Town of Scarborough

Parks and Conservation Land Board

Meeting Agenda

Thursday August 28th, 2025 – 10:00 to 11:00 AM

Town Hall Chamber B or Zoom

https://scarboroughmaine.zoom.us/j/84882608943

1. Call to order
2. Attendance
3. Public comments
4. Revised evaluation tool
5. Application – Expanding Pleasant Hill Preserve (Again) 166 Spurwink Road
6. Items for next meeting
    a. Application – Nonesuch River Preserve 91 Mussey Road
    b. Application – O'Donal-Deering Farm 3 Fenderson Place
7. Adjourn

2025 Meetings in Chamber B of Town Hall

September 11
November 13

Town of Scarborough, Maine

LAND ACQUISITION APPLICATION FORM

Property Name: Expanding Pleasant Hill Preserve (Again!) Date: 7-5-25

Applicant Name: Scarborough Land Trust

GENERAL INFORMATION:

Property Address: 166 Spurwink Rd, Scarborough, ME

Mailing Address: PO Box 1237 Scarborough, ME 04070

Contact Person: Scott Kunkler

Phone # 207-289-1199 x 102 e-mail: skunkler@scarboroughlandtrust.org

Landowner(s) -please list full name of all owners (and lien holders, if any)

James Finley and Rhonda McKinnon

Deed type: Warranty Deed Book / page# 1227/ 218

Current Assessed Value_____

Recent appraised value (if available) $500,000

Existing boundary survey? Y / N (circle)

Potential boundary disputes? Y / N (circle)(if yes, attach explanation)

Any hazardous waste on the property? Y / N An environmental assessment will be completed.

LAND DESCRIPTION: Tax Map # R098 Lot # 20 Zoning District RF

Total Acres: 43 Proposed purchase acres: 25 Proposed easement acres_____

Are there any buildings on the property? (Please circle) yes / no

If yes, are they a part of the proposed purchase? Y / N

BRIEF PROJECT DESCRIPTION:
(Please provide information regarding the suitability for public acquisition, special features, and proximity to existing public lands; include the value to the people of Scarborough and any current orpotential uses)

SLT plans to purchase and conserve approximately 25 acres of undeveloped land including forests, wetlands, an intermittent stream, and 4 vernal pools.

The property connects to approximately 500 acres of contiguous conserved lands including 300 contiguous acres of Rachel Carson NWR, and SLT's 186-acre Pleasant Hill Preserve (PHP), expanding PHP to 211 acres.

The wetlands and intermittent stream form part of a larger 53-acre wetland complex that forms the headwaters of the Spurwink River, which flows into the Spurwink Marsh. All 4 vernal pools contained egg masses during a recent inspection in April 2025.

It is located within 4 US Fish and Wildlife Service (USFWS) priority areas, 3 Atlantic Coast Joint Venture Bird Conservation focus areas, and a Maine Department of Inland Fisheries and Wildlife (MDIFW) Focus Area of Statewide Ecological Significance.

Nature's Network (NN), a collaboration led by the US Fish and Wildlife Service, identifies approximately 15 acres as Core Habitat for Imperiled Species (areas that contain habitats likely to support high levels of imperiled terrestrial and aquatic species, including 600 Species of Greatest Conservation Need). NN also identifies 24 acres as Aquatic Buffer (areas estimated to have a strong influence on the integrity of aquatic areas). The property contains habitat that directly supports 7 federal and state endangered, threatened or candidate species.

Public access and trails will be provided for recreational access including hiking, snowshoeing, and wildlife observation.

Protecting this property will advance three important goals for the Town: (1) the Town's Open Space Plan, as the property is within the Open Space Focus Area as identified in the Plan, (2) the Town's Comprehensive Plan, as it states, "significant natural resources, agricultural land, and open space should be protected, and an interconnected network of public open space developed where feasible," and (3) the Town's 30x30 goal.

Q Do you (the presenter) believe that there will be a willing seller(s) of this site? Please explain:

SLT has executed a Purchase and Sale Agreement with the seller.

Please attach the following:

- Site Location Map (map provided)
- Assessors Map (with abutting properties)
- Photo(s) (no more than 1 page please)

Directions to the property from Town Hall:

US Route 1 to Black Point Rd to Spurwink Rd to 166 Spurwink Road.

Important Note: The Town Council of the Town of Scarborough requires that all owners of land being proposed for town purchase are willing sellers and have full knowledge that their property is being presented to them for consideration. When and if the Parks and Conservation Land Board recommend a purchase, the owners of the property will be asked to sign below to indicate their willingness to sell. *A signed letter stating the above is also acceptable*.

_____ _____
Owner #1 date

_____ _____
Owner #2 date

Site Description (To be filled out by Applicant or Representative)

Directions: Please check all that apply to the parcel that is proposed for purchase. If unsure, leave blank.

✓ Rare, or endangered species
✓ Freshwater rivers, streams, vernal pools
___ Ocean, tidal or estuary
___ Working Farm or Forest
✓ Saltmarsh / other wetlands

___ Creates link between public or protected parcels or trails
✓ Provides buffer for river, streams or brooks

✓ Public access to beaches, marshes, waterways, or other natural areas
✓ Public access to trails or other public lands

___ Existing active recreation (ball fields, motorized vehicles, etc.)
___ Potential active recreation
___ Existing passive recreation (birding, hiking, horseback riding, skiing, etc.)
✓ Potential passive recreation

___ Scenic views
___ Historical significance (cemetery, monument, archeological site)

Possibilities for
✓ Purchase
___ Easement
___ Donation

Note: This is a quick summary of the Detailed Assessment Form that the committee will be using to evaluate your parcel. The detailed form is available upon request and is based on a point system. The full evaluation has subjective components, as well.

✓ Site Visit Scheduled: (to be filled out by committee)_____

Map R095

Map R096

Map R097

Map R099

Zone RP
Zone RF
Zone RFM
Zone R4

QUARRY RD
STANFORD LN
IVORY TREE LN
SPURWINK RD
PLEASANT HILL RD
ORIOLE WAY
WILEY WAY
STARBIRD RD
SAWYER ST

Town of Scarborough Maine

For Assessing Purposes Only

- Easements
- Condo
- County Boundary
- Private ROW
- Property Line
- Right of Way
- Town Boundary
- Water
- Railroad
- Tax Map Index DDP
- Arrow/Hook Lines
- Zoning
- Water Bodies

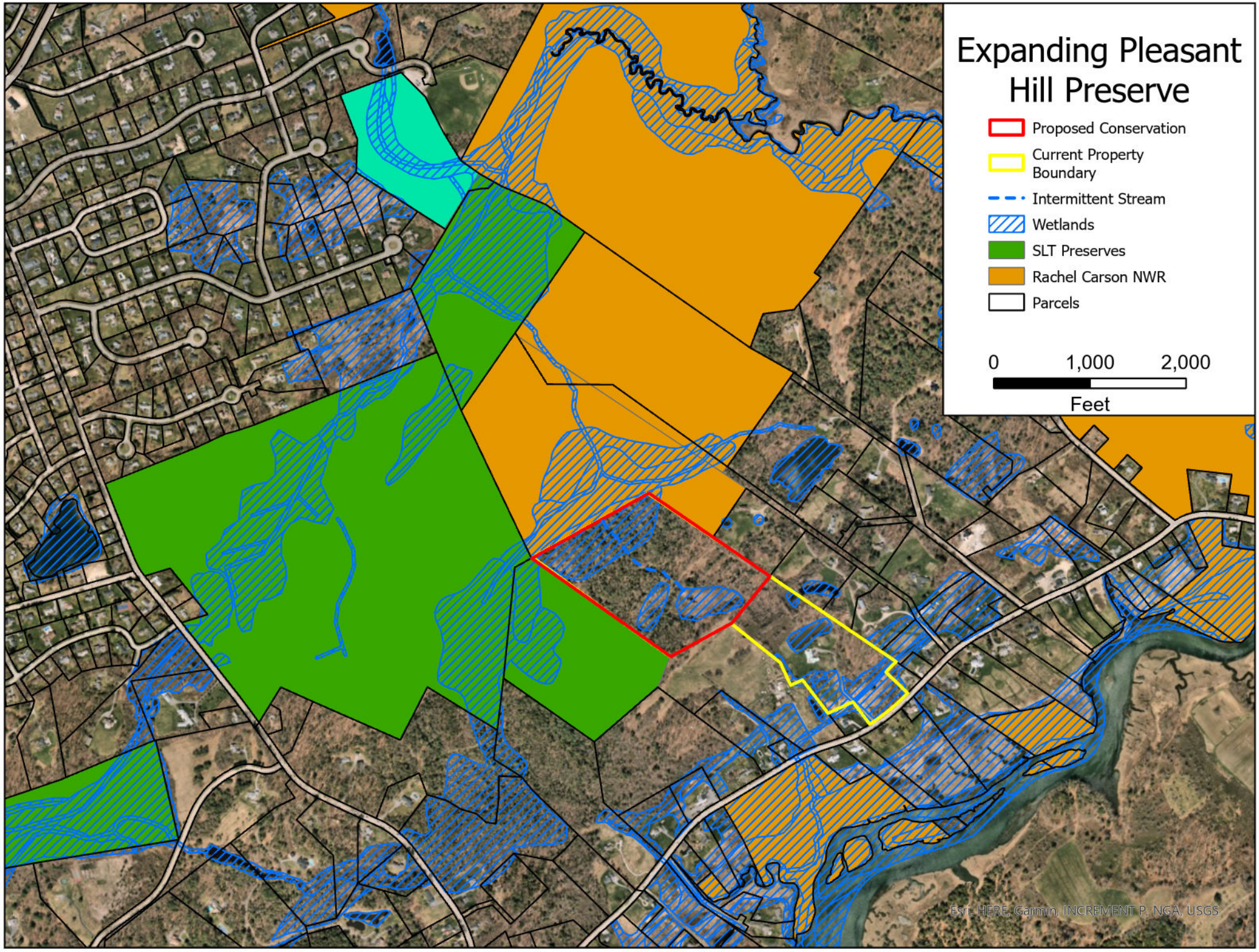
April 1, 2023

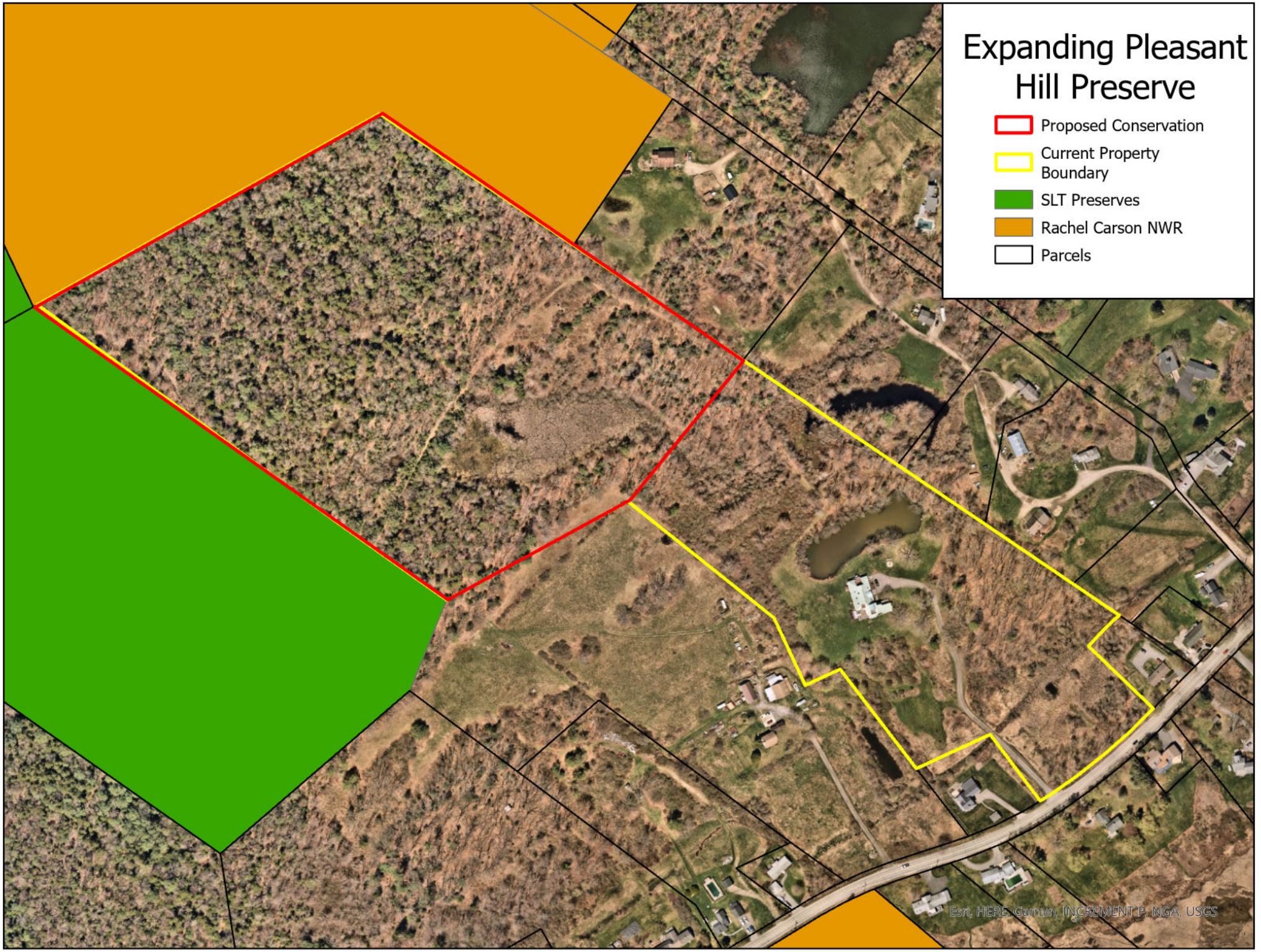
N

Scale: 1:2,700

Map Number

R098


Expanding Pleasant Hill Preserve
Proposed Conservation
Current Property Boundary
Intermittent Stream
Wetlands
SLT Preserves
Rachel Carson NWR
Parcels
0
1,000
2,000
Feet
Esri, HERE, Garmin, INCREMENT P, NGA, USGS


Expanding Pleasant Hill Preserve
Proposed Conservation
Current Property Boundary
SLT Preserves
Rachel Carson NWR
Parcels
Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Acquisition of 166 Spurwink Rd- Expanding Pleasant Hill Preserve
Scarborough Land Trust

Expense	*Estimate*	*Actual*
Purchase price of property		$500,000
Appraisal		$1,000
Environmental Review	$800	
Survey	$8,000	
Legal Fees	$4,000	
Closing costs including title policy	$3,500	
Stewardship- Long-term		$60,000
Land Protection Staff Costs	$18,720	
Overhead and Administration	$14,901	
Total		**$610,921**

Revenue	Landowner Donation	SLT funding	Town of Scarborough Land Bond	Total
Purchase price of property	$50,000	$150,000	$300,000	$500,000
Appraisal	$0	$1,000	$0	$1,000
Environmental Review	$0	$800	$0	$800
Survey	$0	$8,000	$0	$8,000
Legal Fees	$0	$4,000	$0	$4,000
Closing costs including title policy	$0	$3,500	$0	$3,500
Stewardship costs- Long-term	$0	$60,000	$0	$60,000
Land Protection Staff Costs	$0	$18,720	$0	$18,720
Overhead and Administration	$0	$14,901	$0	$14,901
Totals	**$50,000**	**$260,921**	**$300,000**	**$610,921**

Land Acquisition Assessment Form

Property Pleasant Hill Preserve Expantion - Spurwink Rd - R098020(P

Town Map

I Preserve Natural Resources, Protects Water Quality or Wildlife Habitat

		Quanity	Point Value Per Unit	Maximum Points	Total Points	Notes
GIS	1 Part or all of property is in the 100 year floodplain *Town of Scarborough GIS -Flood Insurance Rate Map - Dated: 2017*	0	1 pt. per acre	20	0	
GIS	2 Parcel includes rare, significant or endangered species habitat *Map reference: Beginning with Habitiat Map Viewer-"Rare, Threatened, or Endangered Wildlife/State Listed Animal Habitats. Go to Beginning with Habitat for most up to date data for each evaluation"* *Paper map ref: BwH High Value Plant & Animal Habitats Jan 2023-Map 2"*	0	1 pt. per % of total acreage	50	0	2.0 acres--> 17%
GIS/PCLB	3 Parcel includes areas of special biological or geological significace e.g. nesting areas, waterfall, peat bog, old growth, vernal pools. *Map reference: Beginning with Habitiat Map Viewer-* *"Exemplary Natural Communities. Go to Beginning with Habitat for most up to date data for each evaluation"* *Paper map ref: "High Value Plant & Animal Habitats Jan 2023-Map 2 and observations*	0	10 pts per feature	50	0	
	4 Parcel contains high volume habitat (in top 25% of valuable habitat) *Map reference: Beginning with Habitiat Map Viewer* *"Focus Areas of Statewide Ecological Significance"* *Go to Beginning with Habitat for most up to date data for each evaluation*	%				
	a Fresh water, non-forested, lakes, rivers	0	1 pt. per % of total acreage		0	
	b Grass, shrubs, bare ground	0	1 pt. per % of total acreage		0	
	c Marine, estuarine, intertidal	0	1 pt. per % of total acreage		0	
	d Forest and forested wetlands	100	1 pt. per % of total acreage		100	Note: The "Focus Areas" is an important piece. However, s My suggestion therefore is to use the Focus Areas in the Vie Also, it focuses solely on marsh eliminating grassland birds a
			Total for #4 must be 50 points or less:	100		
GIS	5 Parcel provides protection to the saltwater marsh *Map reference: Scarborough Zoning and Overlays - Dated: 2023* *Resource Protection*	0	1/2 pt. per acre	50	0	I suggest we update this to include all streams feeding into th
	6 Parcel includes wildlife corridors *Map reference: Beginning with Habitiat Map Viewer -* *Physical Natural Resources & Aquatic Species and Habitats. Go to Beginning with Habitat for most up to date data for each evaluation* *Paper map ref: "Water Resources & Riparian Habitats-Map 1" and "Wetlands Characterization-Map7"*	0	1 pt. per 100 feet	25	0	
GIS	7 Parcel includes aquifer recharge areas: e.g. sand and gravel aquifer *Map reference: Beginning with Habitiat Map Viewer* *Physical Natural Resources & Aquatic Species and Habitats. Go to Beginning with Habitat for most up to date data for each evaluation*	10.51	1/2 pt. per acre	25	5.255	

II Linkage, Buffers, Additions to Conservation Lands

	Quanity	Point Value Per Unit	Maximum Points	Total Points
1 Size of parcel in acres: *Map reference: Scarborough parcel map per assessor's office - Dated: 2023*	26.2	< 20 acres 20 pts 21-50 acres 30 pts 51-100 acres 40 pts > 100 acres 50 pts	30	30

	2 Shape: maximum area, minimum perimeter provides best habitat *Map reference: Scarborough parcel map per assessor's office - Dated: 2023*	42%	sq root of area/perimeter 24% - 24.4% = 30 pts 24.5% - 25% = 50 pts	50	50	
	3 Creates a link between public or protected parcels totaling at least 20 acres *Use total acreage of all linked parcels* *Map reference: Scarborough Conserved & Open Space Maps 2023* *Automatically qualifies for point in #5 below*	100+	20-50 acres = 15 pts 51-100 acres = 30 pts > 100 acres = 50 pts	50	50	Note: I think it would be less confusing to combine #3 and #5
	4 Parcel creates a link between trails *External input and on-site observation. Trail map reference when available*	0	1 pt. per 100 feet	50	0	
	5 Parcel creates a link between undeveloped parcels totaling at least 20 acres *Use total acreage of parcel only* *Map reference: Beginning with Habitiat Map Viewer* *Undeveloped Habitat Blocks. Go to Beginning with Habitat for most up to date data for each evaluation*	0	20-50 acres = 15 pts 51-100 acres = 30 pts > 100 acres = 50 pts	50	0	Note: Not sure which map is going to be more up to date for t Note: How can we get this "new" map included in GIS so tha
GIS	6 Parcel abuts public public or protected lands *Use total acreage of parcel only* *Map reference: Scarborough Conserved & Open Space Maps 2023*	26.2	1 pt. per acre	50	26.2	
PCLB	7 Parcel is near protected lands *Map reference: Scarborough Conserved & Open Space Maps 2023*	26.2	>1/2 mile = 1/2 pt per acre 1/4 - 1/2 mile = 3/4 pt per acre <1/4 mile = 1 pt per acres	0.5 0.75 1	26.2	
GIS/PCLB	8 Parcel provides a 100' wide buffer of natural vegetation from the edge of rivers, streams, salt and freshwater marsh, beaches & bay. *(Each side of the stream scored individually)*	0	Length of buffer: 100' - 150' = 2pts/100' 151' - 200' = 3pts/100' 201' - 250' = 4pts/100' > 250' = 5pts/100'	0	0	
		Quanity	**Point Value Per Unit**	**Maximum Points**	**Total Points**	
GIS/PCLB	9 Parcels provides a 250' wide buffer of natural vegetation from the edge of rivers, streams, salt and freshwater marsh, beaches & bay *(Each side of the stream scored individually)*	0	Length of buffer: 100' - 150' = 2pts/100' 151' - 200' = 3pts/100' 201' - 250' = 4pts/100' > 250' = 5pts/100'	50	0	GIS-measures the length of all streams, rivers. Problem....sc
	#8 & #9 - Map reference: Beginning with Habitat "Physical Natural Resources & Aquatic Species and Habitats" maps - Go to Beginning with Habitat for most up to date data for each evalua					Note: It may be easier for the GIS person to look at the BwH
	10 Parcel includes steep slopes over 20% grade *(can be included in net residential density)* *Maximum points if any:* *Engineering or topo maps (note references and dates _____), on-site observation*	0	if any	100	0	

III Parcel provides public access to:

		Quanity	**Point Value Per Unit**	**Maximum Points**	**Total Points**
1	Ocean or beaches	0	2 pts. per acres	50	0
2	Saltwater marsh or tidal river	0	2 pts. per acres	50	0
3	Upland river, lake, pond, freshwater marsh	0	1 pt. per acre	25	0
4	Other land	0	1 pt. per acre	20	0

Map reference: Scarborough Conserved & Open Space Maps 2023
Scarborough parcel map per assessor's office - Dated:

IV Parcel offers opportunity for recreation

		Quanity	Point Value Per Unit	Maximum Points	Total Points
1 Active: i.e. *"significantly altered", includ motorized vehicle use.*	potential	0	1 pt. per acre	20	0
	existing	26.2	1 pt. per acre	20	20
2 Passive: i.e *picnicking, exploring, birding, hiking, horseback riding.*	potential	0	1 pt. per acre	20	0
	existing	0	1 pt. per acre	20	0

V Community Character:

Parcel Offers scenic views of.....

	Quanity	Point Value Per Unit	Maximum Points	Total Points
1 Marsh, tidal, beaches, bay	0	1 pt. per acre	50	0
2 Field or Farmland	0	1 pt. per acre	50	0
3 Forest Land	26.2	1 pt. per acre	50	26.2
4 Rural road corridors	0	1 pt. per 100 ft	50	0
5 Very special or unique vistas - *External input, on-site observation*	0	1 pt. per acre	50	0
6 Historical significance, archeological site, cemetery - External input, on-site observation, *historical maps (please reference:_____)*		20 pts.	20	
7 Working forest, pasture, farm - *External input, on-site observation*	0	1 pt. per acre	50	0

VI Public Investment:

	Quanity	Point Value Per Unit	Maximum Points	Total Points
1 Fee interest purchase is possible	0	1 pt. per acre	50	0
2 Easement is possible	0	1 pt. per acre	50	0
3 Partners/grants: match or leverage potential - *Subjective potential based on external inpu*	0	1 pt. per acre	50	0
4 Adjustment for cost effectiveness: high $/acre = less value - *Adjusts for the relative value high priced parcels*	0	-.01 x cost per acre	NA	0

Assessment Considerations:

Total Points

333.855

Proposed Land Acquisition Assessment Form V2 , July 29, 2025 (LAAF 2.0)

Assumptions: THIS WILL BE REMOVED FROM FINAL VERSION

1) PCLB will have access to underlying data layers from the Open Space Plan to score the updated Land Acquisition Assessment Form 2.0, referred to as LAAF 2.0
2) Initial scoring will utilize the OSP25 date layers AND other public data and documented observations will be considered during live scoring
3) As in the past, the LAAF 2.0 score will be used as input in the PCLB's recommendation to the Town Council.
4) A number of previously-purchased parcels will be rescored with LAAF 2.0 to provide a historical frame of reference
5) LAAF 2.0 is intended for Conservation and passive recreation land acquisitions. The PCLB should consider creating a separate evaluation tool for land acquisitions intended for active Recreation (tennis courts, mountain bike tracks/paths, etc.)
6) LAAF 2.0 is organized according to the categories of concern set forth in the 2025 Open Space Plan (OSP25)
7) Some Clean Water questions get higher possible points because these features also mitigate the Environmental Hazard of flooding

USSAGE: This Land Acquisition Assessment Form (LAAF) is intended to frame the discussion for PCLB's assessment of a parcel under consideration of receiving Town of Scarborough Land funding. See PCLB Acquisition Evaluation Process for details. The parcel score is only part of the multi-step process the PCLB uses to make its purchase recommendation to the Town Council. See PCLB Acquisition Evaluation Process for details.

Key	Open Space Focus Areas	Resource
CW	**Clean Water**	Underlying data from OSP25 Clean Water Ranking Map
	Supporting clean drinking water for residents and other habitat ANDS clean fresh, salt and brine water for habitat and fisheries	
SLR	**Sea Level Rise & Marsh Migration**	Marsh Migration Ranking Map
	Expanding open land adjacent to the marsh and other strategies to support a healthy marsh	
RC	**Recreation & Connectivity**	
	Creating new passive recreation areas and connectivity between passive recreation areas	
EH	**Environmental Hazards (including sea level rise and marsh mi**	Underlying data from 2025 OSP Environmental Hazards Ranking Map
	Flood mitigation and other strategies to protect our current private and public infrastructure, as well as to preserve clean air and water (clean water attributes scored in CW)	
H	**Habitat**	Underlying data from 2025 OSP Habitat Ranking Map
	Preserving and expanding land for all native species	
W	**Working Lands**	Underling data from 2-25 OSP Working Lands Ranking Map
	Preserving and expanding land for crop, livestock and forest products	

Clean Water

		Quantity or Yes/N	Point Value per Unit	Max Points	Score
CW1	Parcel includes significant aquifer or aquifer recharge area *Resource: OSP25 aquifer data layer*	Yes or No		50	0
CW2	Parcel provides a buffer of natural vegetation from the edge of rivers, streams, salt and freshwater marsh, beaches & bay. *Resource: OSP25 buffer data layer* *(Each side of the stream scored individually)*	75 ft buffer 250 ft buffer 500+ ft buffer	Length of Frontage: 2pts per 100 ft 3 points per 100 ft 4pts per 100 ft	50	0
CW3	Parcel includes erodible bluff or steep slopes over 20% grade	Yes or No		50	0
CW4	Parcel includes highly erodible soils *Resource: OSP25 erodible soil data layer*	Yes or No		20	0
			Clean Water Total		0

Environmental Hazards Mitigation (including Sea Level Rise & Marsh Migration)	Quantity or Yes/N	Point Value per Unit	Max Points	Score
EH1 Parcel includes land within or adjacent to the10.9 ft migration plain *Map reference: OSP25 marsh migration map and Maine Natural Areas Map*	0	1/2 pt. per acre	40	0
EH2 Part or all of parcel is in the 100 year floodplain *Resource: OSP25 FEMA flood zone data layer*	0	1 pt. per acre	20	0
EH3 Parcel is included in, or adjacent to, a Resource Protection Zone *Resource: OSP25 EH Ranking Map sub- layer*	Yes or No		20	0
EH4 Parcel is included in or adjacent to Shoreland Zone *Resource: OSP25 EH Ranking Map sub- layer*	Yes or No		20	0
EH5 Size of parcel in acres: *Map reference: Scarborough parcel map per assessor's office - Dated: 2023* **Included here to reflect the parcel vegetation's oxygen generation and surface area flood mitigation benefits**	0	< 20 acres 20 pts 21-50 acres 30 pts 51-100 acres 40 pts > 100 acres 50 pts	50	0
		Environmental Hazards Mitigation Total		0

Habitat

		Quantity or Yes/N	Point Value per Unit	Max Points	Score
H1	Parcel includes potential habitat for significant species *Resources: OSP25 Habitat data layer and other public data*	Yes or No		50	0
H2	Parcel contains significant species (as identified on any credible public resource) *Resources: OSP25 Habitat data layer and other credible data relevant to Scarborough*	Yes or No		20	0
H3	Parcel includes wetlands *Resource: OSP25 Habitat data layer of National Wetlands Inventory or other credible source*	Yes or No		50	0
H4	Parcel includes habitat feature or designation, including:				
	Wildlife Corridor *Map reference: Beginning with Habitat Map Viewer - Physical Natural Resources & Aquatic Species and Habitats. Go to Beginning with Habitat for most up to date data for each evaluation*	Yes or No		10	0
	Ecosystem of Significance *Resource: OSP25 Habitat data layer*	Yes or No		10	0
	Deer wintering area *Resource: OSP25 Habitat data layer*	Yes or No		10	0
	Vernal pools *Resource: OSP25 Habitat data layer and recently documented observations*	Yes or No		20	0
	Riparian/Road connectors *Resource: OSP25 Habitat data layer*	Yes or No		10	0
	Tidal or inland waterfowl habitat *Resource: OSP25 Habitat data layer*	Yes or No		10	0
	Other habitat feature(s) or designations *Enter feature and resource:*	Yes or No		10	0
				H3 Total	0
				Habitat Total	0

Recreation & Connectivity

		Quantity or Yes/N	Point Value per Unit	Max Points	Score
RC1	Creates a link between public or protected parcels *Resource: OSP25 R&C data layer*	Yes or No		50	0
RC2	Parcel creates a link between trails *Resource: OSP25 R&C data layer*	Yes or No		50	0
RC3	Parcel abuts public or protected lands *Use total acreage of parcel only* *Resource: OSP25 R&C data layer*	Yes or No		50	0
RC4	Parcel is near protected lands *Resource: OSP25 R&C data layer*	Yes or No		25	0
RC5	Parcel provides public access to: *Resource: OSP25 R&C data layer and other resources*				
	Ocean or beaches	Yes or No		10	0
	Saltwater marsh or tidal river	Yes or No		20	0
	Upland river, lake, pond, freshwater marsh	Yes or No		10	0
	Other area: (input here)	Yes or No		10	0
				RC5 Total	0
RC6	Parcel offers opportunity for passive recreation Passive: i.e *picnicking, hiking, swimming, exploring, birding,* horseback riding …				
	Existing	Yes or No		20	0
	Potential to add or expand	Yes or No		20	0
				RC8 Total	0
RC7	Parcel will provide access to passive recreation to residents who don't currently have such within half a mile (As included in Scarborough comprehensive plan)	Yes or No		20	0
RC8	Parcel Offers scenic views of any of the following:	Yes or No		20	0

	Indicate all that apply with "x"
Marsh, tidal, beaches, bay	
Field or Farmland	
Forest Land	
Rural road corridors	
Very special or unique vistas - *External input, on-site observation*	
Historical significance, archeological site, cemetery - External input, on-site observation,	
historical maps (please reference:_____)	
Working forest, pasture, farm - *External input, on-site observation*	

Recreation & Connectivity Total	0

Working Lands

		Yes/No	Point Value per Unit	Max Points	Score
WL1	Does this parcel include growing crops, tree farming or gazing land that will continue to be used as such?	Yes or No		30	0

Other Considerations

OC1	Leveraged Investment				
	Land Bond funds are covering 50% or less of total acquisition costs (land cost plus required transaction costs)	Yes or No		50	
	Land Bond funds are covering 51 - 75% of total acquisition costs (land cost plus required transaction costs)	Yes or No		20	

Funding sources	Name of entity	Indicate all that apply with "x"
Private		
State of Maine		
Federal		
Other:		

	None-Town-funds are allocated for parcel maintenance and improvement related to passive recreation	Yes or No		20	0
				Lev. Total	0
OC2	Is a portion of this parcel included in the 2025 Open Space Plan High Value or Focus Areas	Yes or No		50	0
			Other Considerations Total		0

Total Points
0

Qualitative Considerations (parcel list)

QC1 Potentially Hazardous site

QC2 Current or planned parcel use in agriculture or other working lands

Pictures- Expanding Pleasant Hill Preserve

25 acres of forests, wetlands, vernal pools, and a stream adjacent to
Pleasant Hill Preserve and Rachel Carson NWR

Towering forests of pine, oak, maple, fir, hemlock and more.

Shrubby areas add to the diversity of habitats for wildlife.

Emergent wetland with cattails, almost 2 acres in size. Wetlands reduce the impacts of flooding and drought, as well as filter out sediments and remove nutrients, as water flows to the Spurwink Marsh.

4 vernal pools with egg masses found this past Spring.

Some examples of egg masses found during inspections of vernal pools in April 2025.

Protecting a stream within the forest as part of the larger natural hydrologic system.

Connection to 300 acres of Rachel Carson NWR. The property includes wetlands that form part of a 53-acre wetland complex that is the headwaters of the Spurwink River, which flows into the Spurwink Marsh.

Connection to 186-acre Pleasant Hill Preserve, expanding the Preserve to 211 acres. Existing trails will form the basis of a trail network from Pleasant Hill Preserve for hiking, skiing, snowshoeing, and wildlife observation.