

Town of Scarborough Sustainability Committee

February 26, 2025 | 8:00 – 9:30 a.m. | Hybrid Meeting – Town Hall and via Zoom

To participate in the Sustainability Committee's meeting, please use the following link:
https://scarboroughmaine.zoom.us/webinar/register/WN_4upe8i7IThutTEeEQnKLRw

To view in the Sustainability Committee's meeting, please use the following link:
<https://www.youtube.com/channel/UCD5Y8CFy5HpXMftV3xX73aw>

Agenda

- 8:00 am** **Call to order and attendance**
- (1) Welcome and introductions
 - (2) Vote on minutes from 1/22/25/24
 - (3) Changes to the 2/26/25 meeting agenda
 - (4) Public Comment
- 8:10 am** **Old Business**
- (1) EV Charging Ordinance – Ordinance Committee 3/12/25
 - (2) EECBG Grant – Program paused
- 8:20 am** **New Business**
- (1) Select Chair and Vice-Chair
 - (2) 2025 Priorities
 - Review Town Council goals
 - Discuss Committee's 2025 priorities
- 9:15 am** **Updates**
- (1) Town Council
 - (2) Planning Board
 - (3) Conservation Commission
 - (4) Transportation Committee
 - (5) Planning Projects: Open Space Plan & Vulnerability Assessment
- 9:25 am** **Next meeting agenda**
- Next meeting date: March 26, 2025
- 9:30 am** **Adjourn**

Engineering & Technical Services

259 US Route One | PO Box 360 | Scarborough, ME 04070 | P: 207.730.4400 | scarboroughmaine.org

Town of Scarborough Sustainability Committee

January 22, 2025 | 8:00 – 8:30 a.m. | Scarborough Town Hall and via Zoom

Meeting Minutes - DRAFT

Attendance – in person

Committee: Anton Bodor, Lydia Jopp, David Kirstein, Deb McDonough, Rick Meinking

Town Council: Bill Donovan

Staff: Angela Blanchette, Jami Fitch, Helen Harmon, Autumn Speer

Public: Paul Lyons, resident

Attendance – Zoom

Committee: Ron Allen

[View the recording of the Sustainability Committee's 1/22/25 meeting.](#)

Call to Order

1. The meeting was called to order at 8:05 am.
2. Deb motions to approve the minutes, David seconds. Vote is unanimous.
3. The Committee welcomes Bill Donovan as the Town Council liaison.

Public Comment

1. None.

Updates

1. Town Council
 - The Town Council will vote on the wetlands setback ordinance at their 1/22/25. Bill expects the majority of the Council to support the ordinance. Committee members in support of the ordinance are encouraged to attend the meeting to make public comment or send emails to the Town Council.
 - Town Council will undertake their goal setting process on 1/25/25. Bill is advancing a new school building topic, and April has shared that she plans to bring sustainability-focused items forward.
2. Planning Board
 - Rick is now the Chair of the Planning Board.
 - The FedEx terminal on Holmes Rd was approved.
 - The Downs received approval for an amendment to their Town Center subdivision.
3. Conservation Commission
 - Conservation Commission is focused on the wetlands setback ordinance.
 - They are also contemplating a tree protection ordinance.

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4. Transportation Committee
 - The Town's draft [Transportation Study](#) is available for public comment.
5. Open Space Plan
 - The draft plan is available for review and comment. The deadline to submit feedback has been extended to 1/24/25.
 - The project will wrap up in early 2025. A Town Council workshop is scheduled on 2/19/25.
6. Vulnerability Assessment
 - The Vulnerability Assessment Working Group is in the process of selecting pilot project locations. More in-depth adaptation strategies will be developed for these project locations. Tentative locations are Payne Rd, Bayview Ave at Higgins Beach, and future planning for Pine Point.
 - An interactive StoryMap showing current and future flood vulnerabilities will be available in early 2025. As the project progresses, the StoryMap will also include general adaptation strategies for areas and infrastructure in Scarborough.
 - MaineDOT is applying for a large grant to address flooding on Route 1 where it crosses Scarborough Marsh. The design includes a raising the road 4-feet and constructing a bridge over a portion of the Marsh.
7. Sustainability Reserve Account
 - The Finance Committee was supportive of establishing a reserve account. They recommended seeding the account with an initial \$25,000 and directing 50% of excess electrical permit fees to the reserve account.
 - The Town Council will discuss the reserve account as part of their goal setting process.

Meeting adjourned at 8:38 am.

Next Meeting: February 26, 2025 at 8:00 am.

Future Projects List:

- Coordination with Scarborough Public Schools
- 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/food waste
- Tree preservation ordinance
- Swap shop
- Energy stretch code

2025 TOWN COUNCIL GOALS

LONG RANGE FACILITIES PLANNING

Goal: Address School Enrollment and Facility Needs for K-8 students in partnership with the School

- **Objective:** Ensure a rigorous and public engagement process for addressing school enrollment challenges and support the development of a school project proposal for the November 2025 ballot.
 - **Responsible Parties:** SBAC2, School Department, Finance
 - **Council Champion:** April Sither, Bill Donovan
 - **Actionable Tasks:**
 - Support site selection for new school
 - Partner with BOE and SBAC on communication and community outreach
 - Be an active participant in scheduled joint Town/School Workshops
 - Actively attend forums and community opportunities to hear residents feedback on the school
 - Evaluate proposal for readiness to sent to ballot as early as November 2025
 - Support financial impact analysis of the new school
 - Work with stakeholder groups to develop a comprehensive long-term facilities planning strategy
 - Develop a formal policy for naming Town buildings/facilities, ensuring consistency, transparency, and community involvement

CONSERVATION, SUSTAINABILITY & RESILENCY

Goal: Develop and Implement Environmental Protection and Climate Change Initiatives that protect our environment and enhance our resiliency.

- **Objective:** Strengthen environmental protection through updated ordinances, stormwater management, and proactive climate action.
 - **Responsible Parties:** Conservation Commission, Ad-hoc Open Space Committee, Ad Hoc Vulnerability Assessment Committee, Sustainability, Long Range Planning, Planning, Engineering
 - **Council Champion:** Karin Shupe, Cory Fellows
 - **Actionable Tasks:**
 - Explore a “Tree City” initiative and discuss the creation of a tree board.
 - Review and accept Open Space Plan and set priorities to achieve 30 X 30 goal
 - Advance the findings of the Vulnerability Assessment to develop a plan for addressing climate risks in Scarborough

- Evaluate the pros and cons of implementing a Stormwater Management Fee
- Establish Sustainability Reserve Account to build funds that support sustainability initiatives and support local matches for grant funding
- Explore low-impact development (LID) standards in our zoning designed to protect the Scarborough Marsh and its tributaries while supporting economic development
- Examine the potential to improve the Town's standing in the National Flood Insurance Program's Community Rating System (CRS) to reduce flood insurance premiums for residents

GROWTH, HOUSING & LAND USE

Goal: Develop a basis for defining an affordable and workforce housing policy

- **Objective:** Create a comprehensive and actionable affordable and workforce housing policy that recognizes the importance of growth zones, housing diversity (including multifamily and accessory dwelling units), and residents' concerns over the rate of growth.
 - **Responsible Parties:** Scarborough Housing Alliance, Long Range Planning, Planning Board, SEDCO, Planning
 - **Council Champions:** Cory Fellows, Bill Donovan
 - **Actionable Tasks:**
 - Host a workshop to discuss Council thoughts on affordable and workforce housing
 - Determine data points and needs to define a policy approach (examine a housing needs assessment)
 - Engage the public on a discussion on affordable and workforce housing
 - Define clear policy objectives for the next 10 years for affordable and workforce housing, including defining goals for the # and type of units
 - Refine the Credit Enhancement Agreement (CEA) provisions around eligibility and process.
 - Create a short-term rental ordinance to align with Town objectives on affordable and workforce housing and ensure responsible growth.

Communication and Community Engagement

Goal: Increase communications with residents to advance Council Goals with the public

- **Objective:** Improve communication with residents and stakeholders to better understand our growth management policies, foster collaboration and predictability in land-use regulations when changes occur, inform and educate residents throughout budget development, and ensure consistent and thorough communication practices as we work toward our council goals.

- **Responsible Parties:** Communications Committee, Long Range Planning, Ordinance, SEDCO, Planning
- **Council Champion:** Don Cushing, Jon Anderson
- **Actionable Tasks:**
 - Develop a comprehensive communications plan to highlight growth management strategies in Scarborough and foster public understanding of current/future strategies.
 - Further refine our framework for public engagement
 - Establish a Council liaison role to Crossroads Holding LLC to better partner
 - Ensure ordinance changes impacted the development community are reviewed by SEDCO and in collaboration with other Town Committees
 - Develop a Communications Plan that educates the public on the Town and School budgets to understand generally what their tax dollars are paying to deliver (general operations/level services) and secure the future (new investments).
 - Develop a consistent framework for community outreach that engages more residents and increases participation

TRAFFIC & TRANSPORTATION

Goal: Advance the Town-wide Transportation Study and engage with regional partners to prioritize and advance transportation initiatives in Scarborough

- **Objective:** Prioritize findings in the Town-wide Transportation study for 2027 CIP consideration and develop alternative traffic solutions in North Scarborough and advance the Town's transportation planning for future investments.
 - **Responsible Parties:** Transportation Committee, GPCOG, PACTS, Communications Committee, Engineering, Public Works
 - **Council Champion:** Jon Anderson, April Sither
 - **Actionable Tasks:**
 - Council to accept final Town-wide Transportation Study
 - Transportation Committee to prioritize corridors for action and recommend CIP plan for implementation for FY27 budget
 - Continue to pursue Grant funding for Payne Road improvements in partnership with Crossroads Holding LLC
 - Host a workshop with METRO Coalition, PACTS and impacted Towns to discuss the North Scarborough Region and discuss collaborative alternatives to address congestion
 - Communicate via different channels the work actively being implemented to improve traffic in Town led by the Town, State, or via TMPs
 - Resolve to support GPCOG's Vision Zero Plan to support safety
 - Explore a public transit options with regional providers to enhance ridership and reduce congestion

- Fund more sidewalks in the FY26 budget beyond historical rate