

Town of Scarborough Open Space Ad-Hoc Committee

Tuesday, November 19, 2024 | 9:00 – 11:00 am | Hybrid: Town Manager's Conference Room and Zoom

Meeting link:

https://scarboroughmaine.zoom.us/webinar/register/WN_AIA-loDrTPeVjNbezVsyBg

Meeting #5 Agenda

1. Review 9/23 meeting notes
2. Review and discuss [draft Open Space Plan](#)
3. Review Schedule & Next Steps
 - a. Set Next Meeting Date

Town of Scarborough

259 US Route One | PO Box 360 | Scarborough, ME 04070 | P: 207.730.4000 | scarboroughmaine.org

Town of Scarborough Open Space Ad-Hoc Committee

Monday, September 23, 2024 | 9:00 – 11:00 am | Hybrid: Scarborough Town Hall and via Zoom

Meeting Notes

[Meeting Recording](#)

Attendance (In person):

Committee: Andrew Mackie, Crescie Maurer

Staff: Jami Fitch, Todd Souza, Autumn Speer

Consultants: Judy Coby-George, Madeline Tripp

Attendance (Zoom):

Committee: Robyn Saunders, Maggie Vishneau

1. Review 8/20/24 meeting notes

- No changes were made to the notes from the previous meeting.

2. Presentation of Final Open Space Inventory

- Judy provides an update on the Open Space inventory and map. Viewshed staff met with reps from the Town and Scarborough Land Trust to review select open space parcels. Some parcels were removed from the inventory, such as municipal civic parcels (e.g., schools, buildings, parking lots).
- Updated protected open space (applies to 30x30):
 - Town area (excludes open water in the marsh): 30,528 acres
 - Conserved/Protected: 6,131 acres (20%)
 - Area needed to meet 30x30: 3,026 acres (10%)
- Types of protected open space:
 - Federal land (e.g., Rachel Carson Wildlife Refuge) – 520 acres, 9% of protected land
 - State land (e.g., Scarborough Marsh) – 3,006 acres, 50% of protected land
 - Private land (e.g., land trusts) – 882 acres, 14% of protected land
 - Municipal land (e.g., town-owned parcels with conservation easements) – 120 acres, 2% of protected land
 - Designated open space (e.g., Planning Board-approved open space within subdivisions) – 1,596 acres, 26% of protected land
- Categories removed from protected lands inventory:
 - Undeveloped municipal land (not permanently protected) – 402 acres, 1% of town
 - Recreation facilities (e.g., playing fields, parks) – 59 acres, <1% of town
 - Schools – 183 acres, <1% of town
 - Civic (e.g., buildings, parking lots) – 144 acres, <1% of town
- Some of the removed parcels (e.g., recreation and undeveloped municipal parcels) will still be counted toward the overall open space inventory.
- The Committee had additional revisions for the inventory:
 - SLT has fee ownership at 1,434 acres and holds easements for another 125 acres

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- Add Pine Point beach and Scarborough Beach State Park back into the protected open space inventory.
 - Add Western Beach into the protected open space inventory.
- Autumn suggests the Plan include a recommendation for the Town to set criteria for what it considers designated open space.
- The Committee discusses terminology and how to differentiate between open space and conserved land. The Plan will include definitions, including open space (overarching, broad term), and protected open space (parcels that count toward 30x30).
- **ACTION: ANDREW will share SLT's property spreadsheet with Viewshed so they can cross-reference the parcels.**

3. Review and Discuss Open Space Definition

- A draft definition was provided with the meeting agenda:
Open space is natural land with little human disturbance that fosters a healthier ecosystem and community by providing habitat for wildlife, enhancing water quality, connecting existing open space, and offering passive recreation opportunities.
- The Committee would like a broad definition for open space and narrower definitions for protected lands and recreational lands:
 - Open Space: Land that is set aside for recreation and protection of the wider ecosystem.
 - Protected lands: Natural lands that foster healthy ecosystems by providing habitat, habitat connectivity, and ecosystem services, such as clean air, clean water, and healthy soils.
 - Recreational lands: *Use definition from Parks & Facilities Master Plan*
- **ACTION: TODD will send the definition of recreational lands from the Parks & Facilities Master Plan to Viewshed.**

4. Review and Discuss Draft Strategies

- Draft strategies were provided with the meeting agenda.
- Committee discussion on strategies to achieve 30x30:
 - Change “Support bond programs...” strategy to: “Use bond, grant, and other funding programs...”
 - Change “Support changes to town ordinances...” to “Update town ordinances...”
 - Change “Review all Town-owned properties...” to “Conserve Town-owned properties that are in high priority areas or provide connectivity.”
 - Andrew notes that protected lands also need to be managed, and funding is needed for monitoring and maintenance on the land. Change development fee strategy to “Create a development fee to fund and maintain open space.”
- Committee discussion on strategies for residential ordinance changes:
 - Update subdivision requirements:
 - Remove mowing limit requirement.
 - Andrew notes that designated open space associated with HOAs isn't always publicly accessible. These areas may provide important connections between open spaces. The Town may want to consider requiring HOA designated open space allow for public access. Judy notes that the Plan may include a recommendation for the Town to maintain public-access trails.
 - Change “Require protection of trail connections” to “Require protection of existing trail connections.” Judy explains her intent for that requirement was to retain existing trails on a parcel, whether they are formal or informal.

- Add a site inventory step to the subdivision process to determine where lots can go within the parcel taking into consideration trails, natural resources, etc.
 - Update Conservation Subdivisions:
 - Change conservation subdivisions to only be required in RF district.
 - Require 1-acre lots in the RF district to allow more land protection.
 - Town may need to revisit the Rate of Growth Ordinance because only 25 permits are allowed in the RF and R2 district each year.
 - Add strategy to evaluate residential zoning districts.
- Committee discussion on strategies for commercial ordinance changes:
 - Karen notes the recommended strategies make sense for the Running Hill Road commercial district.
 - Autumn would like to see a map showing an overlay of the open space focus areas and the Town's commercial zoning districts. The Town may want to consider re-zoning some areas if there are commercial districts overlapping priority areas.
- Committee discussion on shoreland zoning ordinance changes:
 - Jami notes that the Conservation Commission's work on setbacks and buffers and the recommendations from the vulnerability assessment would likely support the recommended changes.
 - Autumn recommends that the strategies include language to align with the vulnerability assessment.
- Committee discussion on data collection strategies:
 - Add a strategy to create GIS policies to help maintain an accurate inventory of open space.
 - Change "Create a system..." strategy to read "Create a system to refine & track open space data and coordinate between departments and partners to update and share open space data."
 - Todd asks how to determine scenic views. Judy explains that the State has a [guidance document](#) that outlines a methodology to identify scenic views.
 - Karen recommends checking in with Assessing on the tracking open space data strategy.
- Committee discussion on education strategies:
 - Remove volunteer group strategy.
 - Add strategy to develop an education and communications plan.
 - Add strategy to develop interactive outreach and education tools.
 - Add businesses and landowners as audiences for outreach and education.
- Shoreland Zoning recommendations should align with the vulnerability assessment, and trails recommendations should align with the Town Wide Transportation Study.

5. Review Schedule & Next Steps

- Survey responses are still low. Only 85 responses have been submitted online.
- Karen would like to see more survey responses from Dunstan.
- Committee members are willing to distribute posters to businesses in the Dunstan area.
- The draft plan will be available for Committee review in November.
- The draft plan will be provided to the public after the Committee has reviewed the draft plan. A second digital survey will be available to collect public feedback on the draft materials. The second survey will likely be available in late November.
- Judy suggests posting the draft plan with a digital "comment card" for people to provide comments and feedback.

- Autumn offers to staff the Open Space Plan booth at Sustainable Scarborough Day on 10/6. Crescie will also help.
- **ACTIONS:**
 - **JAMI will circulate the survey flyer to Committee members.**
 - **COMMITTEE members will distribute flyers to Dunstan businesses.**
 - **AUTUMN will send the information to her planning development contacts.**

Next meeting:

- 11/19 @ 9:00 am, in person (Town Manager's Conference Room) and on Zoom. The draft plan will be sent prior to the meeting.
- **ACTION: COMMITTEE will review and comment on the draft plan prior to the 11/19 meeting.**



Scarborough Conservation Open Space Plan

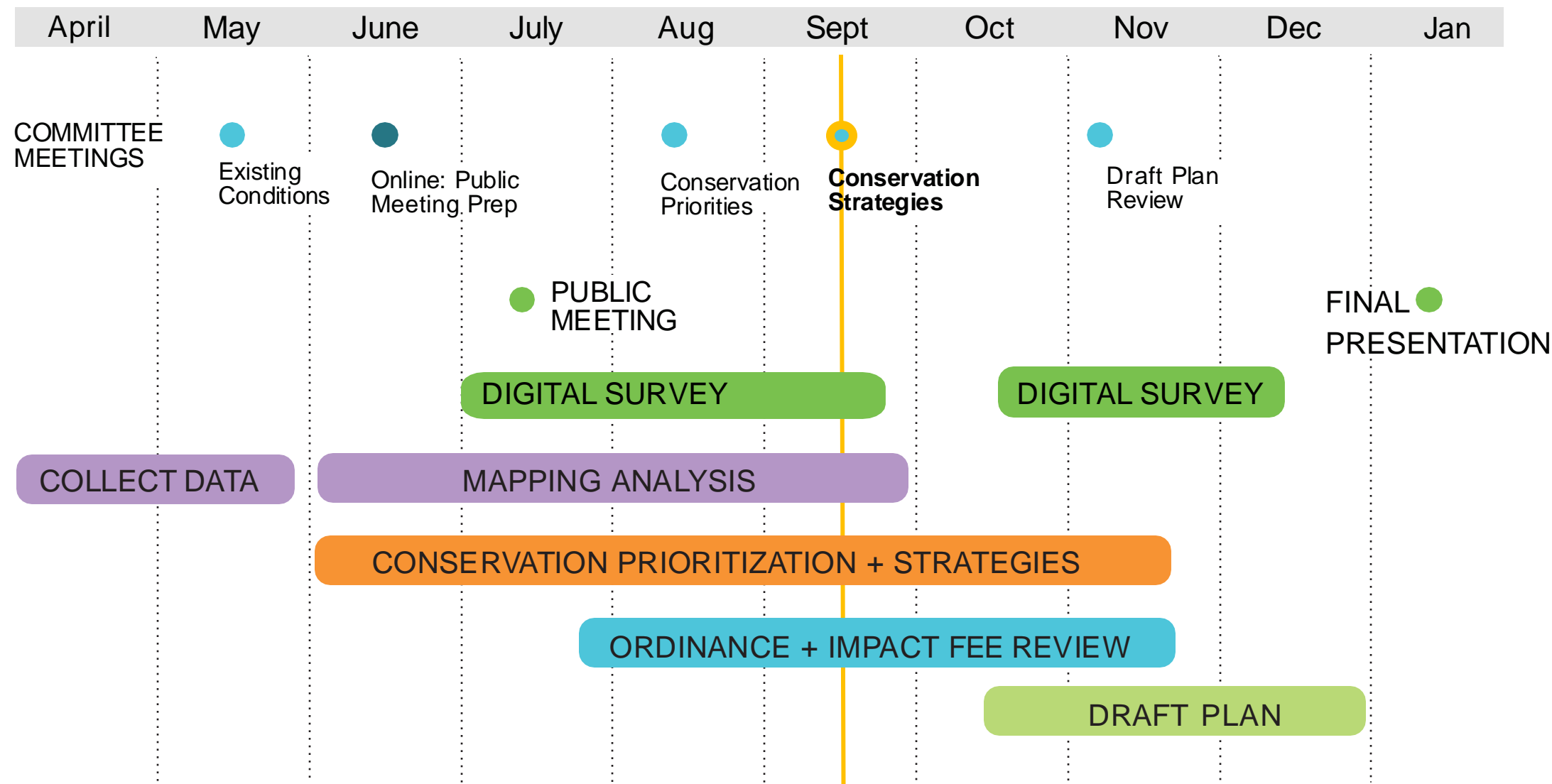
Open Space Ad-hoc Committee

MEETING 3 09/23/2024

AGENDA

- 1.Presentation of Final Open Space Inventory
- 2.Draft Open Space Definition & Discussion
- 3.Draft Open Space Strategies & Discussion
- 4.Review Schedule & Next Steps

SCHEDULE



EXISTING OPEN SPACE INVENTORY

TOTAL	TOWN AREA	30,528 acres
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TODAY	TOTAL CONSERVED	6,131 acres (20%)
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2030	AREA NEEDED TO MEET 30x30 GOAL	3,026 acres (10%)
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What counts as Conserved Open Space?

FEDERAL

Land owned by the Federal government.

- Rachel Carson Preserve

527 acres

2% of town

9% of conserved land

STATE

Land owned and managed by state agencies.

- Scarborough Marsh

3,006 acres

10% of town

50% of conserved land

PRIVATE

Privately owned land (MFT / SLT).

- Pleasant Hill Preserve
- Comstock Farm

882 acres

3% of town

14% of conserved land

MUNICIPAL CONSERVATION

Town-owned land with a conservation easement.

120 acres

<1% of town

2% of conserved land

DESIGNATED OPEN SPACE

Conserved land within subdivisions.

1,596 acres

5% of town

26% of conserved land

Municipal Lands Not Included in Conserved Open Space

UNDEVELOPED

Undeveloped Town land.

402 acres

1% of town

RECREATION

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

59 acres

<1% of town

SCHOOLS

Town land for school buildings + school activities.

183 acres

<1% of town

CIVIC

Town land used for civic activities (fire station, snow, parking lots).

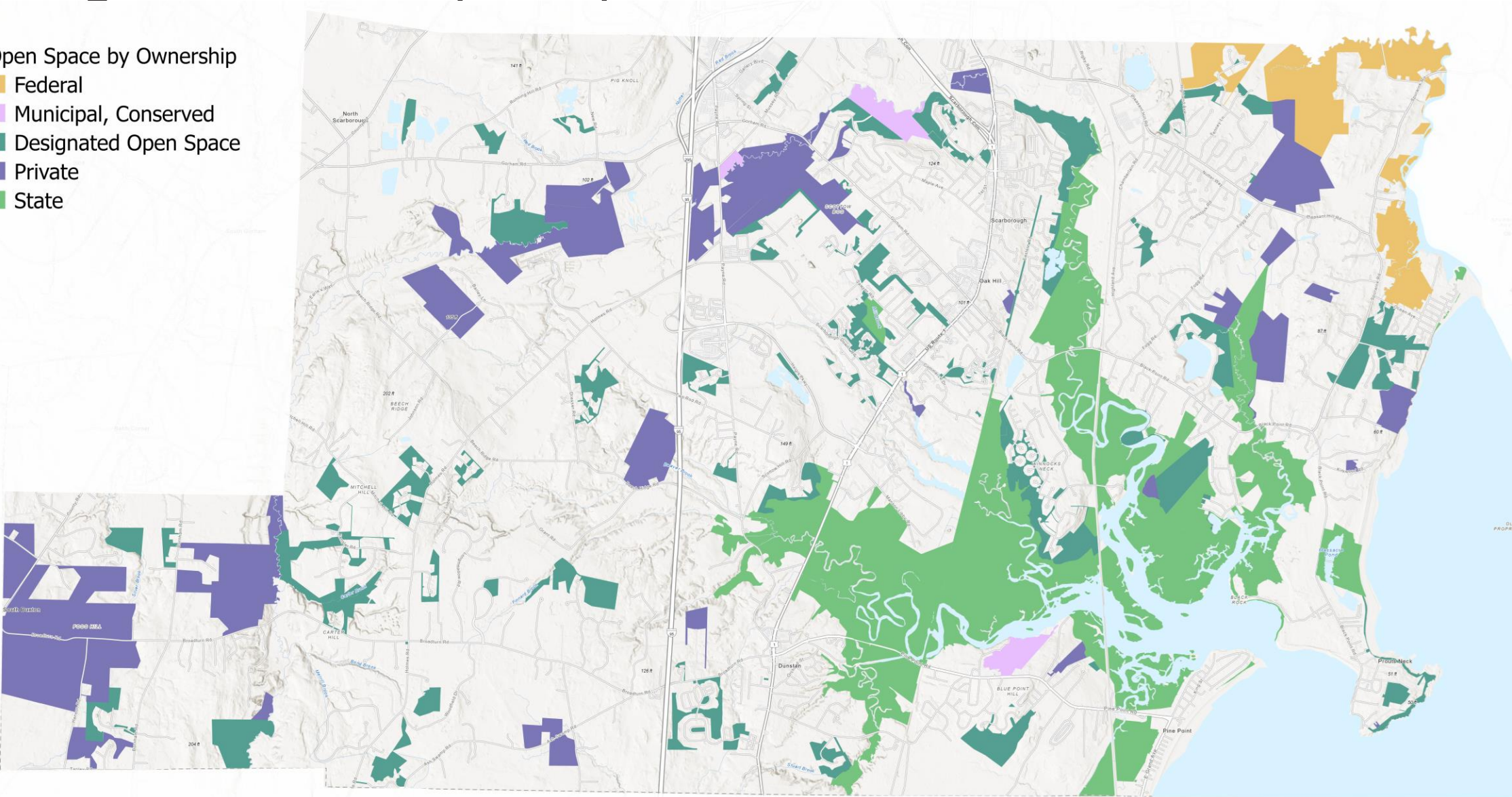
144 acres

<1% of town

Existing Conserved Open Space

Open Space by Ownership

- Federal
- Municipal, Conserved
- Designated Open Space
- Private
- State



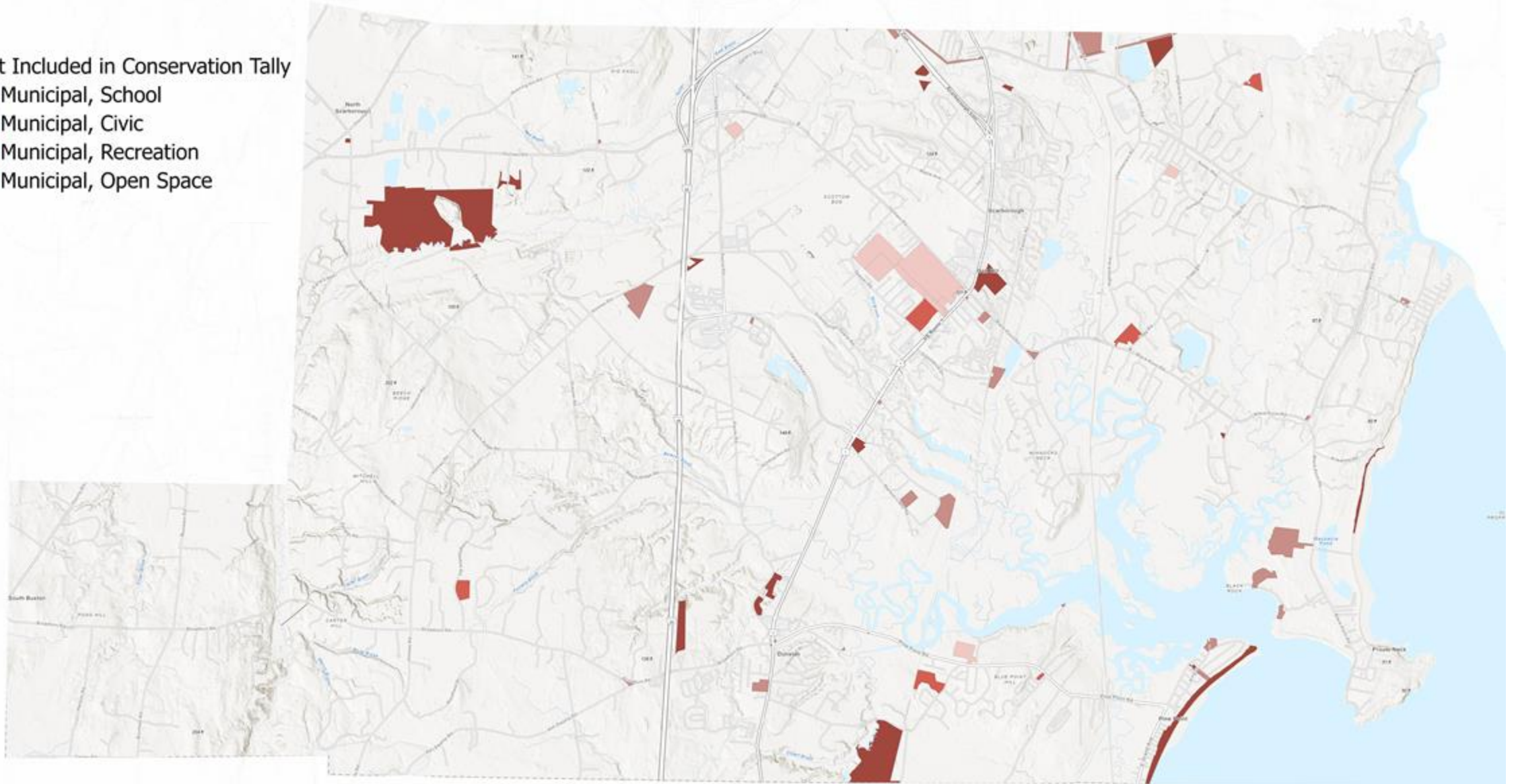
0 1 2 Miles



Town Owned Land Not Included in Conserved Open Space

Not Included in Conservation Tally

- Municipal, School
- Municipal, Civic
- Municipal, Recreation
- Municipal, Open Space



0 1 2 Miles

OPEN SPACE DEFINITION FEEDBACK



DRAFT OPEN SPACE DEFINITION

Open space is natural land with little human disturbance that fosters a healthier ecosystem and community by providing habitat for wildlife, enhancing water quality, connecting existing open space, and offering passive recreation opportunities.

DRAFT STRATEGIES conserving 30x30

Use the Open Space Focus Areas to prioritize land purchases.

Prioritize connections between open space parcels.

Update the conservation scorecard for acquiring land to align with the Open Space Plan and focus areas.

Support changes to town ordinances that will encourage conservation.

Ensure that the definition of open space is consistent in Town ordinances.

Support bond programs to purchase outright or partner with organizations to purchase high priority parcels.

Review all Town-owned properties to determine if any of them are in high priority areas or provide connectivity.

Create a development fee to fund open space.

Promote the use of the Open Space Current Use Property Tax Program.

Work with neighboring towns to expand connectivity.

DRAFT STRATEGIES residential ordinance changes

Set up an open space fund and impact fees which are based on the conservation priority/value of the parcel, based on the Open Space Focus Areas.

Update subdivision requirements:

- Create maximum setback
- Allow mowing within envelope only.
- Require protection of trail connections.
- Develop conservation best practices for non-conservation subdivisions.
- Set impact fees for subdivisions in lieu of conservation best practices.

Conservation Subdivisions:

- Require Conservation Subdivisions in RF and R2 districts. (Or, add more triggers for CS)
- Allow Conservation Subdivisions in all other Residential districts and add more triggers for CS.
- Revise the development process to take all relevant natural features into account first and design around them.
- Provide Density Bonus/Reduction in Impact Fees when protecting high value open space.

DRAFT STRATEGIES commercial ordinance changes

Modify impervious surface requirements.

Review parking standards.

Use Open Space Focus Areas to require preservation of high value open space and only allow for the use of an impact fee for open space under certain circumstances/locations.

DRAFT STRATEGIES shoreland zoning

Update marsh Resource Protection (RP) zoning to account for sea level rise.

Update FEMA Floodplain RP by adding sea level rise elevations to current FEMA zones.

Require a conservation easement for RP on lots that are divided/subdivided.

DRAFT STRATEGIES data collection

Create a system to refine & track open space data, and coordinate between departments to update and share open space data.

Develop a scenic view inventory to identify, prioritize, and protect important views.

Collect more detailed habitat data for locally important species of flora and fauna.

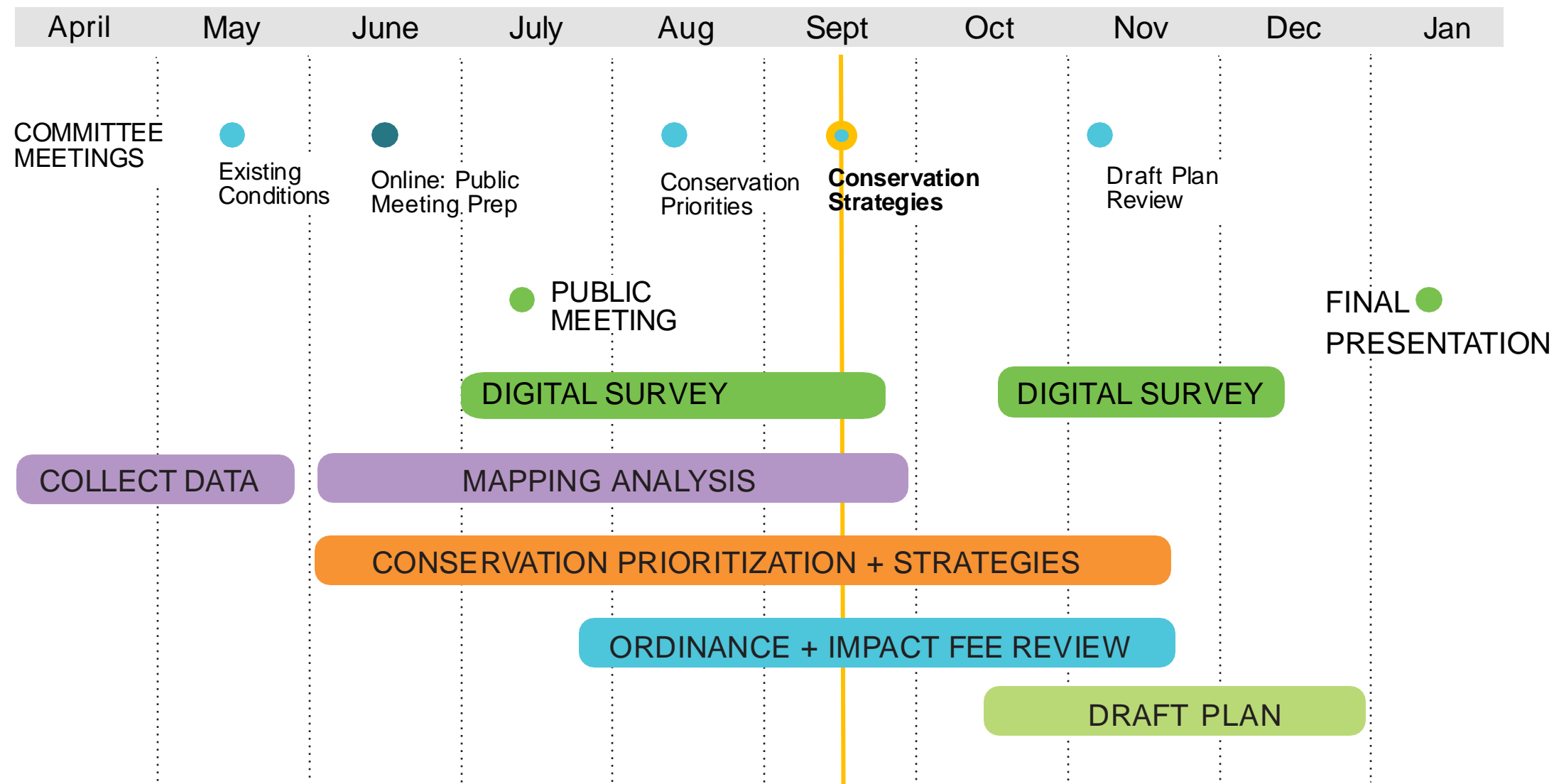
Inventory trails and develop a trail network master plan.

DRAFT STRATEGIES education

Develop educational materials and/or events for community members about good stewardship.

Organize a volunteer group to help care for municipal conservation lands (like a “Friends of ____” group) or an annual community stewardship event.

SCHEDULE



NEXT STEPS

Continue Outreach For Survey!

Set Date For Next Committee Meeting