





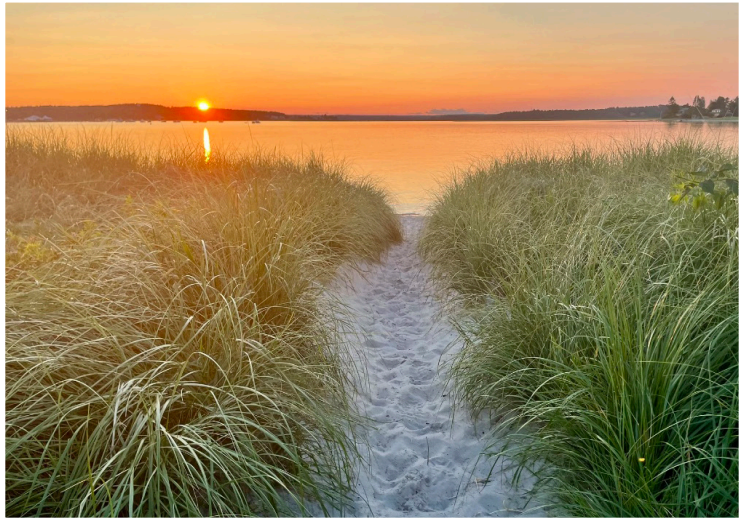
Open Space Plan

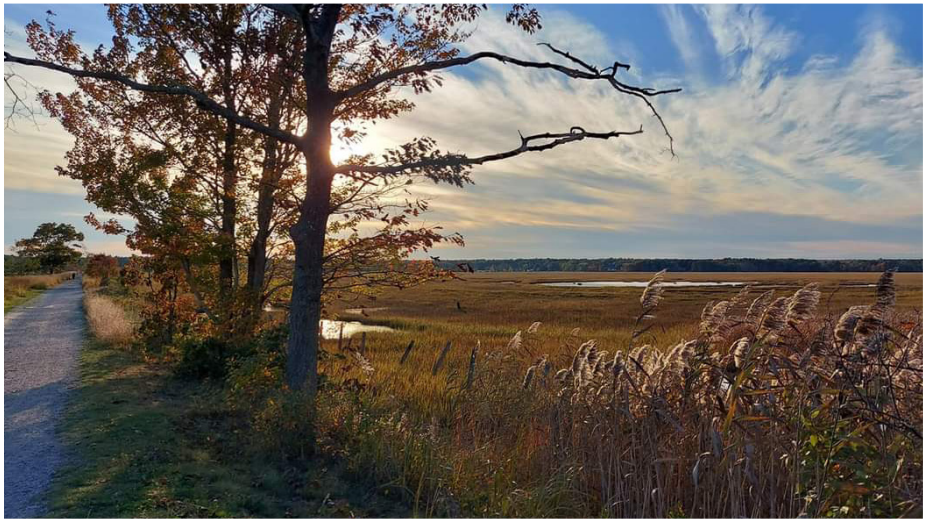
Scarborough, Maine

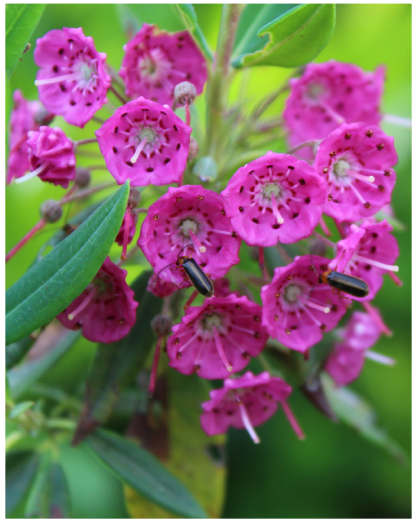
2025













Acknowledgments

Members of the Ad-Hoc Open Space Committee

Tyler Davis, *Coastal Waters and Harbors Advisory Committee*

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*

Noah Nygren, *Shellfish Conservation Commission*

Karin Shupe, *Town Council*

Scarborough Town Staff

Autumn Speer, *Planning Director*

Todd Souza, *Community Services Director*

Karin Martin, *SEDCO Director*

Jami Fitch, *Sustainability Manager*

Emerson Goodrich, *Sustainability Fellow*

Consultant Team

VIEWSHED
Landscape Architecture | GIS | Planning

FB environmental

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Current Page Photo Credit: Kelly Watters

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Introduction

Scarborough's identity has long been linked to its rich and unique natural resources, from its stunning coastline and extensive marshes to its peaceful forests and indispensable agricultural lands. These natural resources provide critical habitat for wildlife, protect clean water, offer recreational opportunities, and support livelihoods. Protecting these resources now is an investment in the future of Scarborough, helping ensure that the vital ecosystem services they provide continue to be available to the community. This plan is intended to give the Town a road map to expand Scarborough's open space network. This is accomplished by capturing what matters most to the community, and outlining clear, actionable strategies to accomplish the Town's open space goals.

This Open Space Plan was developed by the Open Space Ad-Hoc Committee (OSC), in partnership with representatives from multiple Town Departments and community organizations. The priorities in this plan incorporated public input with expertise on Scarborough's open space resources to develop a shared open space vision grounded in community values. For more information on the planning process, please see the *Planning Process Summary* in Appendix B.



Vision & Goals

This plan envisions a vibrant and sustainable network of parks, trails, and natural areas that reflect the town's unique character while promoting environmental stewardship and community well-being. By strategically expanding and enhancing its open spaces, the plan seeks to foster a sense of place, strengthen community bonds, and protect the town's distinctive landscapes for generations to come. In identifying important areas to protect, the town ensures that important benefits these lands provide are preserved for future generations and that those services continue to provide economic benefit to the community.

The information and strategies in this Open Space Plan were created to help the Town of Scarborough build an open space network that...



Promotes healthy, biodiverse ecosystems

Scarborough is home to a variety of ecosystems that provide critical habitat for a wide range of species. Keeping these habitats intact is vital to ensuring the health of these ecosystems and in supporting the ecosystem services they provide to the community, from flood protection to clean water.



Is interconnected and accessible for the entire community

Creating connections between open space maximizes the benefits for people and wildlife alike. This plan envisions an interconnected network of open spaces that provides recreational opportunities, increases access to open space, and provides wildlife corridors between essential habitats.



Fosters resilience in our communities and working lands

Working lands are an integral part of Scarborough's character and livelihoods. Building in resilience to change is a vital part of ensuring that Scarborough's agricultural lands continue to be the heart of the community.



Protects 30% of Scarborough by 2030

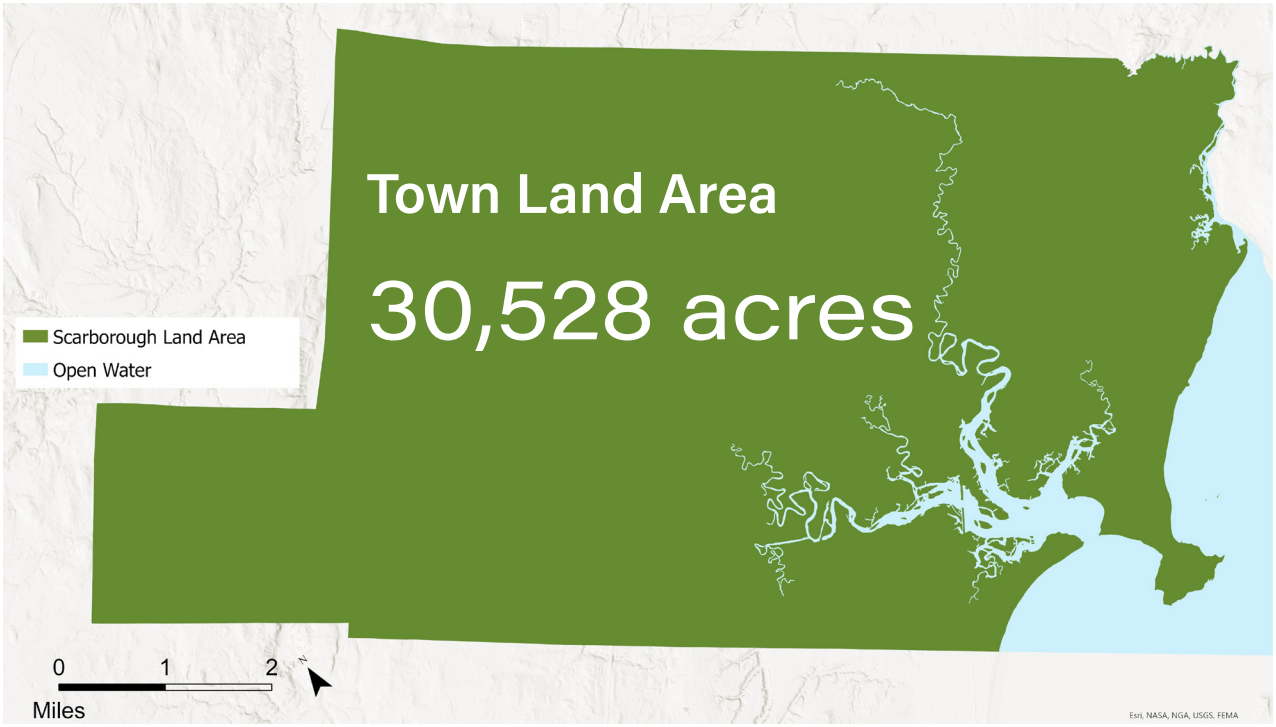
In 2023, Scarborough adopted a goal to conserve 30% of the Town's land area by 2030. This plan provides a baseline for this goal, as well as actions to help achieve it.

Current Open Space Inventory

The goal of the inventory was to better understand the open space currently in Scarborough, as well as the protections in place on that land. During this process, multiple categories of open space were identified. The inventory was also used to create a baseline for the Town's goal to conserve 30% of the Town's land area by 2030.

Inventory Process

During the development of this plan, an inventory of existing open space in Scarborough was conducted. Information and geospatial data were provided by Town staff, including the Assessing, Planning, and Information Technology Departments. Staff from Scarborough Land Trust also provided valuable information about easements and conservation land. Based on this information, parcels were categorized by ownership and use type. Land area calculations do not include open water. The categories were then evaluated by the Open Space Ad-Hoc Committee (OSC) for inclusion in the 30x30 goal.



Conserved land: 6,973 ac (23% of Town area)

Needed to meet 30x30 Goal: 2,200 ac (7% of Town area)



Open Space Definition

Open space is land that is set aside for recreation and protection of the wider ecosystem.

Protected Lands: A type of open space that is formally protected and managed long-term to preserve the land's natural state. Protected lands foster healthy ecosystems by providing habitat, connectivity, and ecosystem services, such as fresh air, clean water, and healthy soils.

Recreation Lands: A type of open space land that is designed, constructed, designated, or used for recreational and/or leisure activities, such as parks and green spaces, sports fields, playgrounds, public beaches, or hiking and biking trails.



Existing Protected Lands

Protected lands in Scarborough are shown in the green boxes below, broken up by ownership type. For each category, there is a description of what lands are included, the total number of acres in that category, and the percent of Town land area accounted for by that category.

Federal Lands

Area: 525 acres

Percent of Town Land Area: 1.7%

Federally owned land managed in its natural state. In Scarborough, this includes land owned by the U.S. Fish and Wildlife Service.

Example: Rachel Carson National Wildlife Refuge

State Lands

Area: 2,706 acres

Percent of Town Land Area: 8.9%

State-owned land managed in its natural state. In Scarborough, this includes lands owned and managed by the Maine Bureau of Parks and Lands and the Department of Inland Fisheries and Wildlife.

Example: Scarborough Marsh Wildlife Management Area.

Municipal Conservation Lands

Area: 146 acres

Percent of Town Land Area: >1%

Land that is owned by the Town of Scarborough that has a conservation easement.

Private Lands

Area: 2,053 acres

Percent of Town Land Area: 6.7%

Land that is privately-owned and conserved. This includes land owned by an individual with a conservation easement or land owned by a land trust or other conservation organization.

Example: Pleasant Hill Preserve

Designated Open Space

Area: 1,542 acres

Percent of Town Land Area: 5%

Land owned by the Town of Scarborough or a homeowners association that has been designated as open space through the subdivision process.

Other Open Space

Several categories of municipal land were not included in the protected lands tally because they are not formally protected and/or they have been developed for recreational or civic purposes. These lands, shown in the map on page 11, are not counted as protected lands.

Municipal Undeveloped

Area: 400 acres

Land owned by the Town that is in a natural state but has not been protected as conservation land.

Municipal Recreation

Area: 59 acres

Land owned by the Town that has been developed into a park or recreation facilities, such as recreational fields or courts.

Municipal Schools

Area: 182 acres

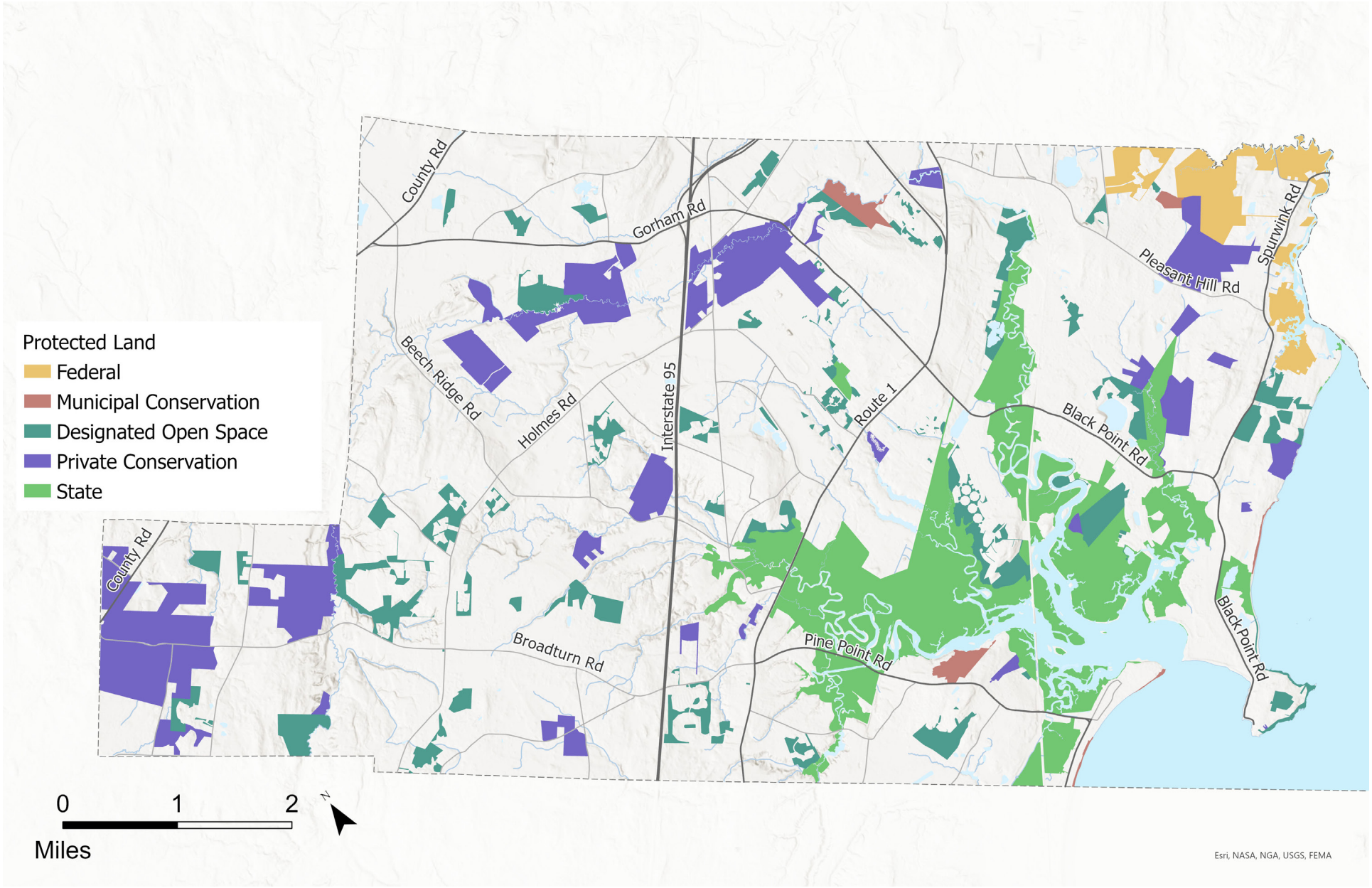
Land owned by the Town of Scarborough for use by the school system.

Municipal Civic

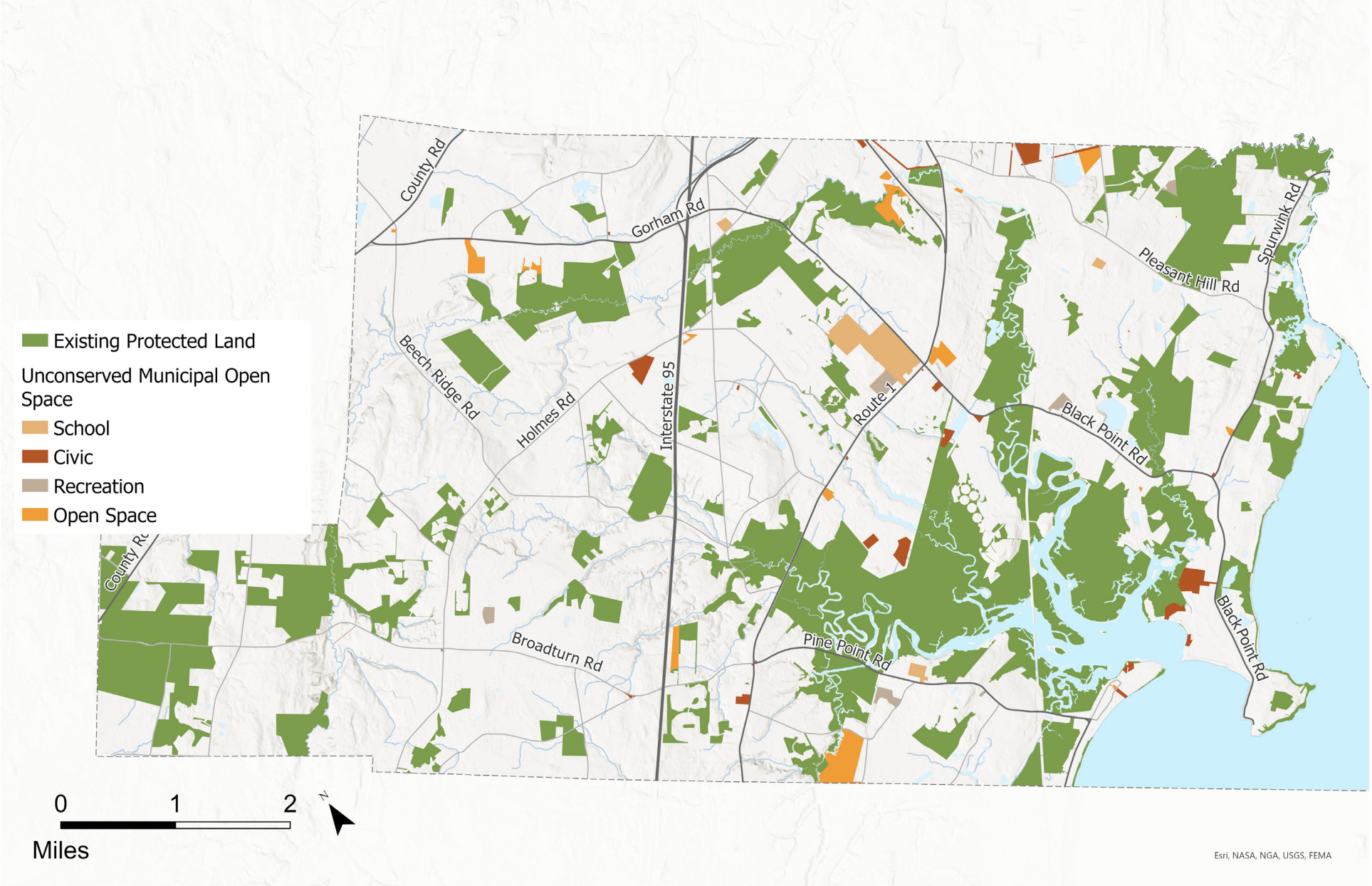
Area: 141 acres

Land owned by the Town of Scarborough that is used to enable municipal services/ functions, such as fire stations, snow dumps, public works facilities, etc.

Existing Protected Lands by Ownership



Unprotected Municipal Open Space Compared to Protected Lands



Open Space Focus Areas

After creating a baseline for existing open space, the committee worked to identify future priorities for conservation. In order to identify the most valuable areas of town to add to the existing open space network, general topics of concern were identified. These included:

- Habitat
- Clean Water
- Working Lands
- Recreation and Connectivity
- Sea Level Rise and Marsh Migration
- Environmental Hazards

For each category, publicly available data was collected and scored from 1 (relatively lower value) to 5 (relatively higher value) based on the functional value the resource provides. These scores were based on available data, consultation with environmental scientists, and input from the OSC. These scores are relative and were created as a way to compare the potential value of locations within town based on the data and topics of concern listed above. The rankings for each data layer are listed in a table adjacent to the map for each category.

Where data layers overlapped these scores were added. The scores for each category were normalized to correspond to a scale of 1-10. This was done so that categories that had more data layers were not unequally weighted.

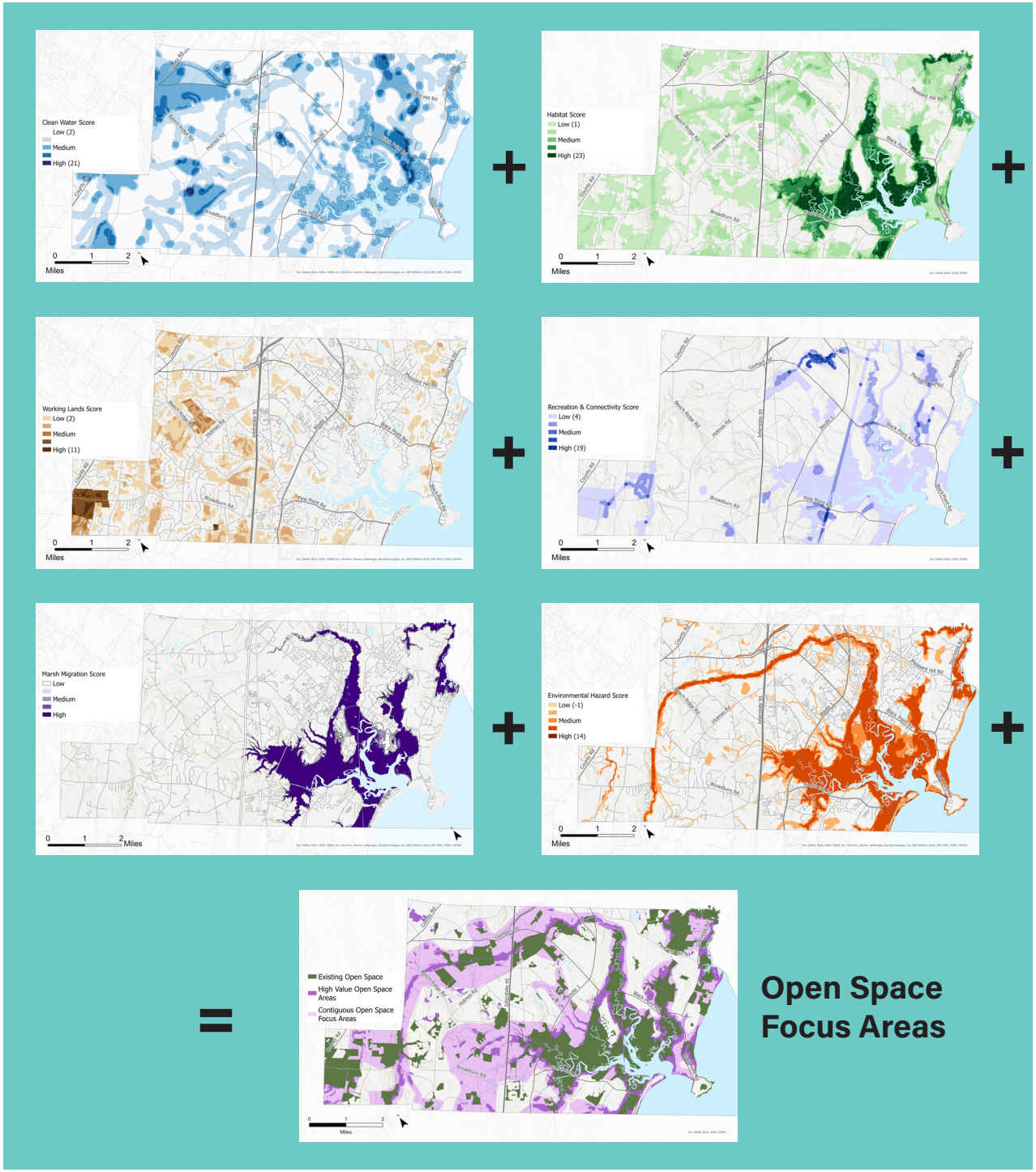


Photo Credit: Lisa Weatherbee

This resulted in a final map for each category that shows areas from low to high value (light to dark). For more detail on each category, see the following section, *Detailed Description of Categories*. Each of these category maps was combined to create Open Space Focus Areas, which highlight locations that are of high value to the community. View the Open Space Focus Areas Map on page 28.

These Focus Areas are meant to guide conservation decisions, but there may be additional locations not captured in the Focus Areas that still provide significant value to the community and should be considered for conservation.

The process of developing maps for each category and combining them to create Open Space Focus Areas relied on existing spatial data. Where available, local spatial data was incorporated. However, much of the data came from the State of Maine. As the town or local groups are able to fill in data gaps and collect more localized data, these can be incorporated into updates of the Open Space Focus Areas. Periodically refining the Open Space Focus Areas will ensure that they remain relevant and based on the best available data.



Open Space Focus Areas

Detailed Description of Categories

Clean Water

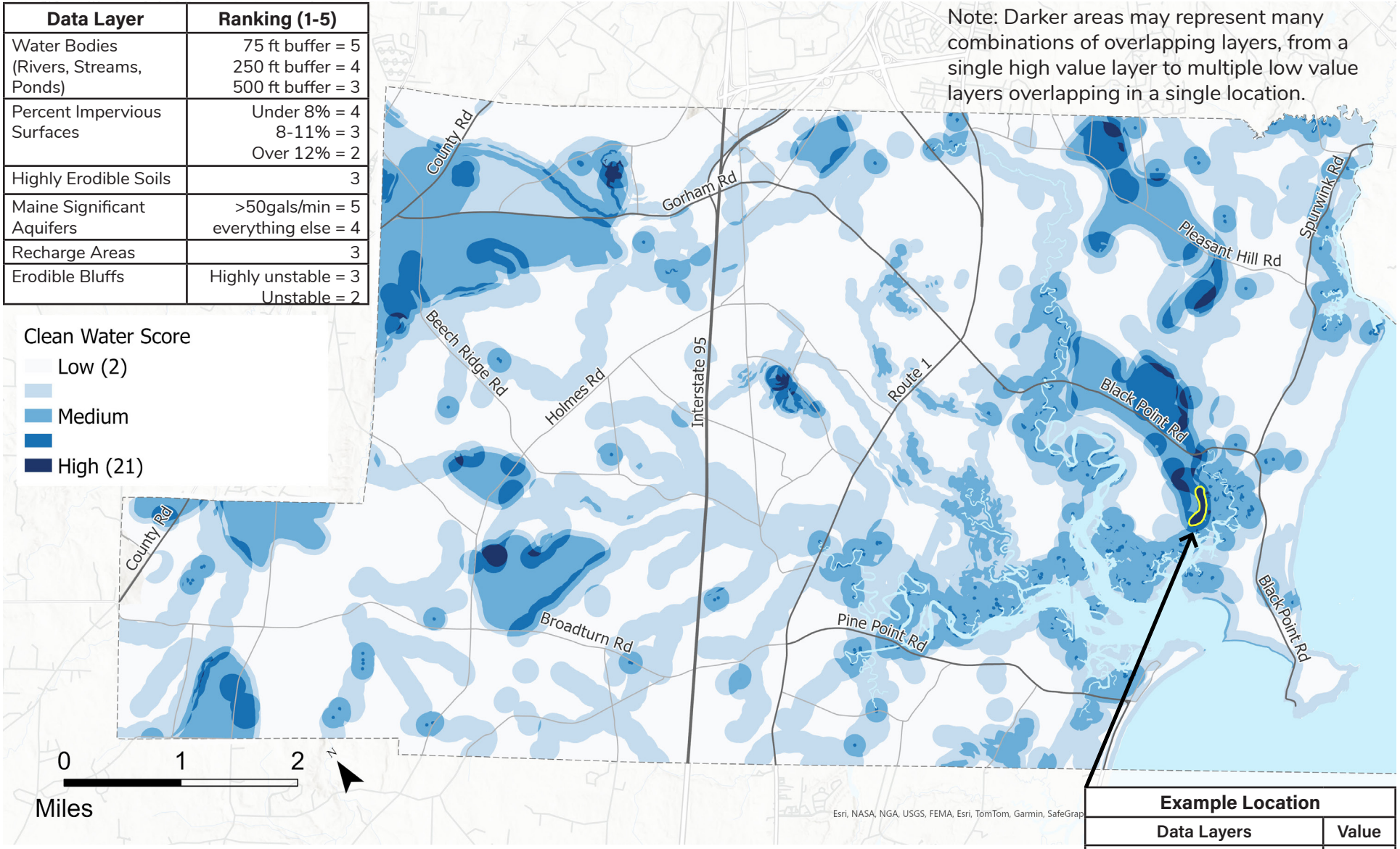
The health of rivers, streams, wetlands, and ocean can be negatively impacted by activities such as development, agriculture, and waste disposal. Runoff that reaches streams and water bodies can impact both ecological and human health. Land conservation in riparian areas (on the edges of wetlands and waterways) helps maintain clean water. Reducing development near waterways lessens the impact of polluted runoff. Natural areas, with plant roots and layers of soil, help filter pollutants before they enter waterways. Shade provided by vegetation is also critical to maintaining stream health. The health of streams and rivers has an impact on marine water quality. The waterways of Scarborough are all connected, so protecting the freshwater streams also helps to ensure that the saltwater fisheries are protected, which are economically and culturally important to Scarborough.



Photo Credit: Brett Coffin

Clean Water Ranking Map

Data Layer	Ranking (1-5)
Water Bodies (Rivers, Streams, Ponds)	75 ft buffer = 5 250 ft buffer = 4 500 ft buffer = 3
Percent Impervious Surfaces	Under 8% = 4 8-11% = 3 Over 12% = 2
Highly Erodible Soils	3
Maine Significant Aquifers	>50gals/min = 5 everything else = 4
Recharge Areas	3
Erodible Bluffs	Highly unstable = 3 Unstable = 2



Example Location	
Data Layers	**Value**
Water Bodies Buffer	3
Percent Impervious Surfaces	4
Maine Significant Aquifers	4
Recharge Areas	3

To view a map showing the individual data layers used see Appendix A.

Habitat

Habitat areas provide the resources and conditions for plants and animals to thrive. The conservation of habitat supports the rich variety of species in Scarborough, protects threatened and endangered species, and supports larger ecosystem networks beyond the town. Habitat conservation also supports ecosystem services such as clean water, air purification, and climate regulation that benefit the community as a whole.

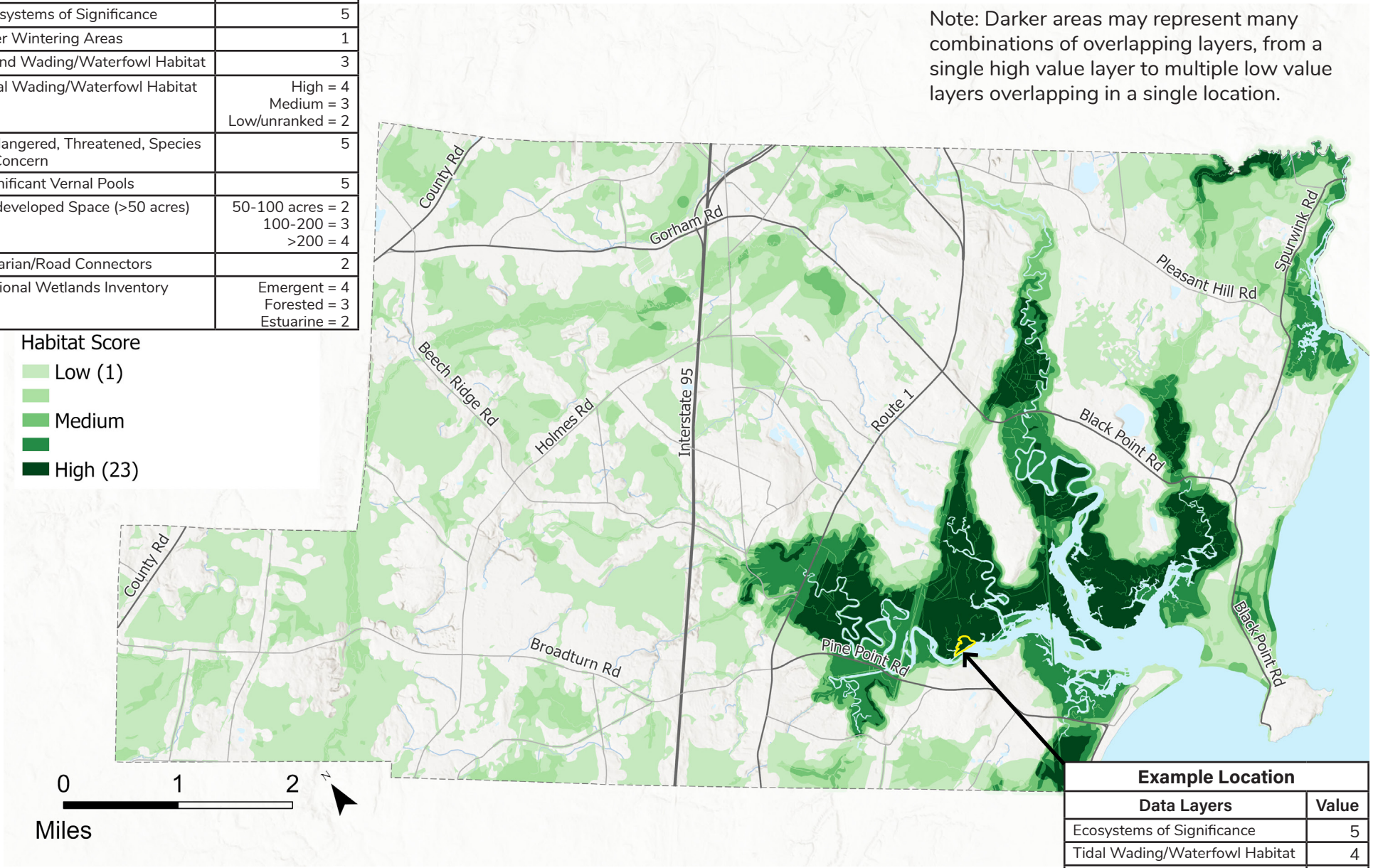


Photo Credit: Emily Holland

Habitat Ranking Map

Data Layer	Ranking (1-5)
Ecosystems of Significance	5
Deer Wintering Areas	1
Inland Wading/Waterfowl Habitat	3
Tidal Wading/Waterfowl Habitat	High = 4 Medium = 3 Low/unranked = 2
Endangered, Threatened, Species of Concern	5
Significant Vernal Pools	5
Undeveloped Space (>50 acres)	50-100 acres = 2 100-200 = 3 >200 = 4
Riparian/Road Connectors	2
National Wetlands Inventory	Emergent = 4 Forested = 3 Estuarine = 2

Note: Darker areas may represent many combinations of overlapping layers, from a single high value layer to multiple low value layers overlapping in a single location.



Example Location	
Data Layers	**Value**
Ecosystems of Significance	5
Tidal Wading/Waterfowl Habitat	4
Endangered, Threatened, Species of Concern	5
Undeveloped Space (>50 acres)	4
National Wetlands Inventory	2

To view a map showing the individual data layers used see Appendix A.

Working Lands

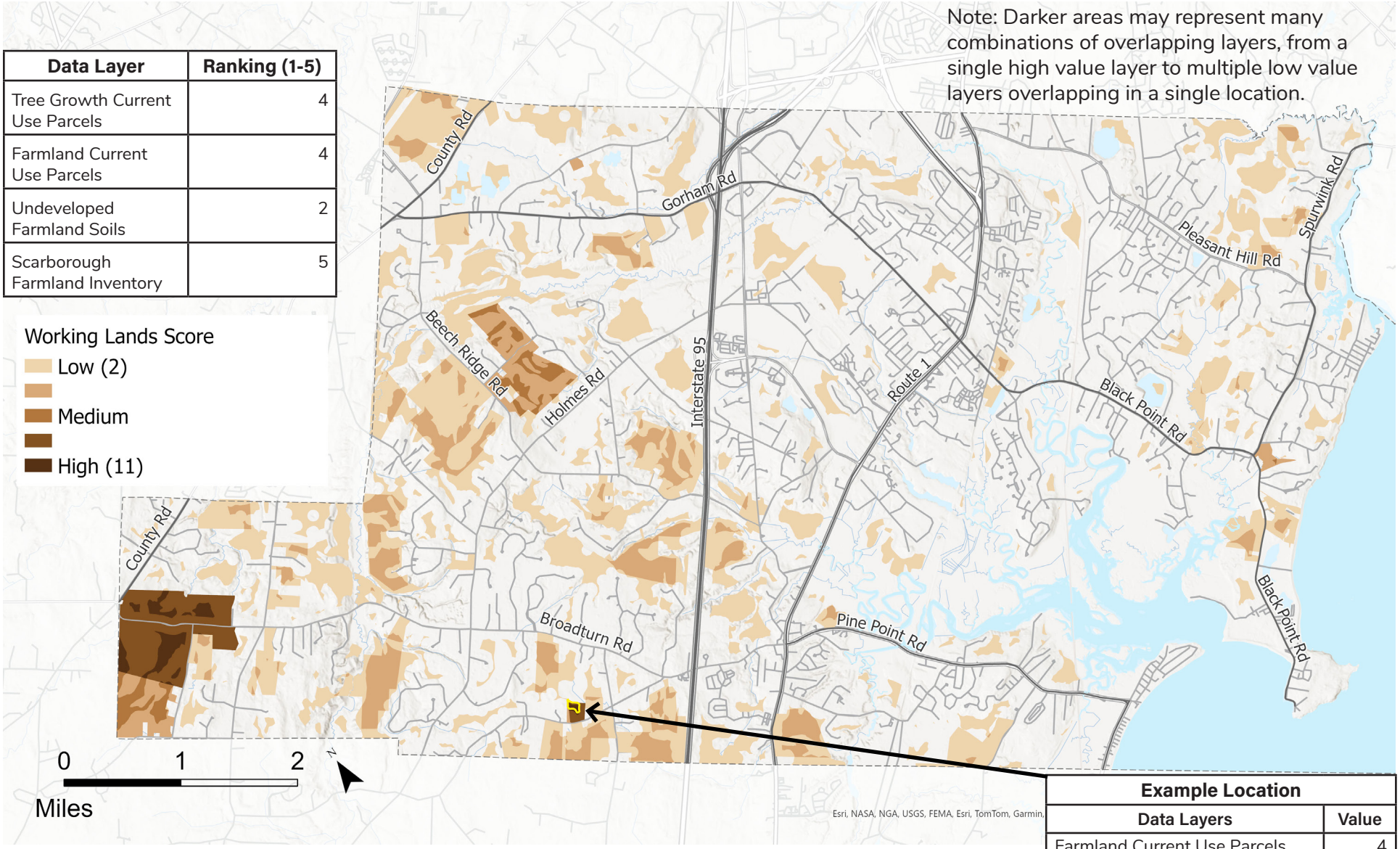
Scarborough's fertile soil and favorable climate support a rich history of agriculture. Cultivating land has always played a significant economic role in the community. Today, population growth, development pressures, and economic shifts have led to the loss of farmland across Scarborough; however, there are still productive working farms that contribute to Scarborough's character and economy. The conservation of farmland preserves Scarborough's agricultural history and supports the agricultural community that remains active today. The conservation of forests also serves to support habitat and recreational opportunities in the community. Conservation of forests is also important to combat climate change because of the carbon sequestration provided by the trees and soil. This Open Space Plan does not include land that supports fisheries or the working waterfront.



Photo Credit: Greg Hamberg

Working Lands Ranking Map

Data Layer	Ranking (1-5)
Tree Growth Current Use Parcels	4
Farmland Current Use Parcels	4
Undeveloped Farmland Soils	2
Scarborough Farmland Inventory	5



Example Location	
Data Layers	**Value**
Farmland Current Use Parcels	4
Undeveloped Farmland Soils	2
Scarborough Farmland Inventory	5

To view a map showing the individual data layers used see Appendix A.

Recreation & Connectivity

Open space recreational amenities include hiking and biking trails, water access, beaches, and paddling opportunities. Sports fields and manicured park spaces are also important recreational amenities but are not often associated with conservation efforts and are not included in this plan.

Recreational amenities included in this plan allow the public to access and connect with natural areas. For example, the Eastern Trail connects users with the Scarborough Marsh in a way that is both safe and accessible. Scarborough's Blue Trail is a length of the Nonesuch River that has been adopted by the community to improve water recreation opportunities, such as paddling, by protecting water quality and land adjacent to the waterway. Read more about Blue Trails here.

The expansion of passive recreational amenities and trail networks will allow more opportunities for the community to enjoy the outdoors, improve public health, and connect neighborhoods with natural areas.

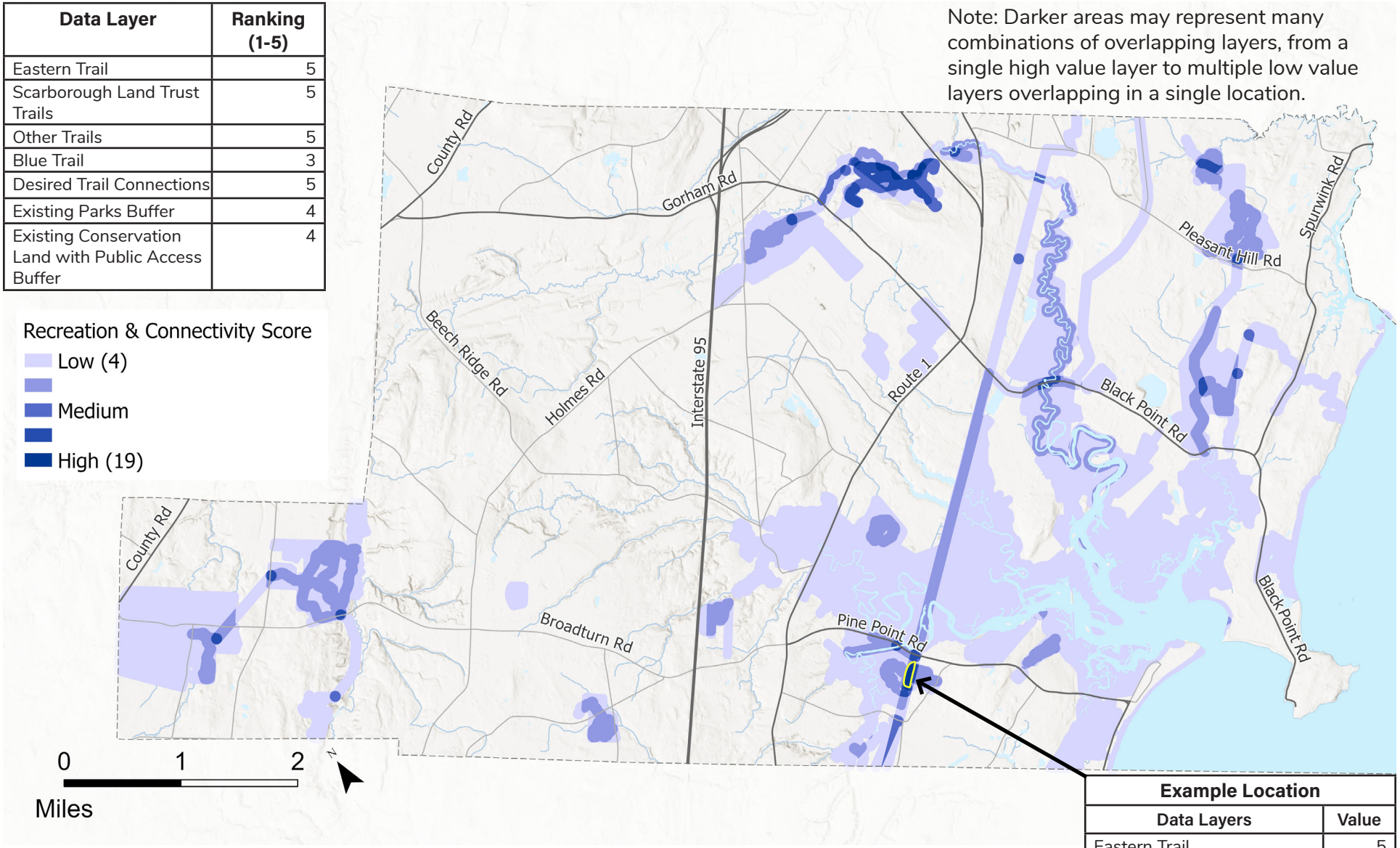


Photo Credit: Lisa Sawin

Recreation & Connectivity Ranking Map

Data Layer	Ranking (1-5)
Eastern Trail	5
Scarborough Land Trust Trails	5
Other Trails	5
Blue Trail	3
Desired Trail Connections	5
Existing Parks Buffer	4
Existing Conservation Land with Public Access Buffer	4

Note: Darker areas may represent many combinations of overlapping layers, from a single high value layer to multiple low value layers overlapping in a single location.



Example Location	
Data Layers	**Value**
Eastern Trail	5
Other Trails	5
Existing Parks Buffer	4
Existing Conservation Land with Public Access Buffer	4

To view a map showing the individual data layers used see Appendix A.

Sea Level Rise & Marsh Migration

Sea level rise poses a significant threat to Scarborough's coastal infrastructure and ecosystems. Conservation efforts along the coast will provide room for sea level rise adaptation and anticipated migration of coastal marshes into natural areas. These efforts will help preserve a critical ecosystem and help protect developed areas from flooding.

Tidal marshes provide flood protection and ecological functions for the community. The inundation and erosion from sea level rise could convert lower marshes to open water. The loss of tidal marshes could increase the risk of flooding during storms and/or nuisance flooding in adjacent developed areas, especially where marshes have already been filled for development.

Saltwater marshes may be able to migrate inland in some undeveloped areas along the coast and rivers, as sea water is pushed further inland and upstream. This is why the strategic conservation of freshwater wetlands and open space along the coastline and rivers is a key action to aid the adaptation of these marshes to higher sea levels.

To learn more about marsh migration, read the Northeast Regional Ocean Council's report, Make Way for Marshes.

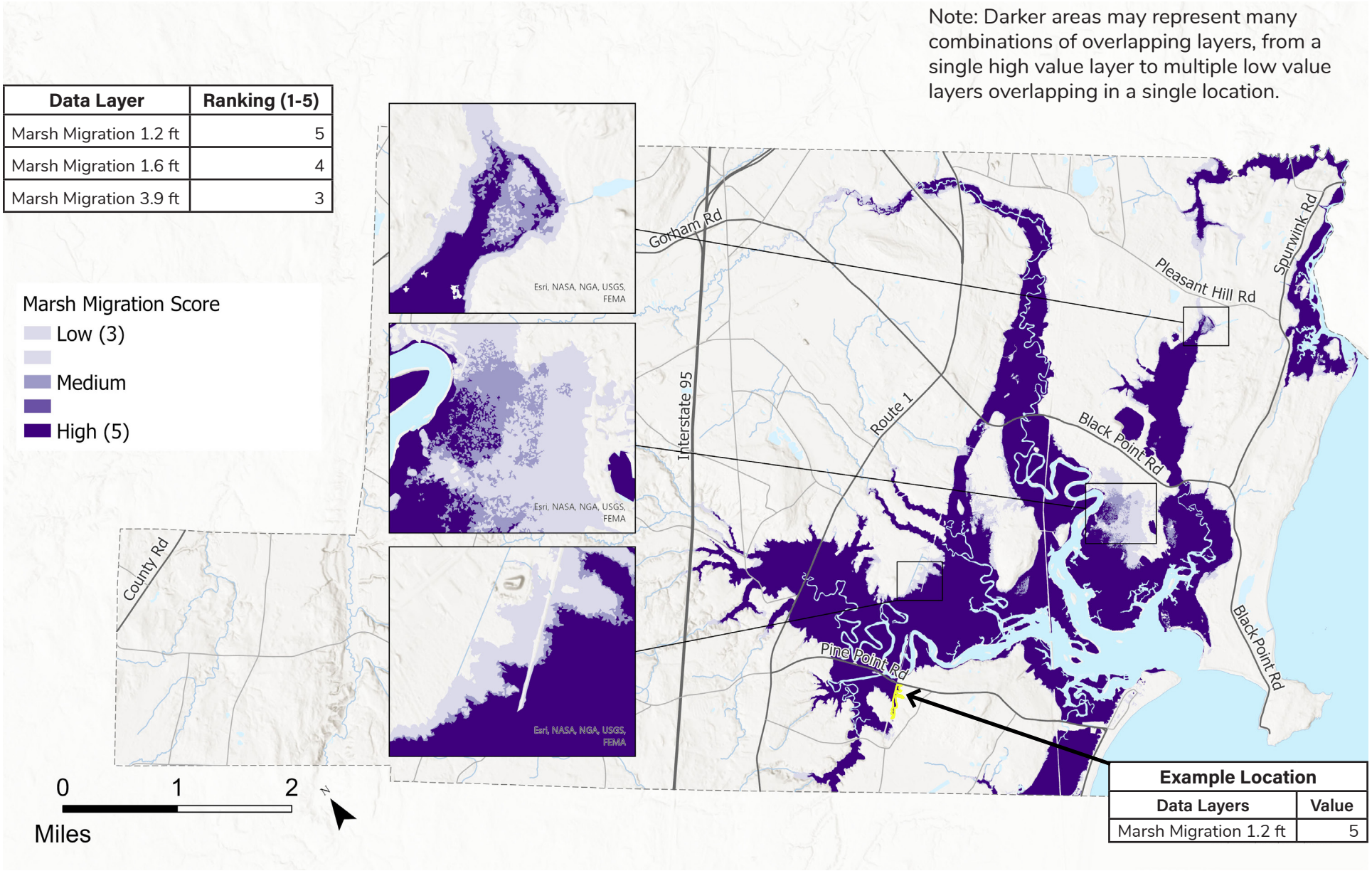


Photo Credit: Julie Coffin

Marsh Migration Ranking Map

Data Layer	Ranking (1-5)
Marsh Migration 1.2 ft	5
Marsh Migration 1.6 ft	4
Marsh Migration 3.9 ft	3

Note: Darker areas may represent many combinations of overlapping layers, from a single high value layer to multiple low value layers overlapping in a single location.



Example Location	
Data Layers	Value
Marsh Migration 1.2 ft	5

To view a map showing the individual data layers used see Appendix A.

Environmental Hazards

Environmental hazards are conditions in the environment that have the potential to cause harm to people or the natural environment itself. Some environmental hazards are a result of natural conditions and others are related to human activity. Identified hazards include steep slopes, highly erodible soils, soil contamination, and FEMA floodplains.

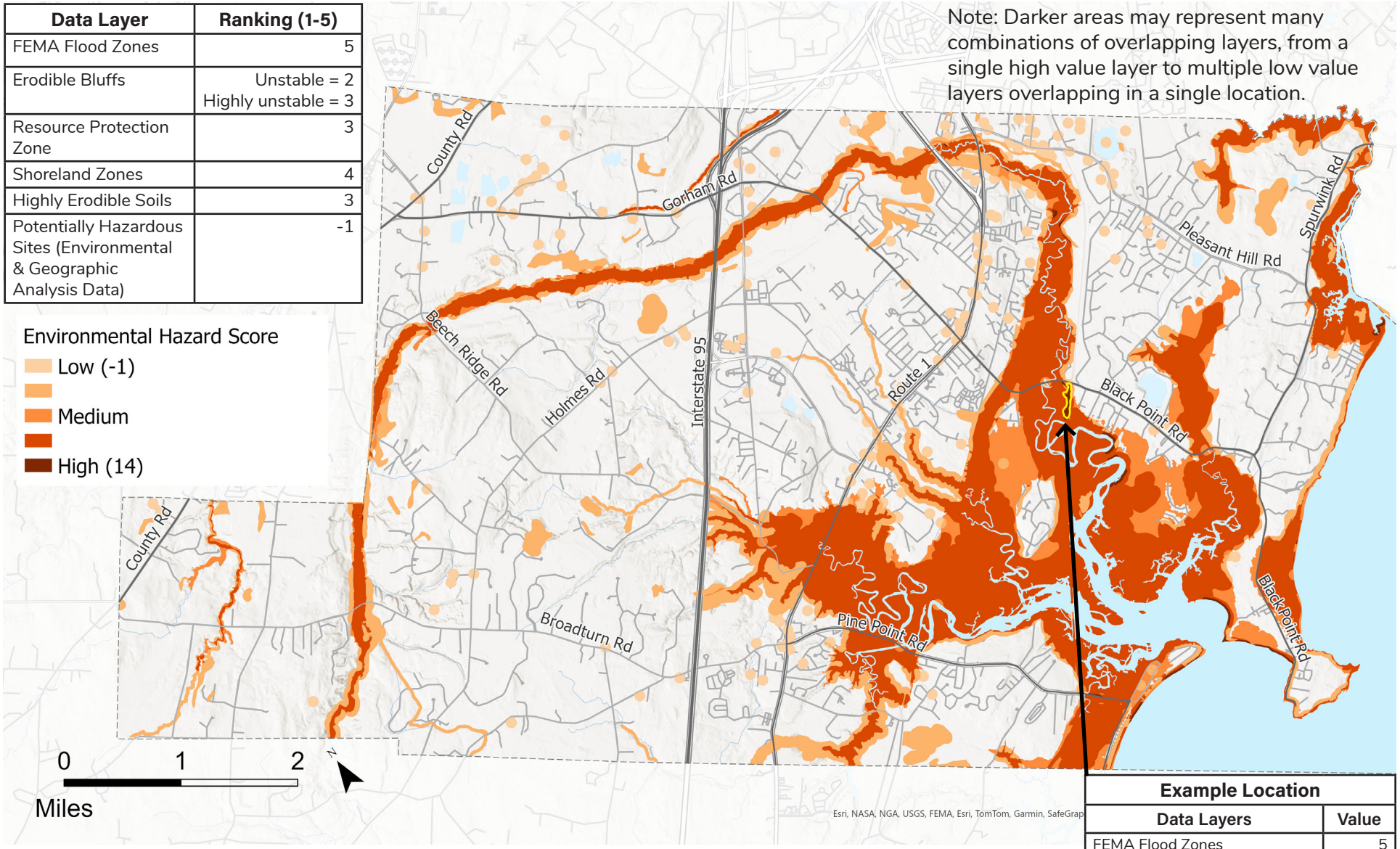
Conservation of environmental hazard areas protects the population from unsuitable development (such as a development on unstable soils or in floodplains). This approach to conservation contributes to good development siting and public health. Conserving hazard areas has many benefits, including protecting personal property and helping to maintain emergency access routes.



Photo Credit: Town of Scarborough

Environmental Hazard Ranking Map

Data Layer	Ranking (1-5)
FEMA Flood Zones	5
Erodible Bluffs	Unstable = 2 Highly unstable = 3
Resource Protection Zone	3
Shoreland Zones	4
Highly Erodible Soils	3
Potentially Hazardous Sites (Environmental & Geographic Analysis Data)	-1

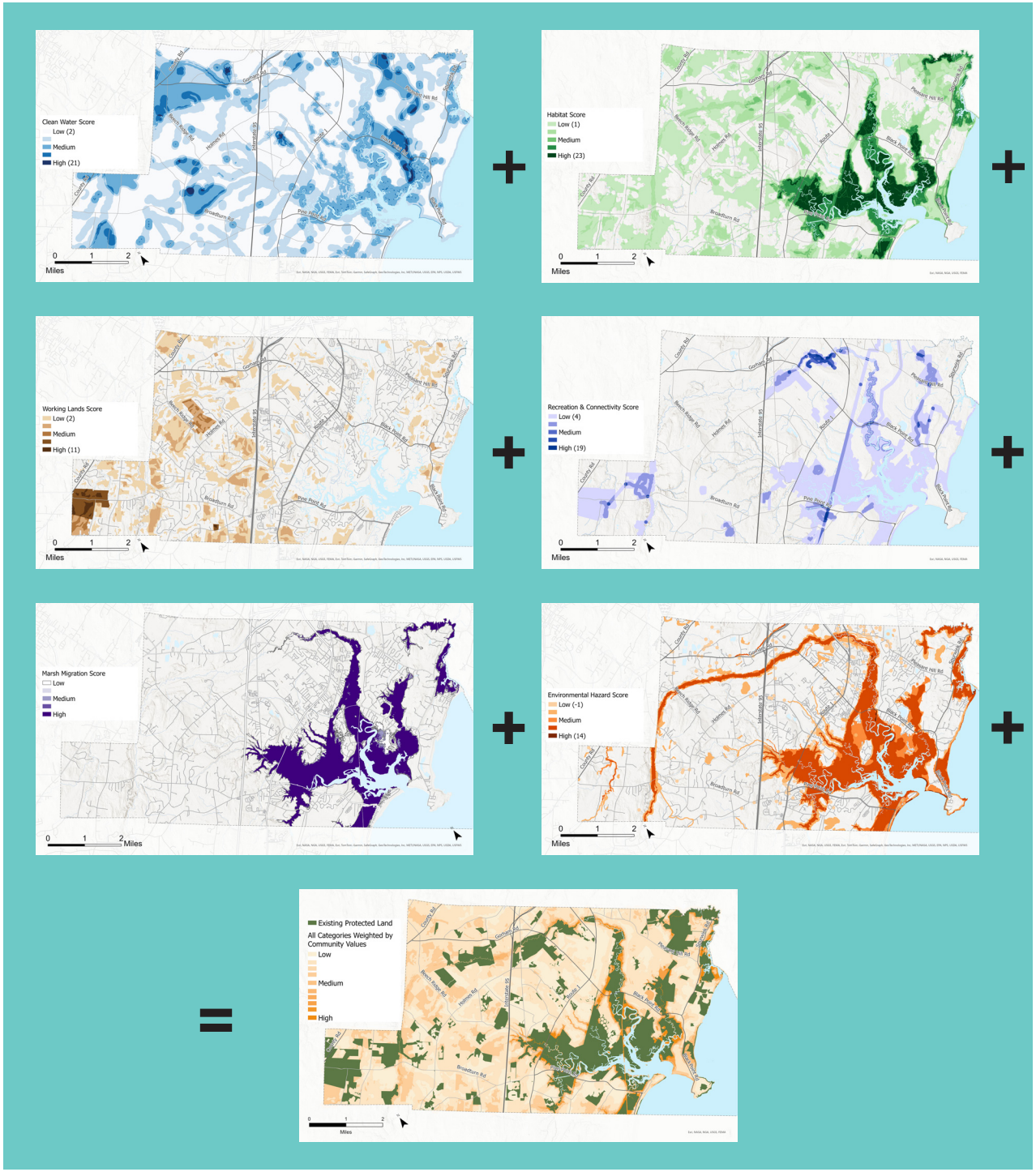


Example Location	
Data Layers	**Value**
FEMA Flood Zones	5
Resource Protection Zone	3
Shoreland Zones	4

To view a map showing the individual data layers used see Appendix A.

Combining Resource Categories

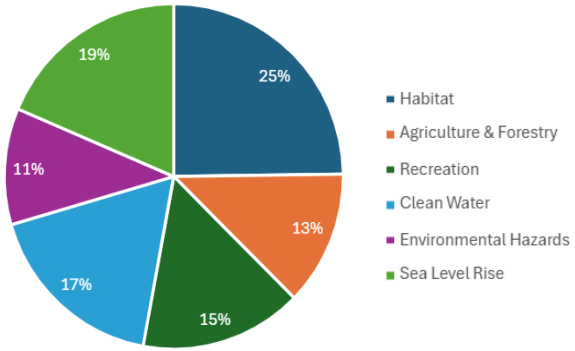
The scores from each resource category map were normalized to correspond with a scale of 1-10. These scores were then combined into one map to show the range of functional values with all the categories combined. Each resource category is treated equally to create this preliminary map. This map identifies areas of town which have the highest combined value for all six categories, based on the matrix model.



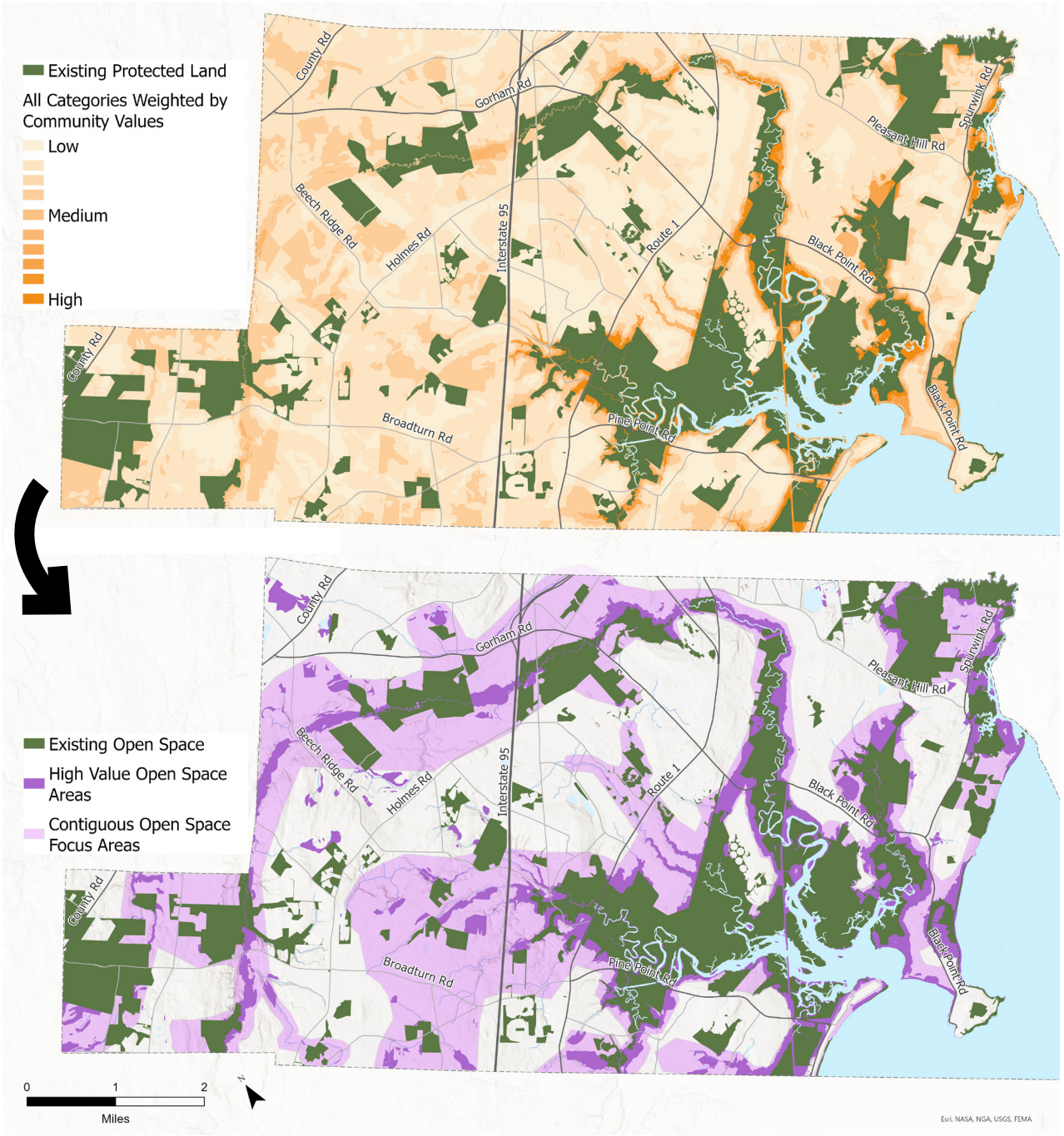
Developing Focus Areas

These categories were shared at the public workshop for verification, and meeting attendees were given the opportunity to identify the categories they valued the most (for more detail, see the Planning Process Summary in Appendix B). Responses were also gathered through an online survey and at community events throughout the summer. Feedback was used to weight the resource categories based on the public value of each. The weighted map used the percent of votes for each category multiplied by the normalized value for each category. See the pie chart below for the final percentages. This allowed the community to determine the importance of each category to them.

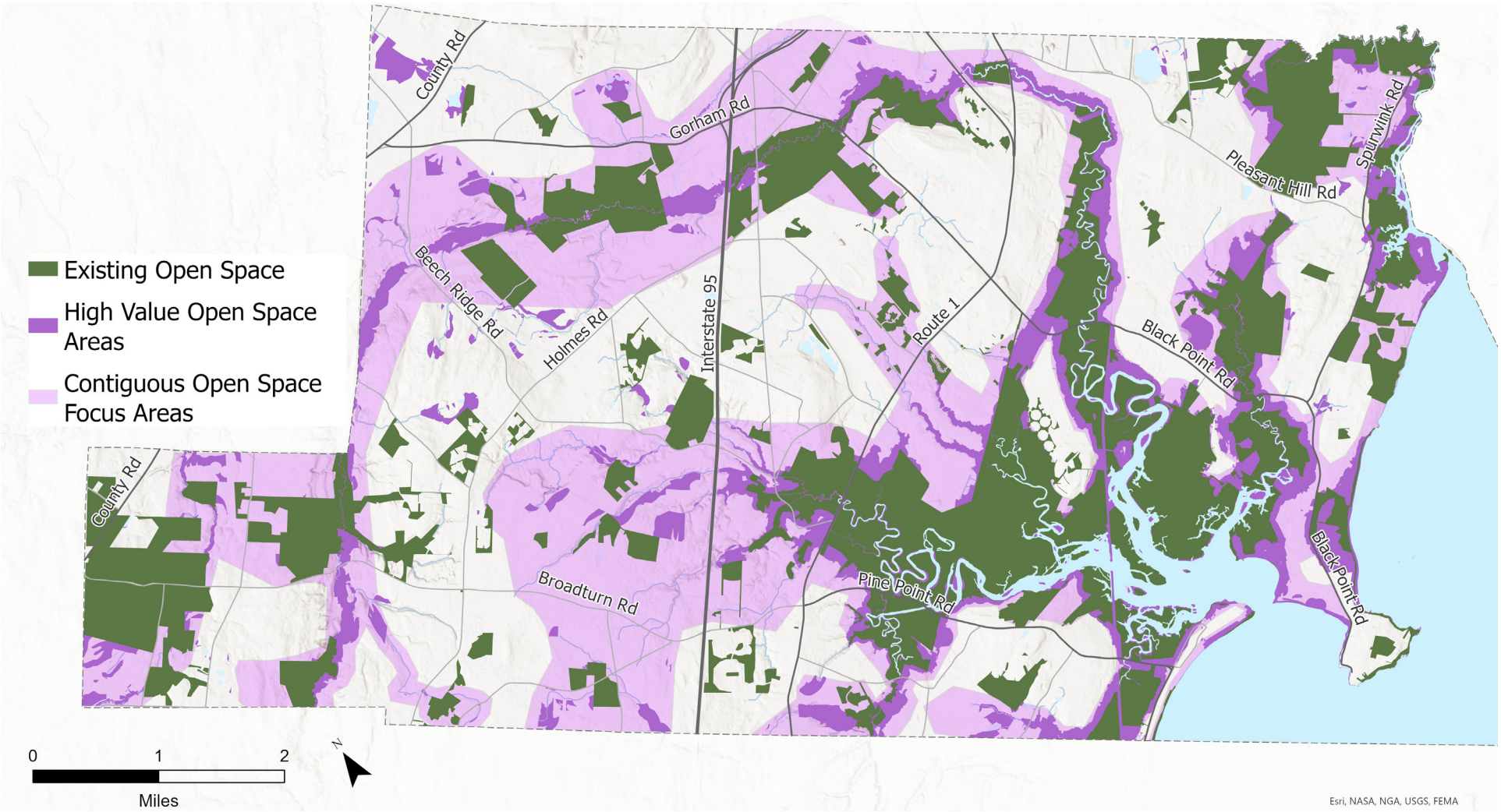
Priorities from Public Input



The final weighted map was used to identify more generalized Open Space Focus Areas that capture the priorities of the community. These areas will be the basis for several strategies in the plan.



Open Space Focus Areas Map



Based on a build-out analysis of lots greater than 5 acres, there are approximately 3,500 acres of vacant land and 4,000 acres of underdeveloped land in Scarborough overall. When looking just at lots that fall within the Open Space Focus Areas, there are approximately 2,000 acres of vacant land and 2,000 acres of underdeveloped land. This is almost double the amount of land needed to achieve the 30x30 goal.

Strategies

The planning team conducted a review of current ordinances and policies related to open space for opportunities to strategically expand open space and promote good management practices. Feedback was solicited from the OSC and Town Staff to better understand how existing ordinances were working and to gather ideas for improvement. The planning team also reviewed ordinances and policies in other communities in Maine to gather relevant ideas.

The resulting strategies and actions are organized into sections by topic. Using these strategies as a starting point, the town will be able to create a more detailed action plan and determine roles and responsibilities based on capacity and resources. Most of these strategies will include additional opportunities for public feedback. See the Implementation Plan for an overview of the main strategies.

This plan acknowledges the limited nature of town funding. Where possible, the town should pursue alternative means of securing conservation land, such as land donations and grant funding.

Conserve Land

1.1 Incorporate the Open Space Focus Areas into the prioritization process for the purchase of properties for conservation, including updating the conservation scorecard to align with the Open Space Plan.

1.2 Prioritize conservation of connections between open space which support the movement of people, wildlife, and/or water.

1.3 Review all town ordinances to ensure that the definition of open space is consistent between the plan and ordinances.

1.4 Use bonds, grants, donations, and other funding programs to purchase outright or partner with other organizations to purchase high priority parcels and other parcels that advance the spirit of the plan.

1.5 Identify town-owned properties that fall within the Open Space Focus Areas or provide connectivity. Work with local land trusts or other qualified organizations to place conservation easements on these properties or, where appropriate, transfer ownership to these organizations.

1.6 Consider creating an impact fee to fund the purchase of open space.

1.7 Work with neighboring towns to expand and maintain connectivity.

Land Stewardship

Once conservation land is acquired, proper stewardship will ensure that the ecological and community value of the land is preserved into the future. Depending on the land, stewardship may involve activities that maintain or improve ecological health, community access and safety, and/or protect the overall quality of open space.

1.8 Consider additional funding mechanisms for the maintenance and stewardship of conservation land. Stewardship activities could include: invasive species management, trail maintenance, facility improvements, enforcement, etc.

1.9 Assess new/improved stormwater management technology regularly with the planning board and town council.

1.10 Consider upgrading stormwater management plan requirements.

1.11 Consider measures or incentives to reduce the use of pesticides and fertilizer.

1.12 Align ordinance updates with recommendations in the Vulnerability Assessment.

Ordinance Review & Strategies

Residential

2.1 Ensure existing open space fund is consistent with the priorities in the Open Space Plan. Consider creating an impact fee based on the Open Space Focus Areas.

2.2 Subdivisions Ordinance Changes

2.2.1 Require protection of existing trail connections. Provide funding to assist with trail development and amenities (parking) if a public right of way is created.

2.2.2 Develop conservation best practices for non-conservation subdivisions, such as:

- Create a maximum setback.
- Consider protecting wildlife corridors.
- Require the use of native plants in landscaping or have a list of harmful non-native plants that cannot be used.
- Consider additional possibilities, such as requiring box culverts or Low Impact Development practices.

2.2.3 Set in lieu fee for subdivisions if conservation best practices aren't met.

2.2.4 Limit dead-end roads or provide a maximum road length.

2.3 Conservation Subdivisions

2.3.1 Review Rural Farming District for potential to require conservation subdivisions in some areas.

2.3.2 Review the existing Rural Farming District to consider variations, trail heads, and village nodes and to align with the Open Space Plan.

2.3.3 Allow Conservation Subdivisions in all other Residential districts and add more triggers for when developers must use Conservation Subdivisions.

- Require Conservation Subdivisions when 20% or more of the subdivision is located within Open Space Focus Areas.
- Require Conservation Subdivisions when 20% or more of the subdivision contains high value plant or animal habitat.
- Require Conservation Subdivisions when the subdivision contains 1,000 feet or more of stream frontage.

2.3.4 Review the definition of land which can be counted as open space for subdivisions to ensure that it aligns with the Open Space Plan definition.

2.3.5 Require a site inventory with the planning department at the beginning of the permitting process to take all relevant natural features into account. Include areas of future sea level rise and marsh migration. Require developers to design lots around those features.

2.3.6 Provide Density Bonus/Reduction of in lieu fees when protecting high value open space.

2.3.7 Consider the goals and strategies in the Open Space Plan during the review of the Rate of Growth Limit Ordinance.

2.3.8 Consider requiring a portion of the land be placed under a conservation easement, particularly if it contains high value habitat.

2.4 Consider adding an exception to certain lot standards to accommodate the donation of land for conservation.

Commercial

2.5 Modify impervious surface requirements:

2.5.1 Lower the maximum percent of impervious surface lot coverage or incentivize Low Impact Development strategies, such as:

- Using permeable surface materials such as pervious pavers or crushed stone
- Using green infrastructure practices such as green roofs.
- Consider the impact building height and existing requirements on impervious surface coverage.

2.5.2 Review parking standards for opportunities to reduce impervious cover and incentivize low impact development (LID) strategies and green infrastructure such as pervious pavement and bioinfiltration systems.

2.6 Use Open Space Focus Areas maps to require preservation of high value open space areas and allow for the use of an impact fee for open space under certain circumstances and in certain locations (reflect DEP LID standards).

Shoreland

2.7 Expand Resource Protection (RP) to account for climate change.

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

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

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

Data Collection

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

3.1.2 Regularly communicate with local and regional organizations working in open space conservation to keep the Town database up to date.

3.2 Every 5 years, review and incorporate new or updated data relevant to the Open Space Plan, and update the Open Space Focus Areas accordingly.

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

3.4 As opportunities arise, collect more detailed habitat data for locally important species of flora and fauna.

3.4.1 Coordinate a town-wide or property specific Natural Resources Inventory.

3.4.2 Conduct a town-wide vernal pool assessment. Use data to update town databases and state vernal pool maps.

3.4.3 Identify funding sources and/or additional support to develop habitat data.

3.5 Develop a trails master plan to map the formal and informal trails in town and foster a safe, interconnected trail system.

3.6 Develop an online viewer of open space data for use by Town committees. As a part of this, develop a tool to score open space properties that aligns with the updated open space scorecard.

Education

4.1 Develop an outreach and communications plan/strategy on good land stewardship. This could include:

4.1.1 Developing educational materials and/or events (brochures, workshops, etc.) for community members about good stewardship. Topics could include:

- How to install native plantings
- Invasive plant and pest identification and management
- Low-impact stormwater management
- Sustainable lawn care
- Promote the use of the Open Space Current Use Property Tax Program.
- Share information on conservation easements with the community to promote permanent conservation of high priority parcels.

4.1.2 Partnering with local and regional organizations such as the Scarborough Land Trust, the Cumberland County Soil and Water Conservation District, or other groups to take advantage of existing materials and events, such as for existing MS4 permit requirements.

4.1.3 Ensuring the Town's website is kept up to date with resources on open space and conservation topics and data.

4.2 Consider ways to improve access for school systems to conservation lands, such as improving access for school buses, installing bathroom facilities, etc.

4.3 Work with community partners and organizations to encourage the use of conservation land for educational opportunities.

4.4 Consider developing a voluntary stewardship program that incentivizes homeowners to make improvements to their properties that protect habitat, water quality, or other ecological functions. Example: LakeSmart Award Program.

Implementation Plan

Strategy	Timing Short-term = 2025-27 Mid-term = 2028-30	Cost	Responsible Party **bold** = lead												
			Town Council	Planning/Codes	Sustainability	Engineering	GIS	Community Services	Public Works	Conservation Commission	Transportation Committee	Long Range Planning Committee	Parks & Conservation Land Board	Scarborough Land Trust	Other
Conserve Land															
1.1 Incorporate the Open Space Focus Areas into the prioritization process for the purchase of properties for conservation, including updating the conservation scorecard to align with the Open Space Plan.	Short-term	$			×			**×**					×		
1.2 Prioritize conservation of connections between open space which support the movement of people, wildlife, and/or water.	Ongoing	$		**×**	×					×			×	×	
1.3 Review all town ordinances to ensure that the definition of open space is consistent between the plan and ordinances.	Short-term	$		**×**	×					×		×			
1.4 Use bonds, grants, donations, and other funding programs to purchase outright or partner with other organizations to purchase parcels within the Open Space Focus Areas and other parcels that advance the spirit of the plan.	Ongoing	$$$	**×**										×	×	
1.5 Identify town-owned properties that fall within the Open Space Focus Areas or provide connectivity and work with local land trusts or other qualified organizations to place conservation easements on these properties or, where appropriate, transfer ownership to these organizations.	Short-term	$	×	**×**	**×**					×			×	×	
1.6 Consider creating an impact fee to fund the purchase of open space.	Short-term	$	×	**×**	×					×					
1.7 Work with neighboring towns to expand and maintain connectivity.	Ongoing	$		**×**	×				×					×	

Strategy	Timing	Cost	Responsible Party (**bold** = lead)													
			Town Council	Planning/Codes	Sustainability	Engineering	GIS	Community Services	Public Works	Conservation Commission	Transportation Committee	Long Range Planning Committee	Parks & Conservation Land Board	Scarborough Land Trust	Other
Stewardship															
1.8 Consider additional funding mechanisms for the maintenance and stewardship of conservation land.	Short-term	$	×	×	×			**×**	×				×	×	
1.9 Assess new/improved stormwater management technology regularly with the planning board and town council.	Ongoing	$			×	**×**									
1.10 Consider upgrading stormwater management plan requirements.	Short-term	$		×	×	**×**				×					
1.11 Consider measures or incentives to reduce the use of pesticides and fertilizer.	Mid-term	$		×	**×**					×					
1.12 Align ordinance updates with recommendations in the Vulnerability Assessment.	Short-term	$		**×**	×	×					×	×			

Strategy	Timing	Cost	Responsible Party (**bold** = lead)													
			Town Council	Planning/Codes	Sustainability	Engineering	GIS	Community Services	Public Works	Conservation Commission	Transportation Committee	Long Range Planning Committee	Parks & Conservation Land Board	Scarborough Land Trust	Other
Ordinance Revisions: Residential																
2.1 Ensure existing open space fund is consistent with the priorities in the Open Space Plan.	Short-term	$	x	**x**	x			x		x					
2.2 Review & update Subdivision ordinances.	Short-term	$		**x**	x					x		x			
2.3 Review & update ordinances pertaining to Conservation Subdivisions.	Short-term	$		**x**	x					x		x			
2.4 Consider adding an exception to certain lot standards to accommodate the donation of land for conservation.	Short-term	$		**x**	x					x		x			
Ordinance Revisions: Commercial																
2.5 Review & update impervious surface requirements.	Short-term	$		**x**	x	**x**	x			x		x			
2.6 Use Open Space Focus Areas maps to require preservation of high value open space areas and allow for the use of an impact fee in certain circumstances.	Short-term	$		**x**	x					x					
2.7 Find opportunities for flexibility to encourage practices that align with the goals of this plan, including reviewing setbacks, heights, etc.	Short-term	$		**x**	x					x		x			
Ordinance Revisions: Shoreland																
2.8 Expand Resource Protection (RP) to account for climate change.	Mid-term	$		**x**	x	x	x			x					
2.9 Require a conservation easement for RP on lots that are divided/subdivided.	Mid-term	$		**x**						x					

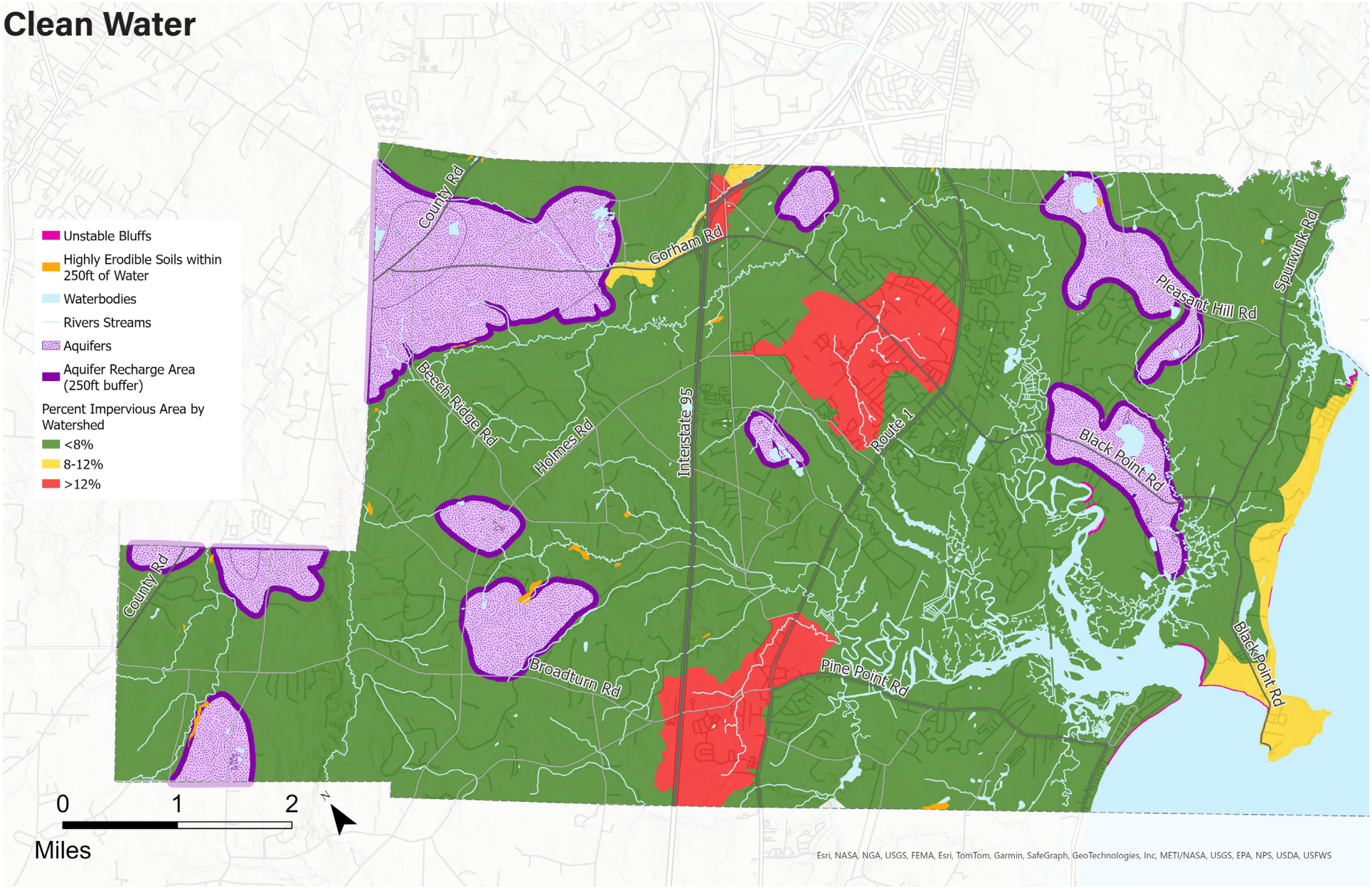
Strategy	Timing	Cost	Responsible Party (**bold** = lead)												
			Town Council	Planning/Codes	Sustainability	Engineering	GIS	Community Services	Public Works	Conservation Commission	Transportation Committee	Long Range Planning Committee	Parks & Conservation Land Board	Scarborough Land Trust	Other
Data Collection															
3.1 Create a system to refine & track open space data, and coordinate between departments to update and share.	Short-term	$		**X**	X	X	X	X	X						
3.2 Every 5 years, review and incorporate new or updated data relevant to the Open Space Plan, and update the Open Space Focus Areas accordingly.	Mid-term	$		**X**	**X**	X	X								
3.3 Develop a scenic view inventory to identify, prioritize, and protect important views.	Mid-term	$$		**X**	**X**		X			X					
3.4 As opportunities arise, collect more detailed habitat data for locally important species of flora and fauna.	Ongoing	$		X	**X**	X	X								X
3.5 Develop a trails master plan to map the formal and informal trails in town and foster a safe, interconnected trail system.	**FY 2026 CIP Request**	$$		**X**	X	X	X	X	X	X	X			X	X
3.6 Develop an online viewer of open space data for use by Town committees. As a part of this, develop a tool to score open space properties that aligns with the updated open space scorecard.	Short-term	$		**X**	**X**	X	X	X					X		
3.7 Create an annual report on progress made towards the goals of the Open Space Plan for inclusion in the Town's Annual Report.	Short-term	$		**X**											

Strategy	Timing	Cost	Responsible Party (**bold** = lead)													
			Town Council	Planning/Codes	Sustainability	Engineering	GIS	Community Services	Public Works	Conservation Commission	Transportation Committee	Long Range Planning Committee	Parks & Conservation Land Board	Scarborough Land Trust	Other
Education																
4.1 Develop an outreach and communications plan/strategy on good land stewardship.	Short-term	$			**X**					X			X	X	
4.2 Consider ways to improve access for school systems to conservation lands.	Short-term	$		**X**						X	X			X	X
4.3 Work with community partners and organizations to encourage the use of conservation land for educational opportunities.	Short-term	$			**X**					X			X	X	X
4.4 Consider developing a voluntary stewardship program that incentivizes homeowners to make environmentally-friendly improvements to their properties.	Mid-term	$		X	**X**					X			X	X	X

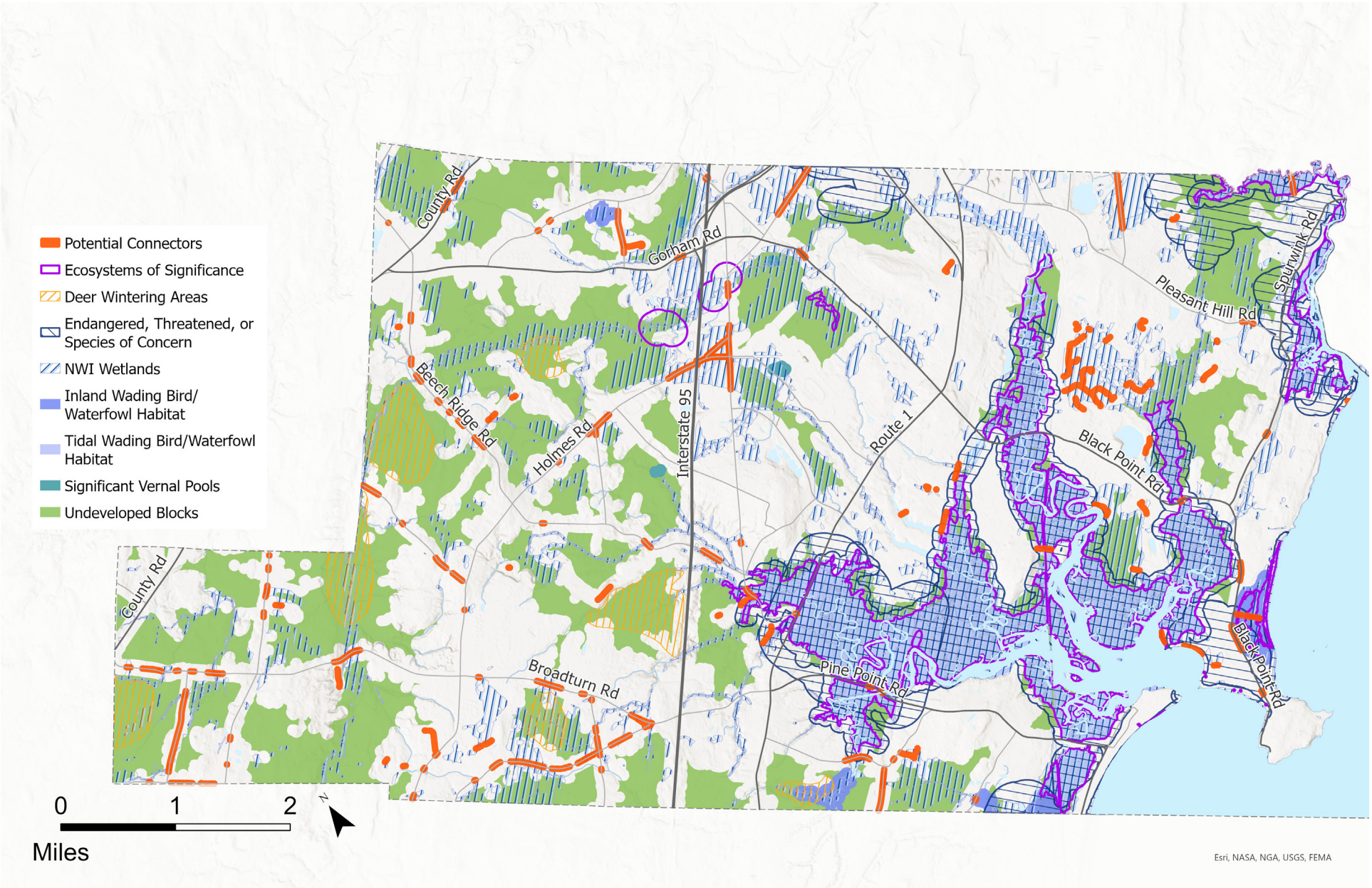
Appendix A

Resource Category Maps & Data Sources

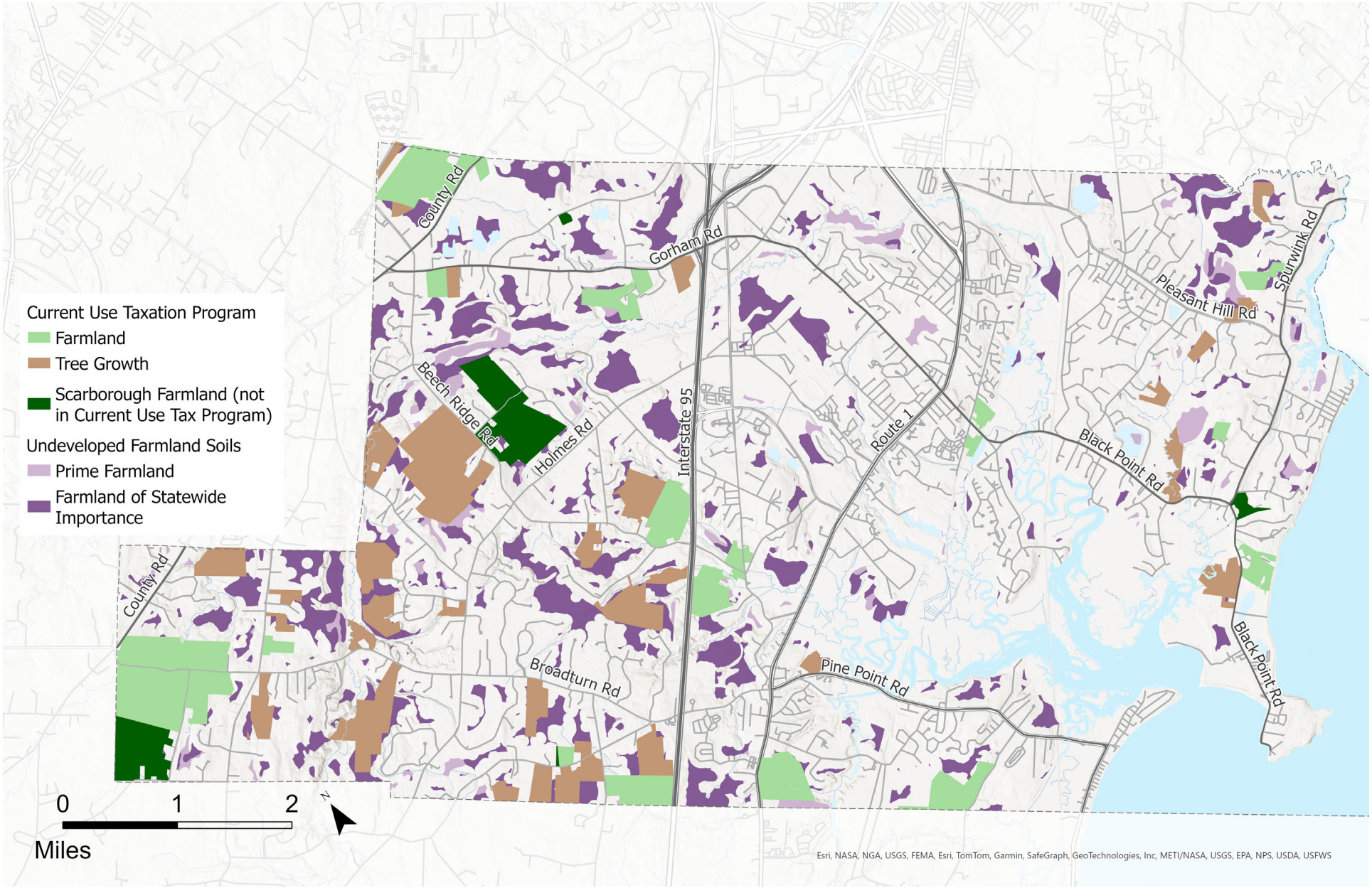
Clean Water



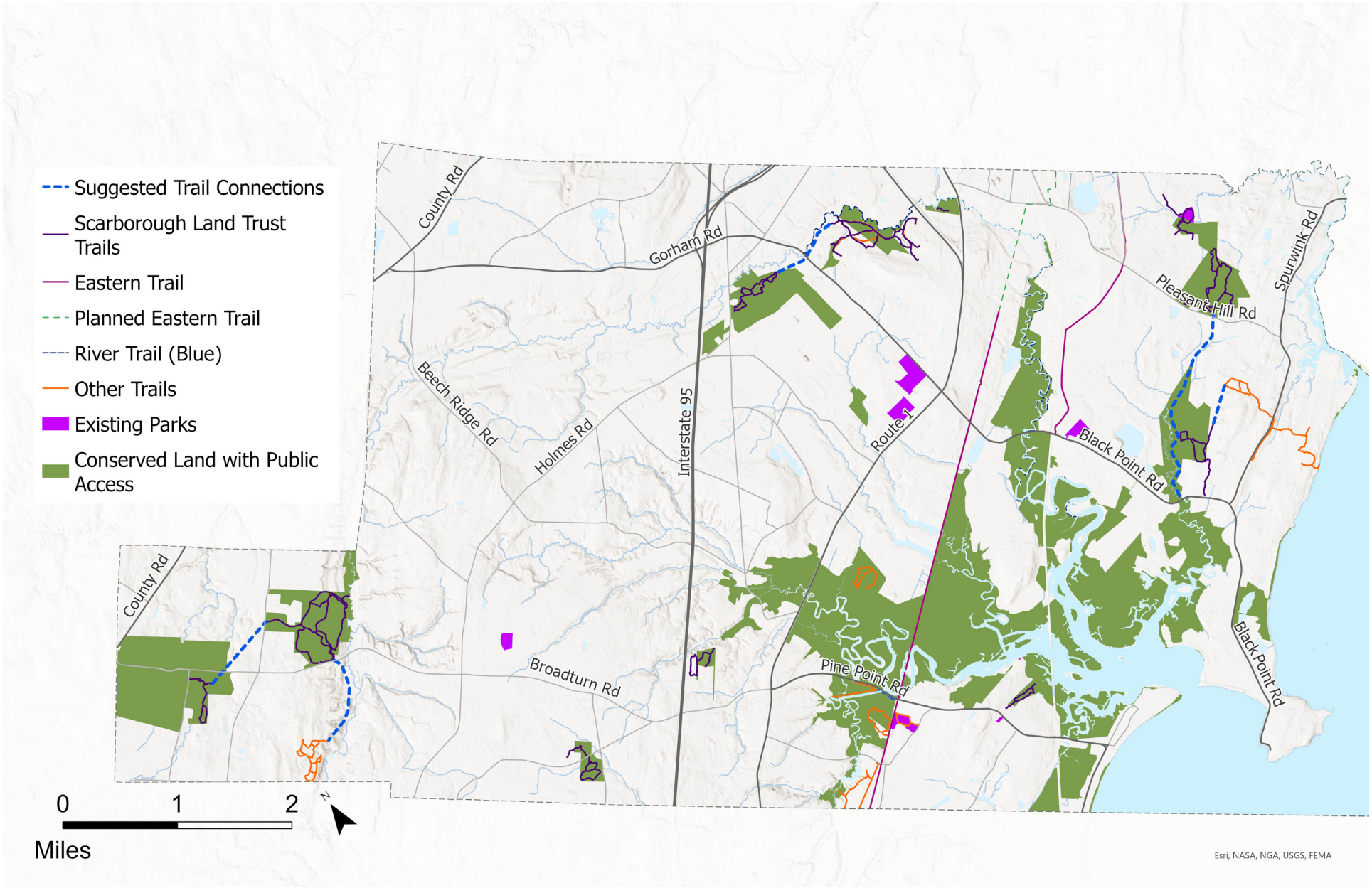
Habitat


Potential Connectors
Ecosystems of Significance
Deer Wintering Areas
Endangered, Threatened, or Species of Concern
NWI Wetlands
Inland Wading Bird/ Waterfowl Habitat
Tidal Wading Bird/Waterfowl Habitat
Significant Vernal Pools
Undeveloped Blocks
County Rd
Gorham Rd
Beech Ridge Rd
Holmes Rd
Interstate 95
Route 1
Pleasant Hill Rd
Spurwink Rd
Black Point Rd
Pine Point Rd
Broadturn Rd
Black Point Rd
County Rd
0
1
2
Miles
N
Esri, NASA, NGA, USGS, FEMA

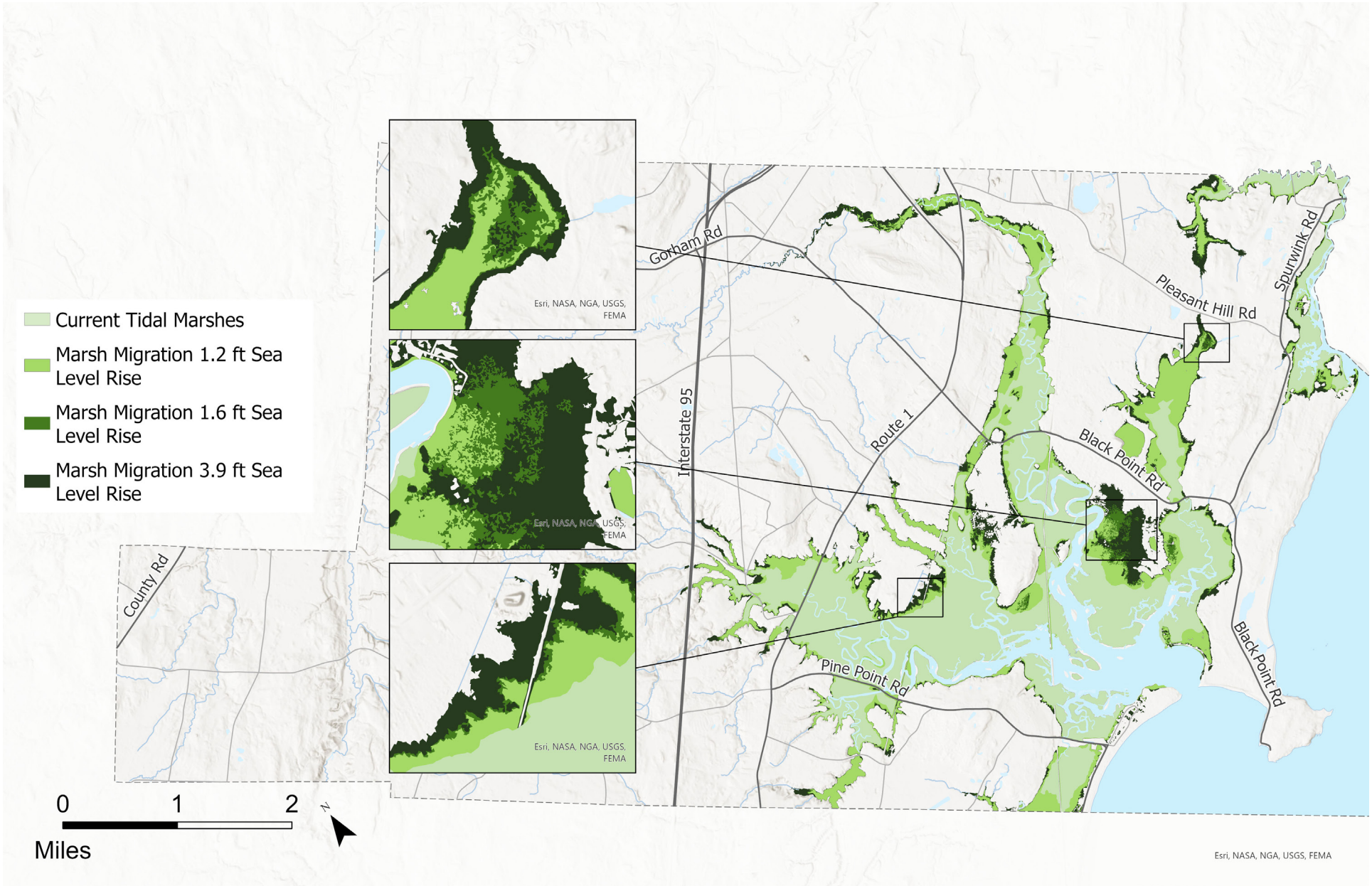
Working Lands



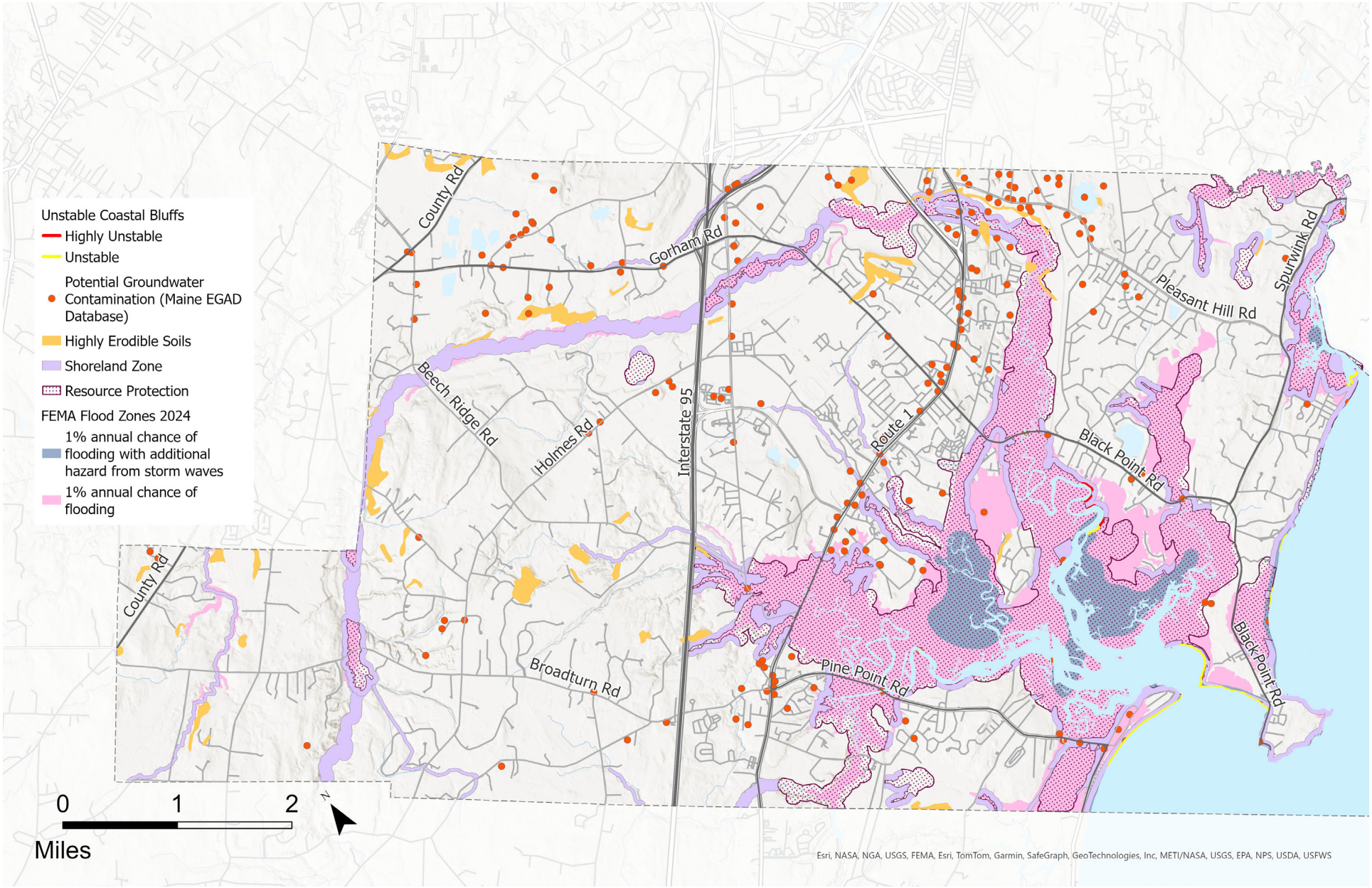
Recreation


Suggested Trail Connections
Scarborough Land Trust Trails
Eastern Trail
Planned Eastern Trail
River Trail (Blue)
Other Trails
Existing Parks
Conserved Land with Public Access
County Rd
Gorham Rd
Beech Ridge Rd
Holmes Rd
Interstate 95
Route 1
Pleasant Hill Rd
Spurwink Rd
Black Point Rd
Broadturn Rd
Pine Point Rd
0
1
2
Miles
N
Esri, NASA, NGA, USGS, FEMA

Marsh Migration



Environmental Hazards



Data Sources

Data Layer	Source
Clean Water	
Water Bodies (Rivers, Streams, Ponds)	U.S. Geological Survey's National Hydrography Dataset
Percent Impervious Surfaces	Developed using Maine Drainage Divides Data and Landcover Data
Highly Erodible Soils	Natural Resource Conservation Services's Soil Survey Geographic Database
Maine Significant Aquifers	Maine Geological Survey
Recharge Areas	Maine Geological Survey
Erodible Bluffs 100 ft buffer	Maine Geological Survey
Habitat	
Ecosystems of Significance	Maine Dept. of Inland Fisheries & Wildlife
Deer Wintering Areas	Maine Dept. of Inland Fisheries & Wildlife
Inland Wading/Waterfowl Habitat	Maine Dept. of Inland Fisheries & Wildlife
Tidal Wading/Waterfowl Habitat	Maine Dept. of Inland Fisheries & Wildlife
Endangered, Threatened, Species of Concern	Maine Dept. of Inland Fisheries & Wildlife
Significant Vernal Pools	Maine Dept. of Inland Fisheries & Wildlife
Undeveloped Space (>50 acres)	Maine Dept. of Inland Fisheries & Wildlife
Riparian Block Connectors	Maine Dept. of Inland Fisheries & Wildlife
Road Block Connectors	Maine Dept. of Inland Fisheries & Wildlife
National Wetlands Inventory	U.S. Fish and Wildlife Service
Working Lands	
Tree Growth & Farmland Current Use Parcels	Scarborough Assessing
Undeveloped Farmland Soils	Natural Resource Conservation Service's Soil Survey Geographic Database, Maine Department of Inland Fisheries and Wildlife's Undeveloped Blocks Data
Scarborough Farmland Inventory	Developed through conversations with Town Staff and Scarborough Land Trust

Data Layer	Source
Recreation	
Eastern Trail	Town of Scarborough GIS
Scarborough Land Trust Trails	Town of Scarborough GIS
Other Trails	Town of Scarborough GIS
Blue Trail	Town of Scarborough GIS
Desired connections from public engagement	Developed based on Public Workshop feedback
Existing Parks	Town of Scarborough GIS
Existing Conservation Land with Public Access	State of Maine Conserved Lands Data, Information from Scarborough Land Trust
Clean Water	
Water Bodies (Rivers, Streams, Ponds)	U.S. Geological Survey's National Hydrography Dataset
Percent Impervious Surfaces	Developed using Maine Drainage Divides Data and Landcover Data
Highly Erodible Soils	Natural Resource Conservation Services's Soil Survey Geographic Database
Maine Significant Aquifers	Maine Geological Survey
Recharge Areas	Maine Geological Survey
Erodible Bluffs 100 ft buffer	Maine Geological Survey
Environmental Hazards	
FEMA Maps- updated to June	Federal Emergency Management Agency
Erodible Bluffs 100 ft buffer	Maine Geological Survey
Resource Protection Zone	Town of Scarborough GIS
Shoreland Zones (rate higher than RP)	Town of Scarborough GIS
Highly Erodible Soils	Natural Resource Conservation Services's Soil Survey Geographic Database
Potentially Hazardous Sites	Maine Department of Environmental Protection's Environmental and Geographic Analysis Database
Sea Level Rise & Marsh Migration	
Marsh Migration 1.2 ft	Maine Geological Survey
Marsh Migration 1.6 ft	Maine Geological Survey
Marsh Migration 3.9 ft	Maine Geological Survey

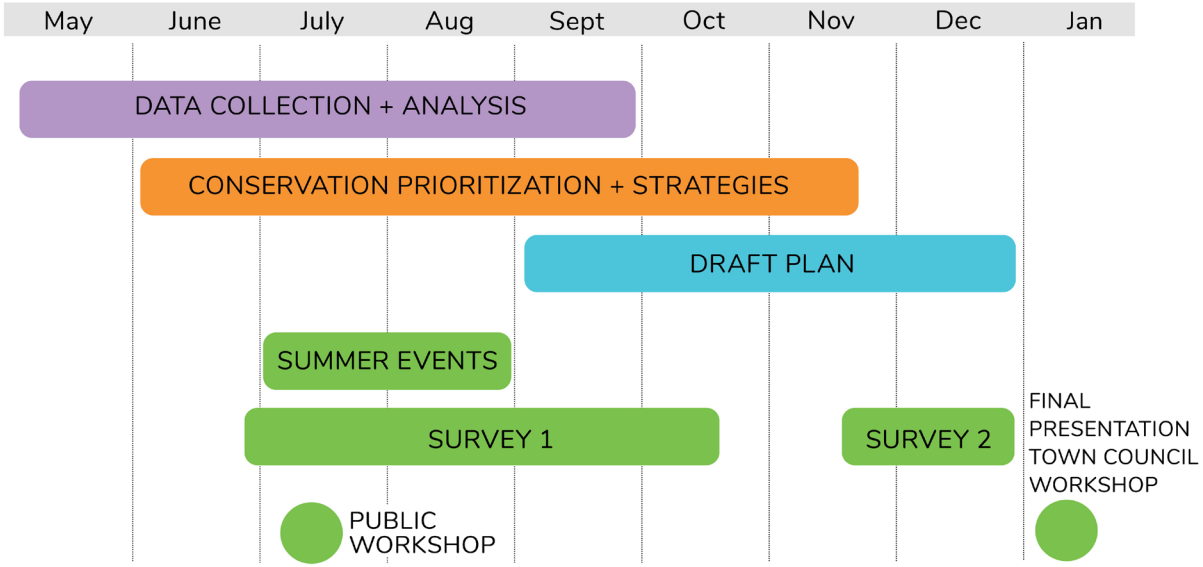
Appendix B

Planning Process Summary

Team & OSP Committee

The Open Space Plan process was guided by the Ad-Hoc Open Space Committee (OSC) and Town staff liaisons from the Planning & Codes Department, Engineering and Technical Services Department, Community Services Department, and the Scarborough Economic Development Corporation.
The OSC was comprised of experts and interested citizens representing the Coastal Waters and Harbor Advisory Committee, Community Services Advisory Committee, Conservation Commission, Long Range Planning Committee, Parks and Conservation Land Board, Scarborough Fish and Game Association, Scarborough Land Trust, Shellfish Conservation Commission, and the Town Council.

The Town worked with a team of consultants from VIEWSHED and FB Environmental to assist with the development of the plan. The two firms provided the Town with a variety of skills and services; FB Environmental is an environmental planning and assessment firm based in Portland, Maine and VIEWSHED is a landscape architecture, planning, and GIS firm based in Yarmouth, Maine.



Timeline

The planning process ran from April 2024 until January of 2025.

Public Outreach

Community Survey

A community survey was developed to capture additional community input on the prioritization of resource categories. The survey was open from mid-July until mid-October, and a total of 112 responses were collected. Each respondent was given 20 “votes” to allocate between the six categories. Demographic data was also collected. See attached summary for full survey results.

Public Workshop

On July 25, 2024, a public workshop was held at the Public Safety Building to present the project and gather feedback on the resource categories. There were about 60 participants. The workshop included a brief presentation about the project and the data gathered so far, two activities, and a comment card. For the first activity, participants viewed maps of data for each resource category to familiarize themselves with the data and identify additional data sources. The second activity gave participants the opportunity to allocate 20 $10,000 bills however they wanted among the six resource categories. At the end of the session, each category was tallied up and a new weighted map was created to show how their votes influenced the map.





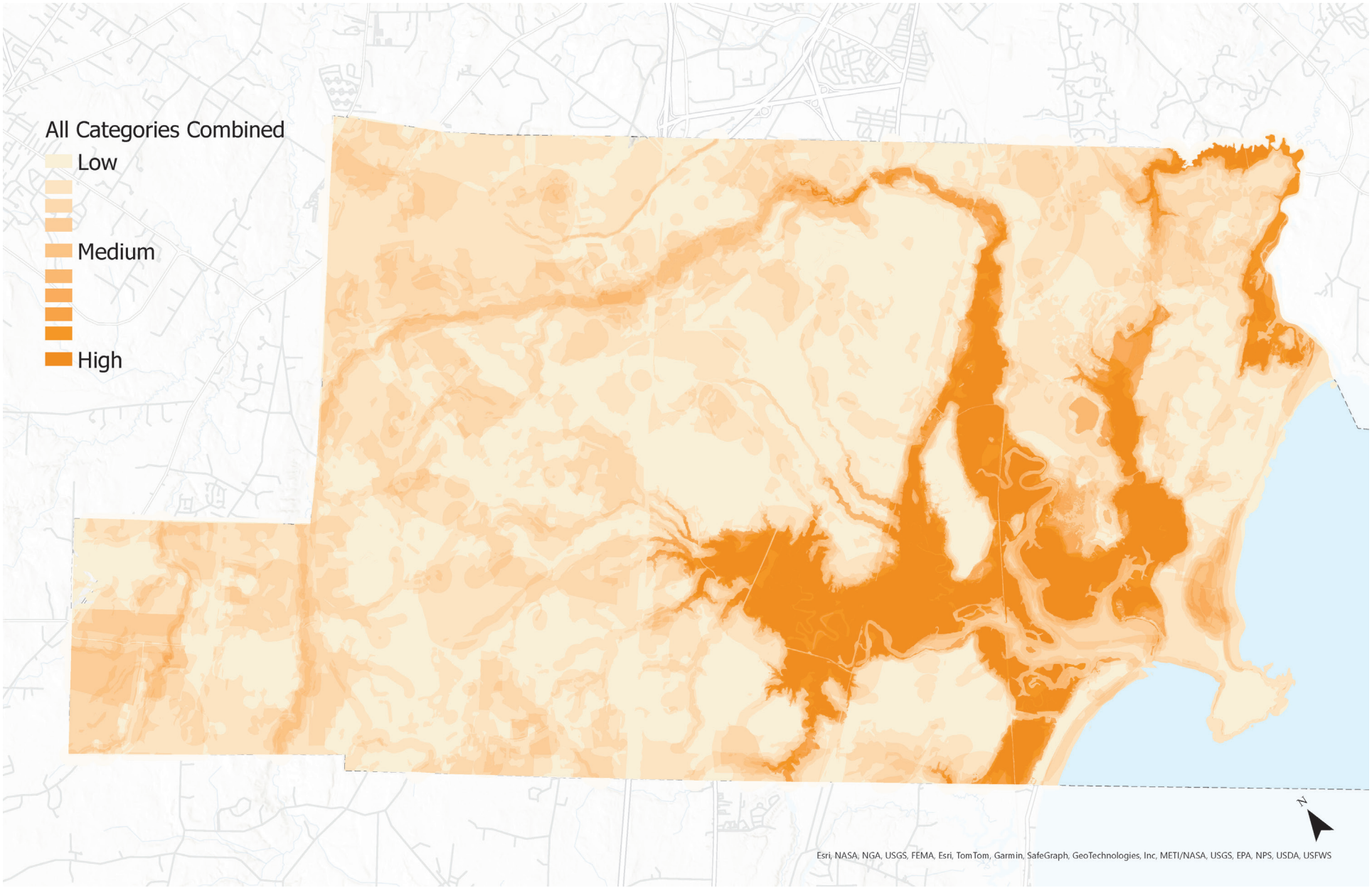




Community Events

A booth was staffed by OSC members and Town staff at several summer events, including Concerts in the Park, Scarborough Farmers’ Market, and Sustainable Scarborough Day. People were able to participate in a mini version of the resource category budget activity and were given 5 “dollars” to spend. In total, 243 people responded.

Map Weighted Based on Public Workshop Feedback



Appendix C

Survey #1 Results

Survey #1 Results Summary

Scarborough Open Space Plan

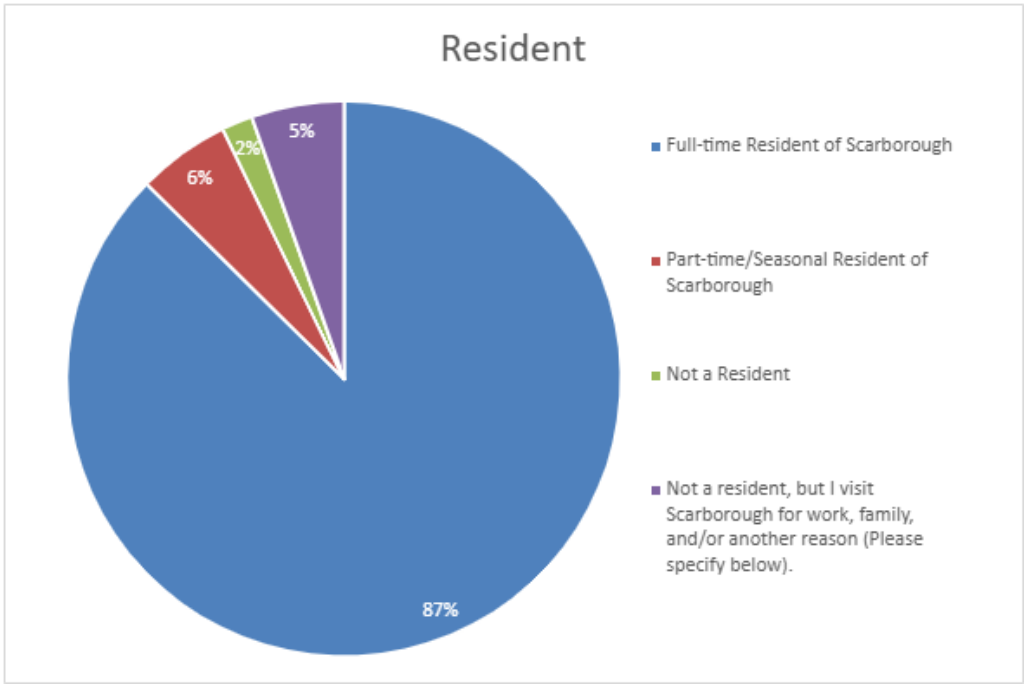
Survey Open: June 26th – October 31st 2024

Responses: 112 participants

Demographics

Are you a resident of Scarborough?

Responses: 111

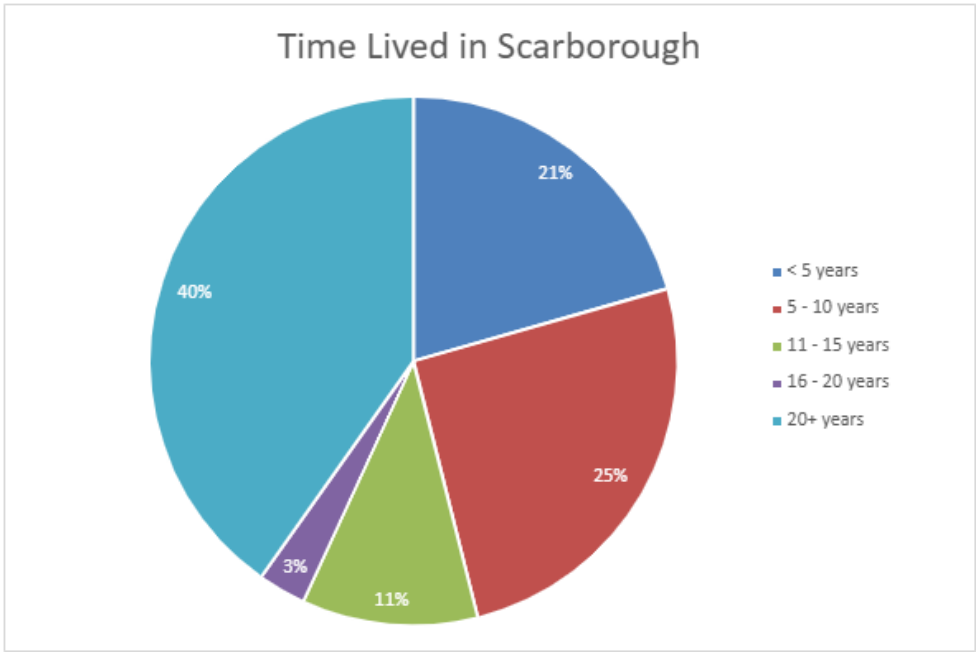


If you are not a resident, what is your connection to Scarborough?

- Work in Scarborough (3 responses)
- Family in Scarborough (2 responses)
- Drive through Scarborough (1 response)

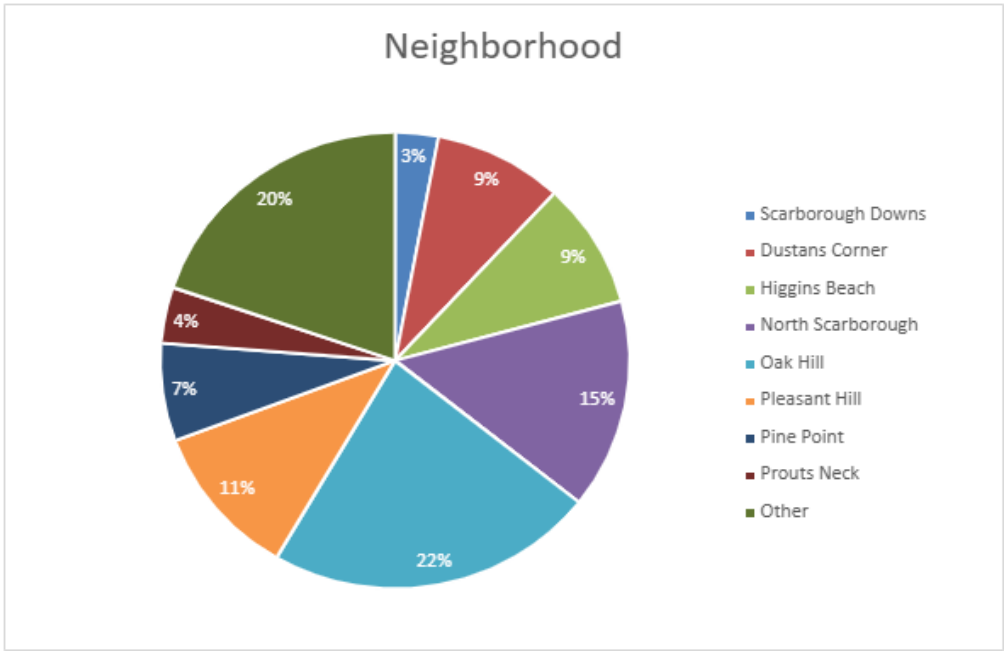
How long have you lived in Scarborough (either part- or full-time)?

Responses: 102



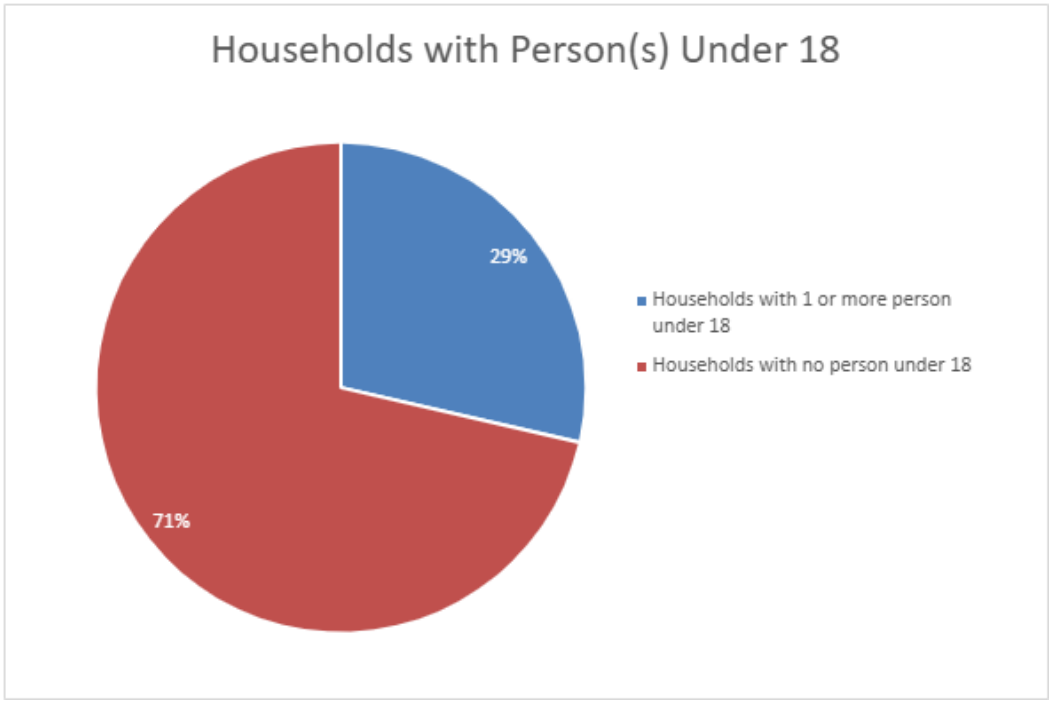
What neighborhood do you live in?

Responses: 101



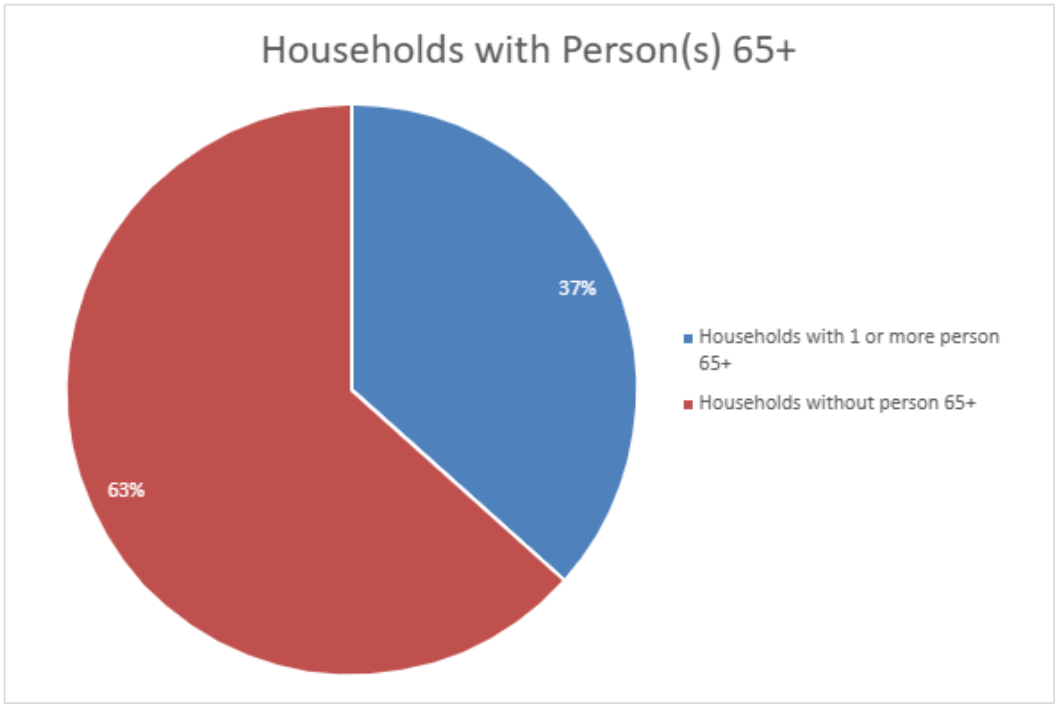
How many people under the age of 18 live in your household?

Responses: 110



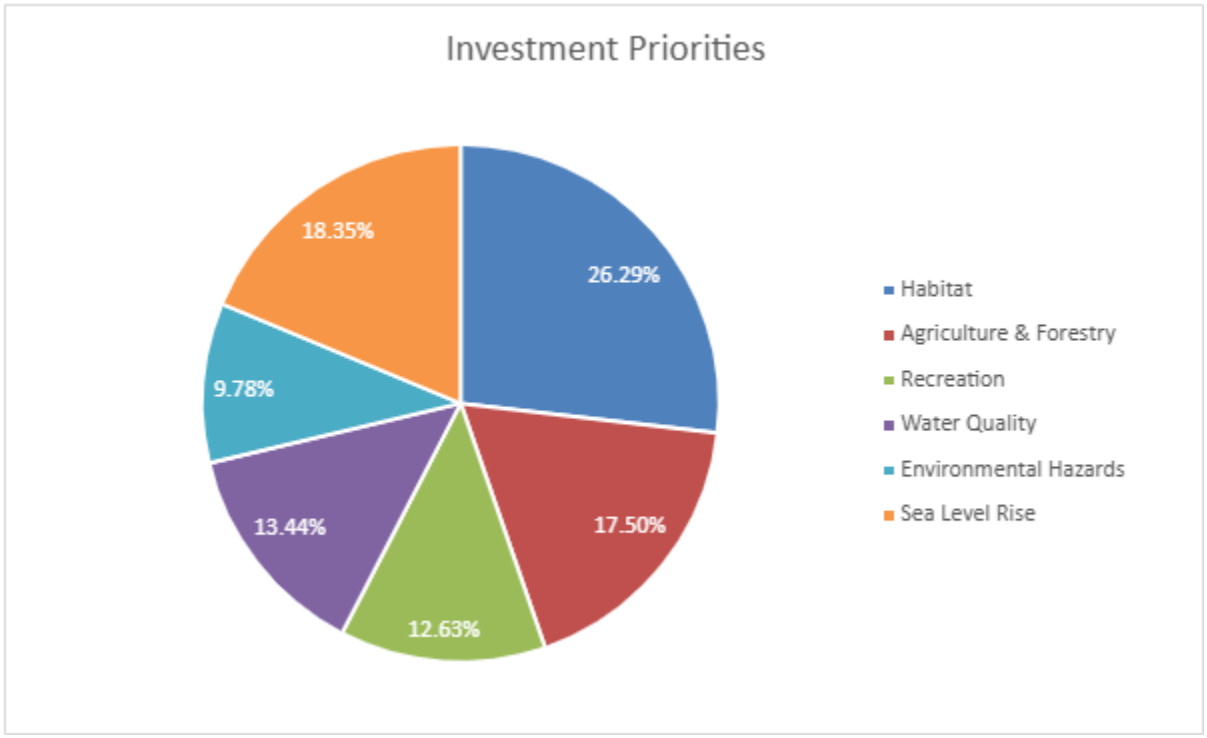
How many people 65 years or older live in your household?

Responses: 108



Investment Priorities

Responses: 110



Back Cover Photo Credit (left to right, from top): Jenn Guneratne, Henry Gustavson, Andrew Carter, Mandy Salem, Henry Gustavson, Penny Whitney Asdourian, Julieann Haddad, Julie Savage, Abby Wilson







