Town of Scarborough Conservation Commission

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

Minutes

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.