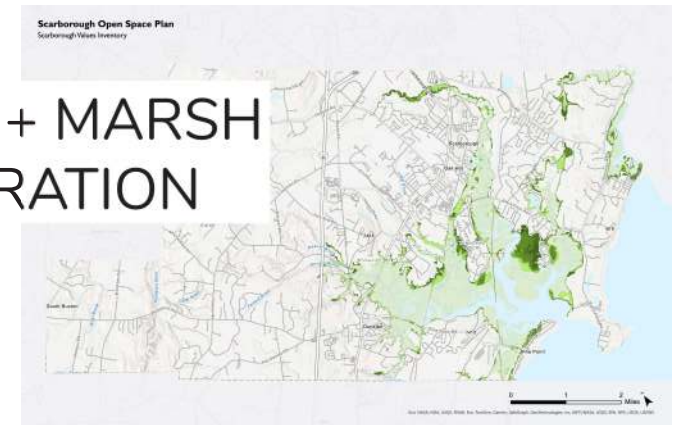
RECREATION + CONNECTIVITY



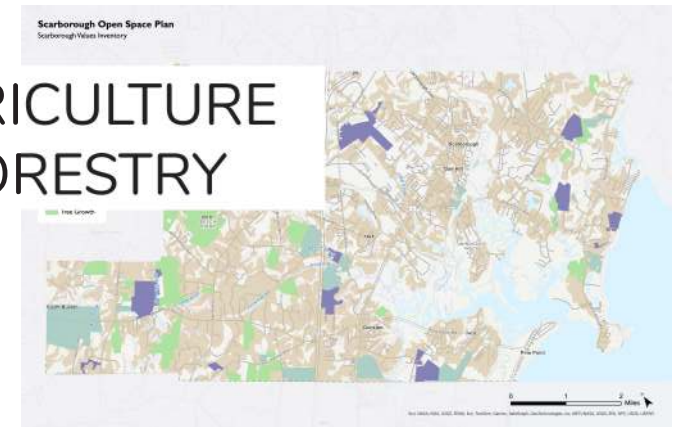
HABITAT



SLR + MARSH MIGRATION



AGRICULTURE + FORESTRY



PUBLIC ENGAGEMENT

What are the community's values?

What do people want to prioritize most?

Are there specific areas, habitats, or connectivity efforts that should guide conservation strategies?



PUBLIC MEETING

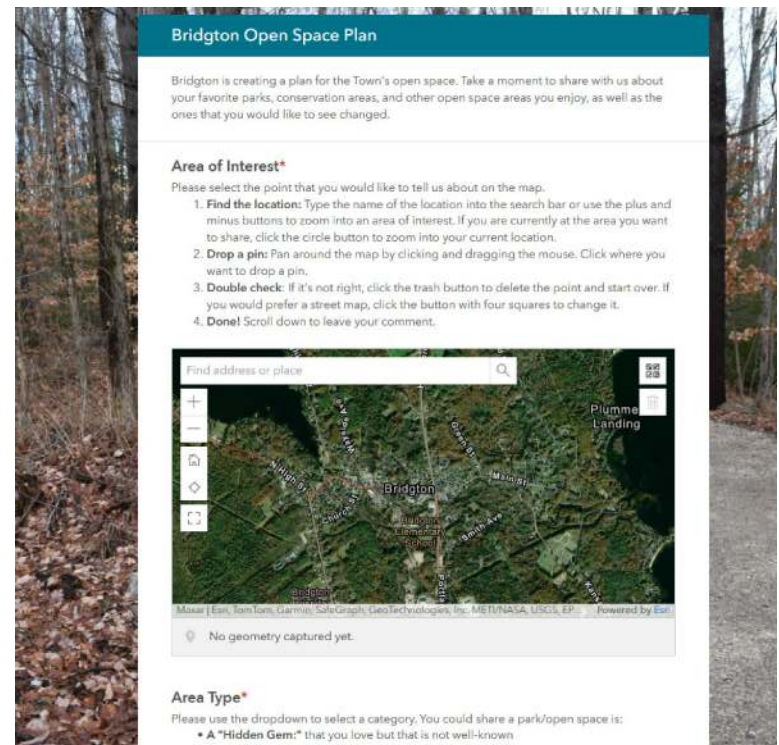
- July Forum Activities:
- Budget Exercise
 - Mapping Open Space



ONLINE OUTREACH

TWO ROUNDS OF DIGITAL FEEDBACK

- July/Aug: Community Survey & Digital Mapping
(to match community meeting)
- Sept/Oct: Feedback on Conservation Priorities Matrix



The screenshot shows a web application titled "Bridgton Open Space Plan". It includes an introductory paragraph about the town's plan for open space. Below this is a section titled "Area of Interest*" with instructions for users to find a location, drop a pin, double-check, and finally done. A map of Bridgton, Maine, is displayed with a search bar at the top and various map controls on the left. The map shows the town's boundaries and surrounding areas like Plumme Landing. Below the map, there is a status message "No geometry captured yet." and a section titled "Area Type*" with a dropdown menu for selecting the category of the open space.

Bridgton Open Space Plan

Bridgton is creating a plan for the Town's open space. Take a moment to share with us about your favorite parks, conservation areas, and other open space areas you enjoy, as well as the ones that you would like to see changed.

Area of Interest*

Please select the point that you would like to tell us about on the map.

1. **Find the location:** Type the name of the location into the search bar or use the plus and minus buttons to zoom into an area of interest. If you are currently at the area you want to share, click the circle button to zoom into your current location.
2. **Drop a pin:** Pan around the map by clicking and dragging the mouse. Click where you want to drop a pin.
3. **Double check:** If it's not right, click the trash button to delete the point and start over. If you would prefer a street map, click the button with four squares to change it.
4. **Done!** Scroll down to leave your comment.

Find address or place

Maxar | Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA. Powered by Esri

No geometry captured yet.

Area Type*

Please use the dropdown to select a category. You could share a park/open space is:

- A "Hidden Gem:" that you love but that is not well-known

Further Discussion