Town of Scarborough Conservation Commission

April 30, 2025 | 6:00 pm | Hybrid: Town Manager's Conference Room and via Zoom

To participate in the Conservation Commission meeting remotely, please follow this link:
https://scarboroughmaine.zoom.us/webinar/register/WN_KBeYUV3BTb29IvdObZoI-g

To view the Conservation Commission, please follow this link:
https://www.youtube.com/channel/UCD5Y8CFy5HpXMftV3xX73aw

Agenda

6:00 pm **Call to order and attendance**

(1) Welcome and introductions

(2) Land acknowledgement

(3) Vote on minutes from 3/26/24 meeting

(4) Review 4/30/25 agenda

(5) Public comment

6:15 pm **Old Business**

(1) Select Chair and Vice-Chair

(2) Tree Protection - review and discuss draft Tree Ordinance

(3) Planning Board Submittals (attached)

7:15 pm **Updates**

(1) Education Subcommittee

(2) Town Council

(3) Parks and Conservation Land Board

(4) Transportation Committee

(5) Sustainability Committee

(6) Planning Projects: Open Space Plan & Vulnerability Assessment

7:30 pm **Adjourn**

Next meeting: May 28, 2025

Town of Scarborough Conservation Commission

March 26, 2025 | 6:00 pm | Hybrid: Town Manager's Conference Room and via Zoom

Minutes - DRAFT

Present in person:
Commission: Bennett Flanders, Randi Hogan, Crescie Mauer, Cathleen Miller, Jessica Sargent, Maggie Vishneau
Staff: Angela Blanchette, Jami Fitch, Autumn Speer
Town Council: Karin Shupe

Present via Zoom:
Commission: Abel Plaud

Call to order

1. Meeting is called to order at 6:00 pm.
2. Randi offers a land acknowledgement to recognize the Wabanaki People as traditional stewards of Scarborough.
3. Bennett notes that the 12/11/24minutes need to be amended to reflect his attendance at the meeting. Maggie motions to accept the amended minutes from the 12/11/24 meeting, Jessica seconds. Rollcall vote is unanimous. Motion passes.
4. Randi requests re-ordering the agenda. New Business is moved first on the agenda. Under Old Business, the items will be taken up in the order 3, 2, 1.

Public Comment

1. Tim and Sarah Morris of Morris Family Farm request support for their plan to keep bees on their property.
2. Andrew Mackie of Scarborough Land Trust (SLT) shares the Land Trust's upcoming events. Please see the SLT website for details.

New Business

1. Stream Protection Overlay District
   - Jami provides an overview of the proposed changes to the Stream Protection Overlay District in the Shoreland Zoning Ordinance. Certain streams or portion of streams receive extra protections if they're part of the Stream Protection Overlay District. Currently, a portion of Red Brook and all of Phillips Brook are not covered by the Stream Protection Overlay District. These streams are notable because the Maine Department of Environmental Protection (DEP) has designated them as impaired streams because they do not meet their State-designated water quality standards. As part of the Town's stormwater permit, Scarborough is required to add Phillips Brook to the Stream Protection Overlay District.
   - The proposed updated ordinance language will require any stream that DEP designates as impaired to be added to the Stream Protection Overlay District.
   - The Planning Board will review the proposed ordinance update at their 4/22 meeting.

- The Commission will write a memo to the Town Council in support of the proposed update to the Stream Protection Overlay District.
- **ACTION: JAMI will draft a memo for the Commission to review.**

2. Chair and Vice-Chair positions
   - The Commission will select a Chair and Vice-Chair at their 4/23 meeting.
   - Randi encourages other interested Commissioners to serve as Chair.
   - Jessica shares that she is not able to continue in the Vice-Chair position.

Old Business

1. Planning Board Submittals
   - Autumn provides an overview of Planning Board submittals for their April meeting:
     - Larrabee Farm wetland mitigation area has been conveyed to the Town and will remain conserved open space.
     - Updates to the EV Ordinance will be reviewed proposed.
     - The wetland setback requirements are being implemented on a site on Mussy Road.
   - The Commission discusses Marshview development at Dunstan Corner (former flea market location).
     - Autumn notes that the development will have to meet the Town's wetland setbacks. The developers are applying for a contract zone because the use does not align with the current zoning.
     - Karin is concerned that the development is proposed in a vulnerable area. Jami looked at the parcel in the Town's Vulnerability Assessment StoryMap, and it is not currently prone to flooding and is not likely to be vulnerable to flooding even under extreme sea level rise scenarios.
     - The developer has requested a reduction in the required parking spaces because they feel it's not needed. The parking reduction will help reduce the sites overall impervious cover.
     - A portion of the parcel may be put into conservation. The Town Council could require formal conservation as part of the contract zone process.
     - The Commission will provide the following comments related to the development:
       - Increase setbacks and larger buffer widths due to the development's proximity to the marsh.
       - Minimize stormwater runoff by maintaining or reducing current runoff volumes.
       - Reduce impervious cover by incorporating porous pavement or other pervious materials into drive aisles, parking areas, walkways, etc.

2. Town Council Goals and Tree City USA
   - Karin reviews the Town Council's 2025 goals.
   - Randi shares her disappointment with the goals and the lack of conservation in many of the goal categories.
   - The Conservation Commission will play a role in goals related to the LID ordinance, Tree City USA designation, Open Space Plan implementation, and Vulnerability Assessment implementation.
   - Tree City USA
     - Earning a Tree City USA designation was included in the Town Council's 2025 goals.
     - Autumn provides an overview of the Tree City USA program. The Town needs to commit $50,000/year to fund planting and maintaining trees and establish a Tree Board. An ordinance that applies to the public right-or-way needs to be developed.
     - Autumn feels a Tree City USA designation is a good first step toward broader tree preservation. It will also help build allies to support a potential ordinance in the future.
     - Karin shares that local business and organizations may be interested in financially supporting the program.
     - The Commission supports this approach.

Updates

1. Education sub-committee
   - No update.
2. Town Council
   - Karin notes that she may ask the Commission to support relevant budget items if needed.
3. Parks and Conservation Land Board (PCLB)
   - Jessica shares that the PCLB has a workshop scheduled with Jami on 4/3/25 to learn more about the Open Space Plan and discuss how to incorporate the priorities in the Plan into their evaluation process.
   - PCLB is interested in periodic meetings with the Conservation Commission to track progress implementing the Open Space Plan.
   - PCLB will present a conservation easement for funding at the Town Council meeting on 4/2/25. Jessica encourages Commissioners to attend the meeting to support the project.
4. Transportation Committee
   - The Transportation Committee recently had a presentation from the Greater Portland Metro about their Metro Connect program that is being piloted in Falmouth. A similar program is being considered for Scarborough. The program would include a financial commitment from the Town.
   - The Transportation Committee is proposing the Town Council adopt a Vision Zero resolution, which will set the goal of zero vehicle-related fatalities in Scarborough.
   - There is a Town Council workshop on 4/16/25 that will focus on the Metro Connect program and Vision Zero.
5. Sustainability Committee
   - The Sustainability Reserve Account was established by the Town Council.
   - The Committee is beginning a planning process for a municipal solar array.
6. Open Space Plan
   - There was a Town Council workshop to review the draft Open Space Plan on 3/5/25. Small revisions are being incorporated based on feedback from the workshop.
   - The Town Council is set to adopt the Plan at their 4/16/25 meeting. An art display to track progress toward 30x30 will also be unveiled at the meeting.
7. Vulnerability Assessment
   - The Vulnerability Assessment StoryMap is now available. It currently shows Scarborough's current and future flood exposure. It will be updated before the project ends to include adaptation strategies.

Next meeting: April 30, 2025

Meeting adjourned at 7:52 pm.

DRAFT – TOWN OF SCARBOROUGH TREE ORDINANCE
Conservation Commission Review 4.30.25

A. Purpose

It is the purpose of this ordinance to promote and protect public health, safety, and general welfare by providing for the regulation of the planting, maintenance, and removal of trees, shrubs, and other woody plants within the Town of Scarborough. ADD more here – what are we hoping to achieve?

B. Applicability

This ordinance provides full power and authority over all trees, plants, and shrubs located within rights-of-way, parks, and public places in the town, and over trees, plants, and shrubs located on private property that constitute a nuisance or hazard as described herein.

C. Administration

1. Town Arborist – We need to determine who this will be

a. The Town Arborist and/or their designee shall have full authority and responsibility to plant, prune, maintain and remove trees and woody plants growing in or upon all public streets, rights-of-way, parks, and other public property. This shall include the removal of trees that may threaten electrical, telephone, gas, or any public water or sewer line, or any tree that is affected by fungus, insect, or other pest disease.
b. All Town departments will coordinate as necessary with the Town Arborist and will provide services as required to ensure compliance with this ordinance as it relates to streets, alleys, rights-of-way, drainage easements, and other public properties not under the direct jurisdiction of the Town Arborist.
c. No person shall hinder, prevent, delay, or interfere with the Town Arborist or their agents while engaged in carrying out the execution or enforcement of this Ordinance.
d. The Public Works Department shall have the right to prune, spray, maintain, and remove public trees as may be necessary to ensure public safety or to preserve or enhance the beauty of public places. Spraying shall be undertaken in accordance with State laws and the Town's Organic Pest Control Policy.
e. Pruning, planting, removing or any other tree work done on public trees by volunteers or Town employees under the supervision and operation of the Town Arborist and/or their designee is permitted.
f. Work on public trees by an electric utility company is permitted.

2. **Tree Advisory Board Establishment and Procedures**
   It is hereby created and established a Town Tree Advisory Board for the Town of Scarborough, hereinafter referred to as the "Board."

   a. **Terms.** Member shall be appointed by Town Council for three-year terms, except for the initial appointments, which shall be two (2) members for terms of one year, two (2) members for terms of two years and one (1) member for a term of three years and two (2) alternates for a term of two years. Members whose terms expire shall continue to serve until their successors are appointed and qualified.
   b. **Council Liaison.** The Town Council shall appoint one of its members to serve as Council liaison to the Committee. The Council liaison shall not be a voting member.
   c. **Staff Liaison.** The Town Manager, or their designee, shall serve as staff liaison to the Committee. The staff liaison shall not be a voting member.
   d. **Officers**. The Board shall annually select one of the members to serve as chair, may appoint a second member to serve as vice-chair, and may appoint a third member to serve as secretary.
   e. **Meetings.** The Board shall meet a minimum of four times each year. All meetings shall be open to the public. The Board chair may schedule additional meetings as needed.

3. **Tree Advisory Board Duties and Responsibilities**
   The Board shall act in an advisory capacity to the Town Arborist and shall:

   a. Coordinate and promote Arbor Day activities;
   b. Support public awareness and education programs relating to trees;
   c. Review Town department concerns related to tree care;
   d. Submit an annual report of its activities to Town Council, including tree planting and maintenance activities;
   e. Assist with the annual application to renew the Tree City USA designation;
   f. Develop and maintain a list of desirable trees for planting on public property, using the native species listed in the Maine Forest Service's Forest Trees of Maine. for reference. The list shall be made available to the general public, and its use shall be encouraged for private planting. Resources identifying trees in similar hardiness zones may be relied upon.
   g. Other duties as assigned by Town Council.

D. Public Landscape Standards

1. **Tree Planting**

DRAFT

a. Trees planted on public property by abutting property owners or other persons shall be selected and located in accordance with this ordinance and in accordance with Town policy. Notification shall be made to the Town Arborist and/or their designee and approval shall be given prior to any planting. In addition, Dig Safe, the Scarborough Public Works Department, Scarborough Sanitary District, Maine Water and the Portland Water District shall be consulted before any planting.
b. All such designs shall be submitted to the Town Arborist and/or their designee for approval prior to any plantings.

2. Species Selection

Species shall be selected from the approved list developed by the Tree Advisory Board in accordance with all other Town Standards.

3. Tree Installation Requirements

The following minimum installation requirements shall be met, unless otherwise approved by the by the Town Arborist and/or their designee.

Species Size	Minimum Spacing	Minimum Soil Surface	Minimum Soil Volume
Small Trees (mature height of 30' or less)	20 ft.	36 sq. ft.	36 cu. ft.
Medium Trees (mature height of 30' -45')	30 ft.	48 sq. ft.	48 cu. ft.
Large Trees (mature height over 45')	40 ft.	60 sq. ft.	60 cu. ft.

4. Tree Spacing Requirements

The distance trees may be planted from curbs or curb-lines, sidewalks, street corners, driveways, buildings and sidewalks shall be in accordance with the species sizes listed in Definitions, Section C. of this ordinance. No trees may be planted closer to any curb, sidewalk, driveway, building, or street than the following:

Species Size	Distance to Curb or Sidewalk	Distance to Driveway or Building	Distance to Street Corner
Small Tree	2 ft.	10 ft.	20 ft.
Medium Tree	3 ft.	10 ft.	20 ft.
Large Tree	4 ft.	10 ft.	20 ft.

DRAFT

No public tree shall be planted within ten feet (10') of any hydrant or any underground utilities. Only small trees may be planted under or within 10 feet (10') of any overhead utility wire.

5. **Public Tree Maintenance**
   a. **Authority.** No person except the Town Arborist, their designee, or a contractor hired by the Town Arborist may prune, plant, transplant, or remove public trees.
   b. **Pruning.** The Public Works Department shall have the right to prune any public tree if, in the opinion of the Town Arborist and/or their designee, it interferes with visibility of any traffic control devise or intersection, or interferes with pedestrian or vehicular traffic. A clearance of fourteen feet (14') above street surface or eight feet (8') above the sidewalk surface shall be maintained. If such obstructing public tree is on private property, the Town Arborist and/or their designee shall notify the property owner of the intent to prune.
   c. **Tree Topping**. It shall be unlawful for any person or the Town to top any public tree. Trees severely damaged by storms or other causes may be exempted from this prohibition at the determination of the Town Arborist and/or their designee.
   d. In lieu of topping, public trees under utility wires or other obstructions where other pruning practices are impractical or not considered arboriculturally sound may be removed by the Town Arborist and/or their designee.
   e. **Private Property.** No property owner shall allow a tree, or other plant growing on their property to obstruct or interfere with pedestrians or the view of drivers, thereby creating a hazard. If an obstruction persists, the Town Arborist shall notify the property owners to prune or remove the tree or plant. If the owner fails to comply with the notice, the Town may undertake the necessary work and charge the cost to the property owner.
   f. **Disease.** Upon the discovery of any destructive or communicable disease or other pestilence that endangers the growth or health of trees or threatens to spread disease or insect infestations, the Town Arborist may at once cause written notice to be served upon the owner of the property upon which such diseased or infested tree is situated. The notice shall require such property owner to eradicate, remove, or otherwise control such condition within reasonable time to be specified in such notice. If the owner fails to comply with the notice, the Town may undertake the necessary work and charge the cost to the property owner.

6. **Tree Preservation**
   Wherever practical, existing specimen trees, native species over 20" at DBH, tree clusters or other significant vegetation shall be preserved on public properties.

DRAFT

When preservation is proposed, the following protection must be in place to ensure survival of the preserved tree.

a. Site features must be designed to minimize disturbance to protected trees.
b. Tree wells or cut areas may be used to preserve the original grade around the tree.
c. In the drip line of protected trees, no cut or fill may be at least four (4) inches deep unless a qualified arborist or forester evaluates and approves the disturbance.
d. Finished grades must slope away from trunks to avoid water concentrated at tree bases.
e. During construction, perimeter fencing must be erected around protected trees, at least six (6) feet from the trunk or one-half of the drip line, whichever is more.
f. Storage or movement of equipment, material, debris, or fill in the tree protection zone is prohibited.
g. Damaging attachments, wires, signs or permits cannot be fastened to protected trees.
h. Trenches or footings should be at least eight (8) feet from trunk bases. Tunneling under large diameter roots may be required to prevent root damage.

7. Heritage Trees

The Town Arborist shall have as one of their duties the location, selection, and identification of any trees that qualify as heritage trees. A tree may qualify as a heritage tree if it meets one or more of the following criteria:

a. The tree (or group of trees) is associated with events that have made a significant contribution to the broad pattern of national, state, regional, or local history;
b. The tree (or group of trees) is associated with the life of a person or group of historic significance;
c. The tree (or group of trees) represents a significant and distinguishable entity within a community or location; and/or
d. The tree (or group of trees) has age, size, or species significance that contributes to its heritage status.

E. Violations and Penalties

a. **Violations.** Any failure to comply with the terms, conditions, provisions, or any notice issued pursuant to this ordinance, shall constitute a violation.
b. **Penalties.** Any person who violates any provision of this ordinance shall be subject to a fine payable to the Town of Scarborough of up to $100.00 each day of the violation. No penalty shall be assessed for failure to act during any

DRAFT

TERRADYN CONSULTANTS, LLC

207.926.5111
info@terradynconsultants.com
www.terradynconsultants.com

April 21, 2025 Project #24-264

Autumn Speer, Planning Director
Town of Scarborough
259 U.S. Route One
Scarborough, ME 04070

SUBJECT: MASTER PLANNED DEVELOPMENT APPLICATION
STEP 1 – SITE INVENTORY & ANALYSIS
121 & 151 TWO ROD ROAD

Dear Autumn:

On behalf of 121 Two Rod Road LLC and 151 Two Rod Road LLC, attached is information in support of a Planned Development Application for a project site at 121 and 151 Two Rod Road. In accordance with Section VII.E of the Scarborough Zoning Ordinance, the Planned Development review is a three-step process, including:

1. Site Inventory and Analysis
2. Master Plan
3. Site Plan Review

This submission includes Step 1, the **Site Inventory and Analysis**, including a Site Context Map, Site Inventory Plan, Site Analysis Plan, and a Site Analysis Narrative.

We look forward to presenting this information to the Planning Board at an upcoming meeting and discussing the development of the site with town staff and members of the Planning Board.

Sincerely,
TERRADYN CONSULTANTS, LLC

Michael Tadema-Wielandt, P.E.
Vice President

cc. Daniel Dickinson

Enc.

TOWN OF SCARBOROUGH, MAINE

Planning Board Application Form

All applications submitted for consideration by the Planning Board shall include:
☑ **application form** ☑ **payment of application fees** ☑ **electronic file**
☑ **submission materials** *(see relevant submission checklists and/or ordinance requirements)*

Project Name: Two Rod Road Master P Project Type: Commercial Planned Development
Project Location (physical address): 121 & 151 Two Rod Road
Assessors Map & Lot Number: R032/22 & R032/22A Zoning District: LI

Applicant: 121 Two Rod Road LLC & 151 Phone: 207-503-2600 E-mail: tworodroadcre@g
Mailing Address: 405 Western Ave, Suite 362, South Portland, ME 04106
Evidence of standing?
☑ Ownership ☐ Option ☐ Lease ☐ Purchase and sales contract ☐ Other

Property Owner: Same as Applicant Phone: _____ E-mail: _____
Mailing Address: _____

Consultant/Agent: Michael Tadema-Wieland Phone: 207-926-511 E-mail: mtw@terradyncon
Mailing Address: Terradyn Consultants, 565 Congress Street, Portland, ME 04

Billing Contact Information
Name: SVR New England, LL Phone: 207-503-2600 E-mail: tworodroadcre@gmail.com
Address: c/o Daniel Dickinson 405 Western Ave, Suite 362, South Portland

---

Application Authorization
I hereby make application to the Town of Scarborough for the above-referenced property(ies) and the development as described. The Town of Scarborough Planning Board and/or town employees are authorized to enter the property(ies) for purposes of reviewing this proposal and for inspecting improvements as a result of an approval of this proposal.

Signed: _____ **Date:** 4/22/2025

Printed name: Daniel Dickinson, President 121 Two Rod Road, L

Please identify yourself (check one): Agent* _____ Applicant/Property Owner ✔
***(If you are an agent, written authorization must be attached to this form.)**

For Official Use:
Application Fee _____ **Electronic File** _____ **15 Copies** _____
Received By _____ **Date** _____

121 Two Rod Road, LLC / 151 Two Rod Road, LLC

405 Western Ave.
Suite 362
South Portland, Maine 04106

April 22, 2025

Re: 121 & 151 Two Rod Road R032022, R032022A Planned Development.

To whom it may concern,

Please accept this letter from **121 Two Rod Road, LLC, 151 Two Rod Road, LLC, and SVR New England, LP** as authorization for **Terradyn Consultants, LLC** to act on our behalf for our Town of Scarborough Planned Development over the lands of **121 Two Rod Road, 151 Two Rod Road,** and the access easement over land of **70 Holmes Road,** Scarborough, Maine.

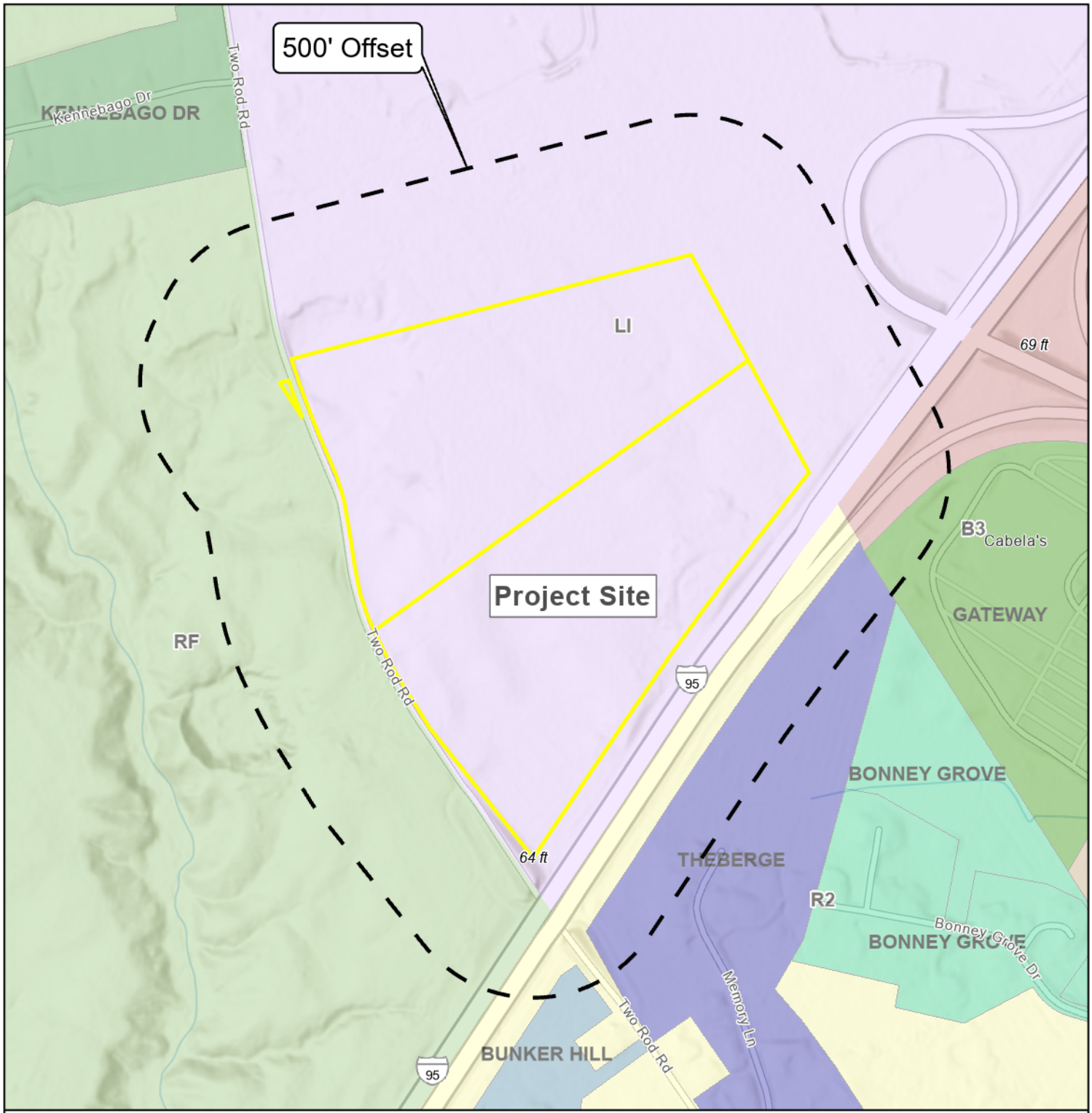
This authorization is not a contract for work to be performed; contracts or other correspondence are separate documents.

If you have any questions or concerns please feel free to contact me at 207-503-2600 or at TwoRodRoadCRE@Gmail.com.

Thank you,

_____ Date: April 22, 2025

Daniel Dickinson
President,
121 Two Rod Road, LLC
151 Two Rod Road, LLC
SVR New England, LP
405 Western Ave.
Suite 362
South Portland, Maine 04106



Legend

- Project Site
- 500' Offset

Subdivisions

- BONNEY GROVE
- BUNKER HILL
- GATEWAY
- KENNEBAGO DR
- THEBERGE

Zoning

- B2 - Regional Business
- B3 - General Business
- HPZ - Haigis Parkway
- LI - Light Industrial
- R2 - Residential 2
- RF - Rural Residence, Farming

Service Layer Credits
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

SITE CONTEXT FIGURE

PROJECT:
Two Road Road Business Park
Scarborough, Maine

PREPARED FOR:
121 Two Rod Road, LLC & 151 Two Road Road, LLC
405 Western Avenue, Suite 362
South Portland, Maine 04106

TERRADYN CONSULTANTS, LLC

PINELAND
41 CAMPUS DRIVE SUITE 301
NEW GLOUCESTER, ME 04260
PORTLAND
565 CONGRESS STREET, SUITE 201
PORTLAND, ME 04101
AUBURN
95 MAIN STREET, 2ND FLOOR
AUBURN, ME 04210

207.926.5111 - Info@terradynconsultants.com - www.terradynconsultants.com

PROJECT NO: 24-264
DATE: 4/15/2025
SCALE: 1 IN = 500 FT

N W E S

SHEET: 1
OF: 1

TERRADYN CONSULTANTS, LLC

207.926.5111
info@terradynconsultants.com
www.terradynconsultants.com

SITE ANALYSIS NARRATIVE

121 & 151 Two Rod Road, Scarborough, Maine

Existing Conditions

The project site is approximately 52.2 acres in size and is comprised of the following lots in the Town of Scarborough.

Map / Lot	Address	Zoning District	Area
R032 / 22	151 Two Rod Road	Light Industrial	23.72 acres
R032 / 22A	121 Two Rod Road	Light Industrial	28.46 acres

The site is bounded by Two Rod Road to the west, the Maine Turnpike to the south, the recently approved FedEx trucking facility to the north, and undeveloped land to the east. A 100'-wide Central Maine Power Company (CMP) transmission line easement is located along the southeast site boundary, adjacent to the Maine Turnpike.

The applicant has a negotiated an access easement across the adjacent FedEx parcel (former Beech Ridge Motor Speedway) to Holmes Road to provide vehicular access to the site.

The site is undeveloped and forested, with the exception of the CMP transmission corridor, which is cleared and maintained by CMP. Site topography is relatively flat, generally sloping from east to west. Approximate site elevations range from 70' in the northeast corner of the site to 52' along the eastern boundary.

Freshwater wetlands were delineated on the project site in March 2022 by Sebago Technics. The site contains approximately 13.3 acres of freshwater wetlands, comprised primarily of forested wetlands with some areas of scrub shrub wetlands within the cleared CMP corridor.

Sebago Technics also studied the project site for vernal pools in April 2022 and identified one significant vernal pool (SVP) and one vernal pool (VP). The SVP is located in the southwest corner of the site, directly adjacent to Two Rod Road, and the VP is located within the CMP transmission corridor.

No public sewer or water infrastructure is available in the vicinity of the project.

Zoning

The project site is in the Light Industrial (LI) zoning district, as well as the Rural Farming Overlay district. The Zoning Ordinance requires that all projects proposing to develop or redevelop five acres or more be reviewed as a Planned Development.

New lots in the LI zone must have a minimum lot size of 20,000 square feet and significant vegetated buffers are required adjacent to Two Rod Road and the Maine Turnpike. Further, vehicular access to the site is prohibited from Two Rod Road

Constraints and Opportunities

There are several constraints that will influence how the site is developed. Disturbance to the wetlands and vernal pools and their adjacent upland areas should be limited to the greatest extent practical. The area within 250’ of the SVP is considered critical terrestrial habitat for species that use the SVP and its surrounding wetland and upland areas throughout their life cycle.

Additionally, zoning constraints prohibit new driveways from Two Rod Road. The only feasible vehicular access to the site will be from Holmes Road via an access easement through the FedEx parcel.

Despite the constraints, the site presents several opportunities for commercial development, such as its substantial size, lack of direct residential abutters, and proximity to the Maine Turnpike.

Mitigation of Potential Conflicts or Concerns

To mitigate potential conflicts or concerns, vehicular access to the site will be from Homes Road, via an access easement across the FedEx parcel north of the project site. This arrangement circumvents the restriction on access from Two Rod Road and ensures compliance with zoning ordinances. Additionally, the 100' buffer strip will serve to mitigate visual and noise impacts from the Maine Turnpike, enhancing the site's appeal.

Development Potential

The development potential of the site is significant, given its size, location, and zoning. The forested nature of the site allows for the integration of green spaces and conservation areas within the development plan. Furthermore, the site's proximity to major transportation routes and commercial facilities enhances its attractiveness for various types of projects, including industrial, commercial, and mixed-use developments.

Open Space Conservation Potential

The site offers considerable potential for open space conservation. Areas within and adjacent to freshwater wetlands and vernal pools should be prioritized for conservation. Additionally, the required buffer strips along Two Rod Road and the Maine Turnpike provide an opportunity to preserve natural vegetation, freshwater wetlands, and vernal pool habitat.

Road System and Traffic Considerations

Access to the project site will be facilitated by the existing public road system, with vehicular access from Homes Road via an access easement across the Fed-Ex parcel. Holmes Road is an east-west minor collector that connects directly to Payne Road, offering convenient access to I-95 and the greater Portland area. The posted speed limit along Holmes Road is 40 mph, and no High Crash Locations have been identified in proximity to the project site access point.

An evaluation of the proposed entrance location, roadway geometry, surrounding features, and available crash data indicates no anticipated issues related to sight distance or vehicular safety.

Holmes Road currently experiences an Annual Average Daily Traffic (AADT) volume of 6,113 vehicles and has an estimated hourly capacity of 1,040 vehicles (MaineDOT MapViewer). Based on a review of existing traffic data and a study recently completed by the neighboring FedEx facility, the surrounding transportation network is expected to adequately accommodate the additional traffic generated by the proposed development.

Depending on the scope of the project, a Traffic Impact Study may be required and improvements to the surrounding public roadway infrastructure or geometric modifications may be warranted. A study and any such enhancements will be coordinated with Town Staff and the Maine Department of Transportation as needed.

The project will also be subject to the Town of Scarborough's Impact Fee Ordinance, which will be assessed based on the number of PM peak hour trips generated by the site and will be the responsibility of the applicant.

Conclusion

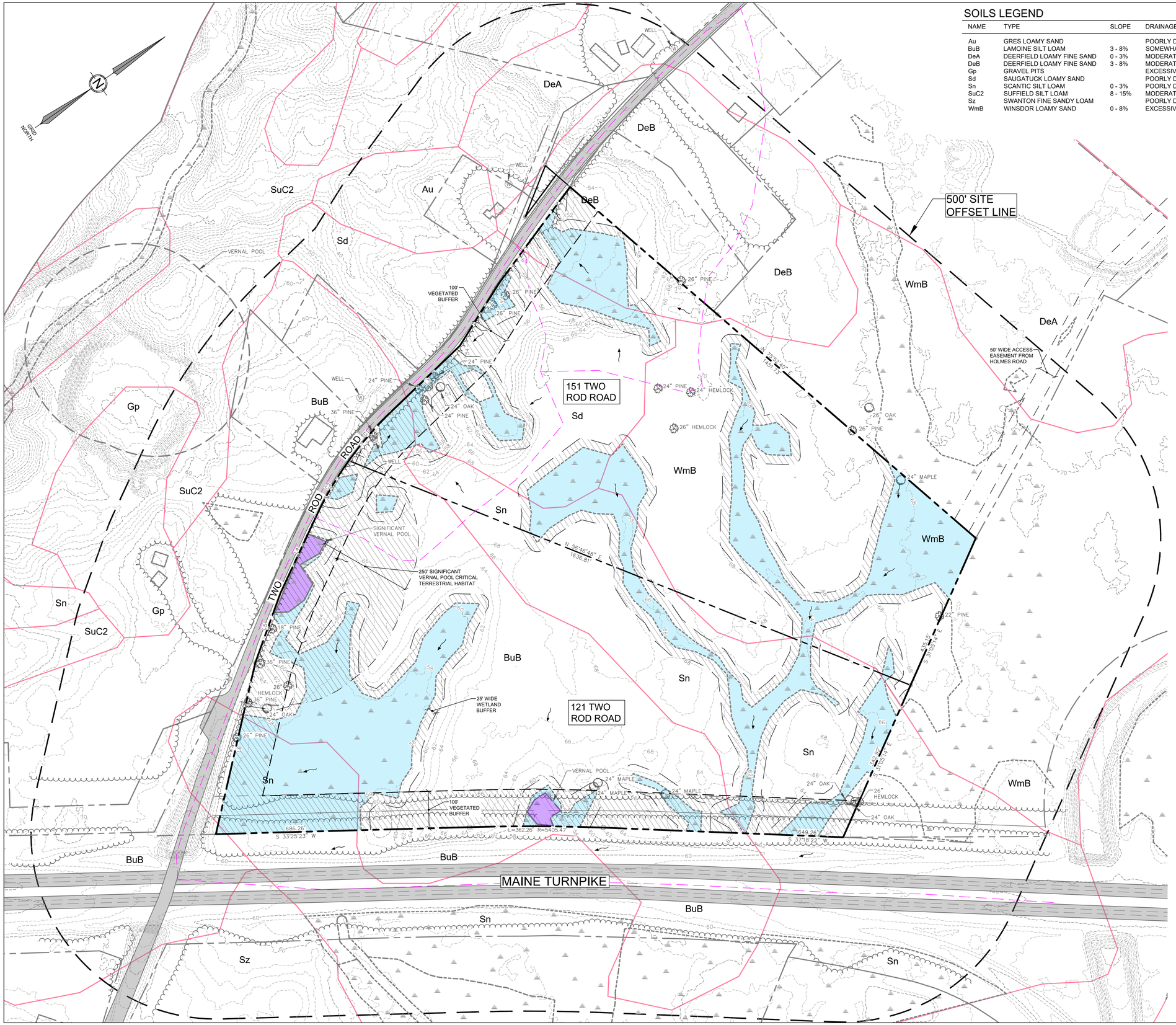
In conclusion, the site at 121 and 151 Two Rod Road in Scarborough presents a balance of constraints and opportunities that, with thoughtful planning and mitigation strategies, can support a successful development that benefits the community while preserving its natural resources.

notice period, unless remediation ordered by any notice is not accomplished within the designated timeframe. In addition, if, as a result of the violation of any provision of this ordinance, the injury, mutilation, or death of a public tree occurs, the penalty shall include the replacement value of the public tree as determined by the Town Arborist and/or their designee.

F. Severability

Should any section, clause, or provision of this ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the ordinance as a whole, or parts thereof, other than the part so declared to be invalid.

DRAFT



SOILS LEGEND

NAME	TYPE	SLOPE	DRAINAGE CLASS
Au	GRES LOAMY SAND		POORLY DRAINED
BuB	LAMOINE SILT LOAM	3 - 8%	SOMEWHAT POORLY DRAINED
DeA	DEERFIELD LOAMY FINE SAND	0 - 3%	MODERATELY WELL DRAINED
DeB	DEERFIELD LOAMY FINE SAND	3 - 8%	MODERATELY WELL DRAINED
Gp	GRAVEL PITS		EXCESSIVELY DRAINED
Sd	SAUGATUCK LOAMY SAND		POORLY DRAINED
Sn	SCANTIC SILT LOAM	0 - 3%	POORLY DRAINED
SuC2	SUFFIELD SILT LOAM	8 - 15%	MODERATELY WELL DRAINED
Sz	SWANTON FINE SANDY LOAM		POORLY DRAINED
WmB	WINSDOR LOAMY SAND	0 - 8%	EXCESSIVELY DRAINED

LEGEND

SYMBOL	DESCRIPTION
	LOCUS PROPERTY LINE
	PROPERTY LINE
	EXISTING BUILDING
190	EXISTING CONTOUR
	FRESHWATER WETLAND
	VERNAL POOL AREA
	EASEMENT LINE
	VEGETATED BUFFER
WmB	SOIL TYPE / LINE
	WATERSHED BOUNDARY
	FLOW DIRECTION
	UTILITY POLE
	EXISTING TREE > 24" DBH

DATA DEPICTED ON THIS PLAN IS FROM THE FOLLOWING SOURCES:

1. PROPERTY BOUNDARY AND ON-SITE TOPOGRAPHY IS FROM AN AUTOCAD DWG OF 121 AND 151 TWO ROD ROAD, SCARBOROUGH, MAINE, BY SURVEY, INC. OF WINDHAM, MAINE, DATED APRIL, 2022, WITH WETLANDS AND VERNAL POOLS PROVIDED TO SURVEY, INC. BY SEBAGO TECHNICS, INC. OF SOUTH PORTLAND, MAINE.
2. TREES > 24" DBH SURVEY LOCATED BY TERRADYN CONSULTANTS, LLC.
3. OFF-SITE FEATURE SOURCES:
   a. VERNAL POOLS - MAINE DEPT. OF INLAND FISHERIES & WILDLIFE
   b. WETLANDS - NATIONAL WETLAND INVENTORY, U.S. FISH & WILDLIFE SERVICE
   c. SOILS - MEDIUM INTENSITY SOIL SURVEY, U.S. DEPT. OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE
   d. PARCELS - MAINE PARCELS ORGANIZED TOWNS, MAINE GEO LIBRARY
   e. TOPOGRAPHY - MAINE ELEVATION CONTOURS, 2 FT., MAINE GEOLIBRARY

PROPERTY LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 18°35'26" W	321.65'
L2	N 22°53'26" W	202.17'
L3	N 8°50'26" W	258.95'
L4	N 30°02'26" W	227.87'
L5	N 35°10'06" W	199.81'
L6	N 42°02'43" W	476.00'

PROPERTY CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	173.67'	945.32'	N 14°06'13" W	173.42'
C2	176.11'	945.32'	N 24°42'13" W	175.86'

GRAPHIC SCALE
120 0 60 120 240
(IN FEET)
1 INCH = 120FT.

STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
NO. 13201
LICENSED PROFESSIONAL ENGINEER

DATE: 4/21/2025

NO.	DATE	REVISIONS

ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com
TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: TWO ROD ROAD BUSINESS PARK
121 & 151 TWO ROD ROAD, SCARBOROUGH, ME

SHEET TITLE: SITE INVENTORY PLAN

CLIENT: 121 TWO ROD ROAD LLC & 151 TWO ROD ROAD LLC
405 WESTERN AVE., SUITE 362
SOUTH PORTLAND, ME 04106

DATE: 4/21/2025
SCALE: 1" = 120'
JOB NO: 24-264
SHEET: 1 OF 2

C:\OD\Terradyn Consultants\Project Folders - Documents\2024 Jobs\24-264 Two Rod Road Business Park\CAD\Permitting\24-264 NRA.dwg

SOILS LEGEND

NAME	TYPE	SLOPE	DRAINAGE CLASS
Au	GRES LOAMY SAND		POORLY DRAINED
BuB	LAMOINE SILT LOAM	3 - 8%	SOMEWHAT POORLY DRAINED
DeA	DEERFIELD LOAMY FINE SAND	0 - 3%	MODERATELY WELL DRAINED
DeB	DEERFIELD LOAMY FINE SAND	3 - 8%	MODERATELY WELL DRAINED
Gp	GRAVEL PITS		EXCESSIVELY DRAINED
Sd	SAUGATUCK LOAMY SAND		POORLY DRAINED
Sn	SCANTIC SILT LOAM	0 - 3%	POORLY DRAINED
SuC2	SUFFIELD SILT LOAM	8 - 15%	MODERATELY WELL DRAINED
Sz	SWANTON FINE SANDY LOAM		POORLY DRAINED
WmB	WINSDOR LOAMY SAND	0 - 8%	EXCESSIVELY DRAINED

LEGEND

SYMBOL	DESCRIPTION
	LOCUS PROPERTY LINE
	PROPERTY LINE
	EXISTING BUILDING
190	EXISTING CONTOUR
	FRESHWATER WETLAND
	VERNAL POOL AREA
	EASEMENT LINE
WmB	SOIL TYPE / LINE
	WATERSHED BOUNDARY
	FLOW DIRECTION
	UTILITY POLE
	EXISTING TREE > 24" DBH
	UPLAND DEVELOPMENT AREAS

DATA DEPICTED ON THIS PLAN IS FROM THE FOLLOWING SOURCES:

1. PROPERTY BOUNDARY AND ON-SITE TOPOGRAPHY IS FROM AN AUTOCAD DWG OF 121 AND 151 TWO ROD ROAD, SCARBOROUGH, MAINE, BY SURVEY, INC. OF WINDHAM, MAINE, DATED APRIL, 2022, WITH WETLANDS AND VERNAL POOLS PROVIDED TO SURVEY, INC. BY SEBAGO TECHNICS, INC. OF SOUTH PORTLAND, MAINE.
2. TREES > 24" DBH SURVEY LOCATED BY TERRADYN CONSULTANTS, LLC.
3. OFF-SITE FEATURE SOURCES:
   a. VERNAL POOLS - MAINE DEPT. OF INLAND FISHERIES & WILDLIFE
   b. WETLANDS - NATIONAL WETLAND INVENTORY, U.S. FISH & WILDLIFE SERVICE
   c. SOILS - MEDIUM INTENSITY SOIL SURVEY, U.S. DEPT. OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE
   d. PARCELS - MAINE PARCELS ORGANIZED TOWNS, MAINE GEO LIBRARY
   e. TOPOGRAPHY - MAINE ELEVATION CONTOURS, 2 FT., MAINE GEOLIBRARY

GRAPHIC SCALE
120 0 60 120 240
(IN FEET)
1 INCH = 120FT.

STATE OF MAINE
MICHAEL E. TADEMA-WELANDT
NO. 12070
LICENSED PROFESSIONAL ENGINEER

DATE: 4/21/2025

NO.	DATE	REVISIONS

ADDRESS: 41 CAMPUS DRIVE, SUITE 301, NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com
TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: TWO ROD ROAD BUSINESS PARK
121 & 151 TWO ROD ROAD, SCARBOROUGH, ME

SHEET TITLE: SITE ANALYSIS PLAN

CLIENT: 121 TWO ROD ROAD LLC & 151 TWO ROD ROAD LLC
405 WESTERN AVE., SUITE 362
SOUTH PORTLAND, ME 04106

DATE:	4/21/2025
SCALE:	1" = 120'
JOB NO:	24-264
SHEET:	2 OF 2

C:\OD\Terradyn Consultants\Project Folders - Documents\2024 Jobs\24-264 Two Rod Road Business Park\CAD\Permitting\24-264 SITE ANALYSIS.dwg