

Town of Scarborough
Parks and Conservation Land Board

Meeting Agenda

Thursday September 11th, 2025 – 10:00 to 12:00 AM

Town Hall Chamber B or Zoom

<https://scarboroughmaine.zoom.us/j/82544170064>

1. Call to order
2. Attendance
3. Public comments
4. Updates
 - a. Integrating the Open Space Plan
 - b. First reading of Beech Ridge Preserve 244 Beech Ridge September 3rd
5. Application – Nonesuch River Preserve -- 91 Mussey Road
6. Application – O'Donal-Deering Farm -- 3 Fenderson Place
7. Adjourn

2025 Meetings in Chamber B of Town Hall

October 16

November 13

TOWN OF SCARBOROUGH
9/2/2025

LAND/PARKS 2019 VOTER APPROVAL					\$ 2,500,000.00
EXPENDED:					
12/21/2020	649 U.S. ROUTE 1 - GOVERNOR WILLIAM KING TEMPLE	PURCHASE DEPOSIT	(10,000.00)		
1/7/2021	649 U.S. ROUTE 1 - GOVERNOR WILLIAM KING TEMPLE	PURCHASE	(354,141.63)		
1/7/2021	649 U.S. ROUTE 1 - GOVERNOR WILLIAM KING TEMPLE	TITLE CO.	(100.00)		
2/4/2021	649 U.S. ROUTE 1 - GOVERNOR WILLIAM KING TEMPLE	ARCHITCTURAL /ENGINEERING	(1,552.02)		
9/8/2021	649 U.S. ROUTE 1 - GOVERNOR WILLIAM KING TEMPLE	ROOF REPLACEMENT	<u>(30,304.71)</u>	(396,098.36)	
12/5/2021	196 GORHAM ROAD - LIBBY PROPERTY	PURCHASE	<u>(200,000.00)</u>	(200,000.00)	
12/22/2022	91 BURNHAM ROAD	PURCHASE	<u>(140,000.00)</u>	(140,000.00)	
9/21/2023	00 GORHAM ROAD - END OF FINCH WAY	PURCHASE	<u>(130,000.00)</u>	(130,000.00)	
1/2/2024	50 HANSON ROAD - SILVER BROOK PRESERVE	PURCHASE	<u>(210,000.00)</u>	(210,000.00)	
9/9/2024	162 SPURWINK ROAD - Order #24-037	PURCHASE	<u>(350,000.00)</u>	(350,000.00)	
10/21/2024	80 BEACH RIDGE ROAD - Order #23-053	PURCHASE	<u>(260,000.00)</u>	(260,000.00)	
6/17/2025	65 HANSON ROAD (SILVER BROOK PRESERVE II)	PURCHASE	(800,000.00)	(800,000.00)	
	REMAINING UNSPENT AUTHORIZATION				<u>\$ 13,901.64</u>
COMMITMENTS:					
4/16/2025	TOWN COUNCIL APPROVAL TO PURCHASE 49 GRANT ROAD (\$260,000 total)	Order #25-037	(13,901.64)	(13,901.64)	
	REMAINING AUTHORIZATION				<u>\$ 0.00</u>
LAND/PARKS 2024 VOTER APPROVAL					\$ 6,000,000.00
EXPENDED:					
	None				-
COMMITMENTS:					
4/16/2025	TOWN COUNCIL APPROVAL TO PURCHASE 49 GRANT ROAD (\$260,000 total)	Order #25-037	<u>(246,098.36)</u>	(246,098.36)	
	REMAINING AUTHORIZATION				<u>\$ 5,753,901.64</u>
LAND ACQUISITION FUND					
	1200-010350-85049 (Established May 2017) - Beginning Balance 7/1/2025				\$ 435,664.67
7/31/2025	INTEREST EARNED				1,303.09
	ENDING BALANCE				<u>\$ 436,967.76</u>

Town of Scarborough, Maine

LAND ACQUISITION APPLICATION FORM

Property Name: Nonesuch River Preserve Date: 8-12-25

Applicant Name: Scarborough Land Trust

GENERAL INFORMATION:

Property Address: 91 Mussey 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)

Shirley Curry

Deed type: Warranty Deed Book / page# 15824/ 53

Current Assessed Value

Recent appraised value (if available) \$430,000

Existing boundary survey? ☒ Y / ☐ N (circle)

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

Any hazardous waste on the property? Y ☒ N

LAND DESCRIPTION: Tax Map # R055 Lot # 014 Zoning District VR2 and RP

Total Acres: 66 Proposed purchase acres: 30 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 or potential uses)

SLT plans to purchase and conserve approximately 30 acres of undeveloped land including forests, wetlands, grasslands, riparian habitat, and over 1,500 ft. of frontage on the Nonesuch River. The property is part of a larger conservation vision, as it connects to 455 acres of conserved lands along the river. The Nonesuch has been identified as a critical resource as it is the longest river in Scarborough and the primary source of fresh water to the Scarborough Marsh, Maine's largest contiguous salt marsh and area of statewide ecological importance. Natures Network (NN), a collaboration led by the US Fish and Wildlife Service, identifies the Nonesuch River as part of an Aquatic Core Network that supports a broad diversity of aquatic species and the ecosystems on which they depend. The project will also protect local fisheries, as the Nonesuch is home to wild and stocked Brook Trout, Brown Trout, and American Eel.

Essential to the protection of the Nonesuch watershed is the protection of the floodplain, wetlands, and forests along the Nonesuch River. Acting as a sponge to help retain water and release it slowly, wetlands reduce the impacts of storms, flooding, and drought, especially in light of continued climate change. The wetlands also filter water by trapping sediments and removing nutrients as the water works its way toward the Marsh. The forests, in addition to helping prevent pollution and erosion in the river, provide important habitat for wildlife. They contain critical breeding and feeding resources for reptiles, amphibians, birds, mammals, and invertebrate, and act as an important migratory stopover for songbirds.

The project conserves US Fish and Wildlife Service priority habitat for wetland-associated migratory birds and waterfowl; threatened/ endangered species and wetland-dependent species of greatest conservation need; and addresses 6 national and state conservation plans. It will permanently protect habitat in support of 26 priority species of waterfowl, non-waterfowl and other fish and wildlife species identified by USFWS.

Public access will be provided for recreational opportunities for residents.

Protecting this property will advance three important goals for the Town: (1) the Town's Open Space Plan, as the property includes "High Value Open Space" as identified in the Plan. (2) the Town's Comprehensive Plan, as it states, "the Nonesuch River is the largest source of fresh water for the Scarborough Marsh and has previously been identified by the Town as a conservation priority." and (3) the Town's 30x30 goal.

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

Please attach the following:

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

- 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 Gorham Rd to right past the Nonesuch River on the right.

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.

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



August 12, 2025

Jessica Sargeant
Chair
Parks and Conservation Land Board
Town of Scarborough
Scarborough, ME 04074

Dear Jessica,

The Scarborough Land Trust (SLT) is applying for \$250,000 in Land Bond funding for the purchase of a portion of 91 Mussey Rd -Lot R055-014. SLT has executed a purchase and sale agreement with the owner and is looking to close by December 1, 2025.

SLT has also been awarded a grant for \$250,000 from the North American Wetlands Conservation Act (NAWCA) grant to fund this same purchase. The grant was part of a larger application submitted in coordination with the Maine Coast Heritage Trust and other land trusts from around the state of Maine. The NAWCA grant was awarded in May 2024. Our application ranked number 2 out of 18 applications submitted nationwide.

Funding was anticipated to be received by June of 2025. However, due to delays within the Federal Government, the funding has not yet been released. We anticipate funding to be released at any time. However, due to our Purchase and Sale agreement, we need to close on the property by December 1, 2025. Therefore, we are requesting funding from the Land Bond to cover the cost of the purchase until funding is released from NAWCA. Once funding is released, SLT will repay the land bond (the amount depending upon the amount released and costs required by the NAWCA grant).

We consider this a win-win for the residents of Scarborough, as it secures the property for conservation while providing the opportunity to use Federal funding and preserve Town funding for other conservation projects.

Thank you for your time and consideration in reviewing our application. Please feel free to reach out with any questions or comments.

Sincerely,

Scott Kunkler
Conservation Director

**Acquisition of Nonesuch River Preserve
Scarborough Land Trust**

<i>Item - Expense</i>	<i>Estimate</i>	<i>Actual</i>
Purchase price of property		\$430,000
Appraisal		\$4,750
Environmental Review		\$800
Survey		\$5,000
Legal Fees	\$4,000	
Closing costs including title policy	\$3,000	
Stewardship costs		\$45,000
Land Protection Staff Costs		\$19,200
Overhead and Administration		\$12,794
Total		\$524,544

<i>Item - Revenue</i>	SLT Funding/ Landowner Donation	Other SLT Fundraising	NAWCA/ Town of Scarborough	Total
Purchase price of property	\$180,000	\$0	\$250,000	\$430,000
Appraisal	\$0	\$4,750	\$0	\$4,750
Environmental Review	\$0	\$800	\$0	\$800
Survey	\$0	\$5,000	\$0	\$5,000
Legal Fees	\$0	\$4,000	\$0	\$4,000
Closing costs including title policy	\$0	\$3,000	\$0	\$3,000
Stewardship costs	\$0	\$45,000	\$0	\$45,000
Land Protection Staff Costs	\$0	\$19,200	\$0	\$19,200
Overhead and Administration	\$0	\$12,794	\$0	\$12,794
Totals	\$180,000	\$94,544	\$250,000	\$524,544

Land Acquisition Assessment Form

Property

Proposed Update - March 2023

Town Map

I Preserve Natural Resources, Protects Water Quality or Wildlife Habitat

		Quantity	Point Value Per Unit	Maximum Points	Total Points	Notes
GIS	1 Part or all of property is in the 100 year floodplain <i>Town of Scarborough GIS-Flood Insurance Rate Map - Dated: 2017</i>	10.4	1 pt. per acre	20	10.4	
GIS	2 Parcel includes rare, significant or endangered species habitat <i>Map reference: Beginning with Habitat 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"</i> <i>Paper map ref: BwH High Value Plant & Animal Habitats Jan 2023-Map 2"</i>	9.8	1 pt. per % of total acreage	50	9.8	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. <i>Map reference: Beginning with Habitat Map Viewer-"Exemplary Natural Communities. Go to Beginning with Habitat for most up to date data for each evaluation"</i> <i>Paper map ref: "High Value Plant & Animal Habitats Jan 2023-Map 2 and observations</i>	9.8	10 pts per feature	50	0	
	4 Parcel contains high volume habitat (in top 25% of valuable habitat)	%				
	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	0	1 pt. per % of total acreage		0	
	<i>Map reference: Beginning with Habitat Map Viewer "Focus Areas of Statewide Ecological Significance" Go to Beginning with Habitat for most up to date data for each evaluation</i>	Total for #4 must be 50 points or less:		0		Note: The "Focus Areas" is an important piece. However, substituting it here would eliminated a, b and d of this number. My suggestion therefore is to use the Focus Areas in the Viewer for the question below this in combination with Resource Protection and Stream Protection Layers from the Town (see below); For this one question, we may need to use our old map because it has to do with Trust Species Habitats. Also, it focuses solely on marsh eliminating grassland birds and plants; This is the only question where grassland birds and plants are given points
GIS	5 Parcel provides protection to the saltwater marsh <i>Map reference: Scarborough Zoning and Overlays - Dated: 2023 Resource Protection</i>	0	1/2 pt. per acre	50	0	I suggest we update this to include all streams feeding into the marsh/ so Stream Protection Districts, RP and Focus Area
	6 Parcel includes wildlife corridors <i>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</i> <i>Paper map ref: "Water Resources & Riparian Habitats-Map 1" and "Wetlands Characterization-Map7"</i>	0	1 pt. per 100 feet	25	0	
GIS	7 Parcel includes aquifer recharge areas: e.g. sand and gravel aquifer <i>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</i>	31	1/2 pt. per acre	25	15.5	

II Linkage, Buffers, Additions to Conservation Lands

		Quantity	Point Value Per Unit	Maximum Points	Total Points	
	1 Size of parcel in acres: <i>Map reference: Scarborough parcel map per assessor's office - Dated: 2023</i>	66	< 20 acres 20 pts 21-50 acres 30 pts 51-100 acres 40 pts > 100 acres 50 pts	20 30 40 50	40	
	2 Shape: maximum area, minimum perimeter provides best habitat <i>Map reference: Scarborough parcel map per assessor's office - Dated: 2023</i>	17%	sq root of area/perimeter 24% - 24.4% = 30 pts 24.5% - 25% = 50 pts	0	0	
	3 Creates a link between public or protected parcels totaling at least 20 acres <i>Use total acreage of all linked parcels</i> <i>Map reference: Scarborough Conserved & Open Space Maps 2023</i> <i>Automatically qualifies for point in #5 below</i>	11.5	20-50 acres = 15 pts 51-100 acres = 30 pts > 100 acres = 50 pts	0	0	
	4 Parcel creates a link between trails <i>External input and on-site observation. Trail map reference when available</i>	0	1 pt. per 100 feet	50	0	Note: I think it would be less confusing to combine #3 and #5 by making it 3a and 3b; 3a. being link between protected (total of all parcels included) and 3b being between "possibilities" of protection ie. undeveloped parcels.(
	5 Parcel creates a link between undeveloped parcels totaling at least 20 acres <i>Use total acreage of parcel only</i> <i>Map reference: Beginning with Habitat Map Viewer Undeveloped Habitat Blocks. Go to Beginning with Habitat for most up to date data for each evaluation</i>	0 66 0	20-50 acres = 15 pts 51-100 acres = 30 pts > 100 acres = 50 pts	30	30	Note: Not sure which map is going to be more up to date for undeveloped parces, the Town's "new" one created by Conservation Commission or the Habitat One? Note: How can we get this "new" map included in GIS so that developers must include it in planning?
GIS	6 Parcel abuts public public or protected lands <i>Use total acreage of parcel only</i> <i>Map reference: Scarborough Conserved & Open Space Maps 2023</i>	66	1 pt. per acre	50	50	
PCLB	7 Parcel is near protected lands <i>Map reference: Scarborough Conserved & Open Space Maps 2023</i>	66	>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	50	50	
GIS/PCLB	8 Parcel provides a 100' wide buffer of natural vegetation from the edge of rivers, streams, salt and freshwater marsh, beaches & bay. <i>(Each side of the stream scored individually)</i>	0	Length of buffer: 100' - 150' = 2pts/100' 151' - 200' = 3pts/100' 201' - 250' = 4pts/100'	50	50	

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)

1495	> 250' = 5pts/100'		
Quantity	Point Value Per Unit	Maximum Points	Total Points
0	Length of buffer: 100' - 150' = 2pts/100' 151' - 200' = 3pts/100' 201' - 250' = 4pts/100' > 250' = 5pts/100'	50	50
1495			

#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 evaluation

GIS-measures the length of all streams, rivers. Problem....some marshes not associated with streams, so PCLB needs to double check

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
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III

Parcel provides public access to:

1 Ocean or beaches

2 Saltwater marsh or tidal river

3 Upland river, lake, pond, freshwater marsh

4 Other land

0	2 pts. per acres	50	0
0	2 pts. per acres	50	0
0	1 pt. per acre	25	0
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

1 Active: i.e. "significantly altered", includes
motorized vehicle use.

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
potential	66	1 pt. per acre	20	50
existing	0	1 pt. per acre	20	0

V

Community Character:

Parcel Offers scenic views of.....

1 Marsh, tidal, beaches, bay

2 Field or Farmland

3 Forest Land

4 Rural road corridors

5 Very special or unique vistas - *External input, on-site observation*

6 Historical significance, archeological site, cemetery - *External input, on-site observation,*
historical maps (please reference:_____)

7 Working forest, pasture, farm - *External input, on-site observation*

0	1 pt. per acre	50	0
0	1 pt. per acre	50	0
66	1 pt. per acre	50	50
0	1 pt. per 100 ft	50	0
0	1 pt. per acre	50	0
	20 pts.	20	
66	1 pt. per acre	50	50

VI

Public Investment:

1 Fee interest purchase is possible

2 Easement is possible

3 Partners/grants: match or leverage potential - *Subjective potential based on external input*

4 Adjustment for cost effectiveness: high \$/acre = less value - *Adjusts for the relative value of high priced parcels*

66	1 pt. per acre	50	50
0	1 pt. per acre	50	0
0	1 pt. per acre	50	0
0	-.01 x cost per acre	NA	0

Assessment Considerations:

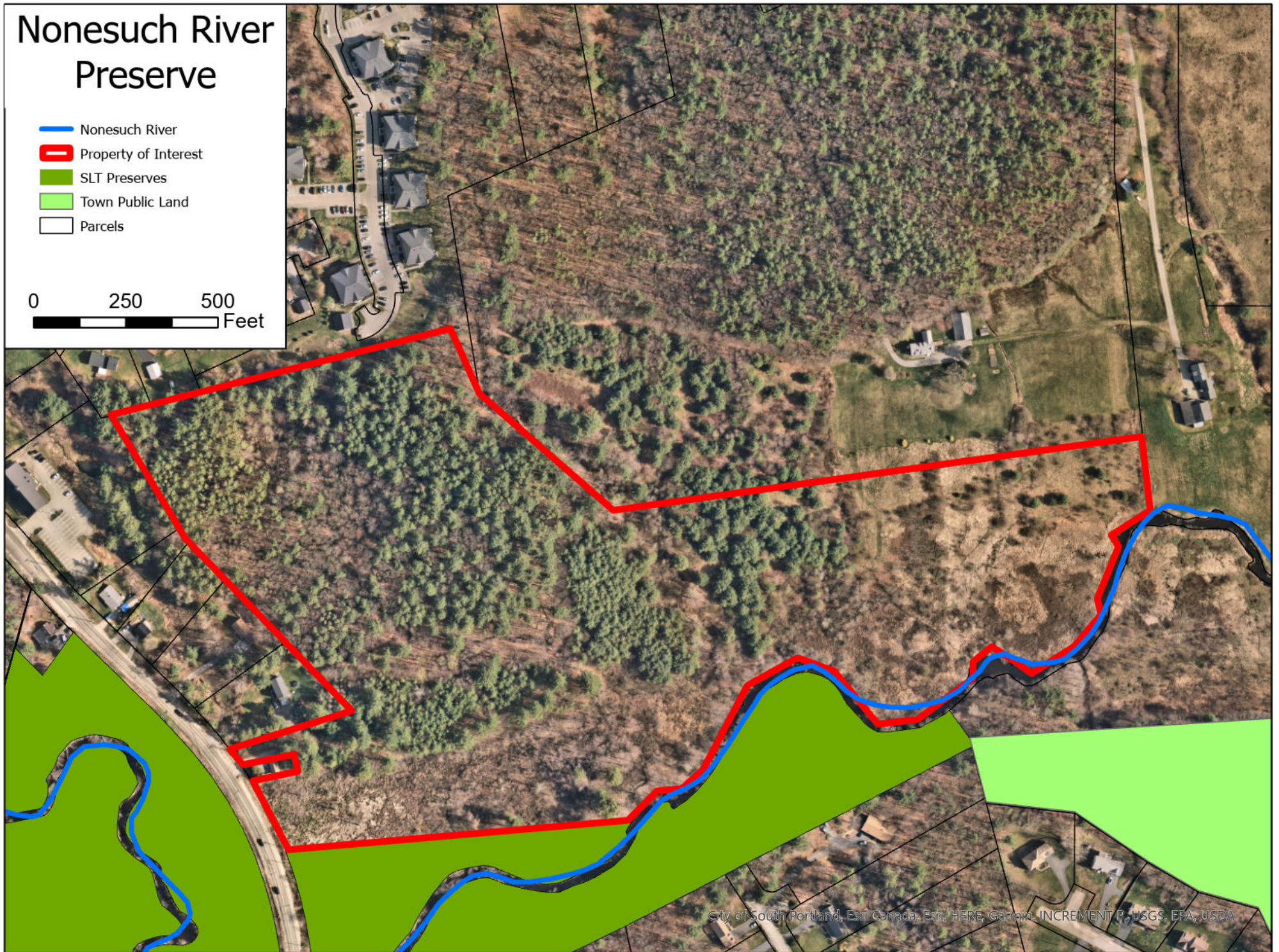
Total Points

505.7

Nonesuch River Preserve

-  Nonesuch River
-  Property of Interest
-  SLT Preserves
-  Town Public Land
-  Parcels

0 250 500 Feet



Nonesuch River Preserve

-  Nonesuch River
-  Property of Interest
-  SLT Preserves
-  SLT Conservation Easements
-  Town Public Land
-  Parcels

0 250 500
Feet

Nonesuch River Preserve
After purchase- 39 acres

Hunnewell Hill
Conservation Area
133 acres

Blue Heron Preserve
21 acres

Warren Woods Preserve
318 acres



**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



Scale:
1:2,800

**Map
Number
R055**

Nonesuch River Preserve

Scarborough Land Trust

Riparian Floodplain



Upland Forest



Wetland Riparian and Upland



Appendix K Land Acquisition Application Form

Town of Scarborough, Maine

LAND ACQUISITION APPLICATION FORM

Property Name: O'Donal-Deering Farm Date: 7/7/25

GENERAL INFORMATION:

Property Address: 3 Fenderson Place,
Scarborough, Maine 04074

Mailing Address: Maine Farmland Trust
509 Ocean Ave
Portland, ME 04103

Contact Person: Sean Hagan

Phone # 207-607-0400 e-mail: shagan@mainefarmlandtrust.org

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

Ellyn O. Phelps, Personal Representative of the Estate of Selma C. O'Donal

Deed type: Quitclaim Book / page # 24581 / 193

Current Assessed Value \$323,900

Recent appraised value (if available) Market value: \$520,000; easement value: \$385,000

Existing boundary survey? Y / N (circle) Landowners looking for one; boundary pins located

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

Any hazardous waste on the property? Y ☒ N (circle) none known

LAND DESCRIPTION: Tax Map # R003 Lot # 021A Zoning District RF

Total Acres: 39 Proposed purchase acres: 0 Proposed easement acres: 39

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

If yes, are they a part of the proposed purchase? Y ☒ N (circle)

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 or potential uses)

Please see attached.



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

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:

Please see attached.

LEAVE THIS BOX BLANK UNTIL FURTHER NOTICE

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

Scarborough, Maine Land Acquisition Application Form

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) _____

Attachment to Land Acquisition Application Form for Town of Scarborough, Maine

Brief Project Description:

This proposal for the O'Donal-Deering Farm is being submitted to the Town of Scarborough to purchase an agricultural easement in order to protect the land from subdivision and development, and to keep it open and available for agriculture. If approved, the agricultural easement will add land security for the abutting farm operation and keep the land in agriculture for future generations. The agricultural easement will be held by Maine Farmland Trust. The easement will include a designated Agricultural Structures Area where farm-related structures could be built.

The 39-acre property is surrounded by protected farmland and the project would increase the contiguous protected acres. The Deering Farm (protected with an agricultural easement held by MFT) abuts the property on the north, east, and south; and Broadturn Farm (protected with an easement held by Scarborough Land Trust) abuts the property on the west.

The land is vacant save one small outbuilding. The woodland is minimal (less than 7 acres) and mainly in wetter portions of the property. There is about 2,400 feet of road frontage on the Fenderson Place, which runs through the Property. About 7 acres of the Property is hayed by Glen Deering for feed for his neighboring cattle operation and about 10 acres is actively used by the O'Donal Nursery for growing of nursery trees. The land has been hayed and used for nursery production for several decades. Two spring-fed ponds provide irrigation water. Prior to the purchase of the land by the O'Donals in 1985, the Deering family owned it and grew a variety of crops including hay and corn.

About 82% of the Property is underlain with Soils of Statewide Importance or Soils of Local Importance. The predominant soils include Lamoine silt loam, Suffield silt loam, and Scantic silt loam. Maine DEP records show no permits for sludge spreading or PFAS contamination.

Do you (the presenter) believe that there will be a willing seller of this site? Yes

Please explain:

Glen Deering and his sister Diane Meech will sell the development rights to MFT upon purchase of the property from the O'Donal family. Glen Deering worked with MFT to place an easement on his farm in 2009, which abuts the Property. The original Fenderson Property, which encompassed both the Deering Farm and the subject property, had been in the Deering family since the 1920s. In 1985 the subject property was split off and sold to the O'Donal family. The Deerings now have the opportunity to re-acquire the land. In order to do so, they want to sell an agricultural easement on the property and use the compensation funds towards the purchase. It is the goal of both families to see the land remain open and used for agriculture for years to come.

Directions to the property from Scarborough Town Hall, 259 US Route 1:

(Approximately 17 min driving, 9.6 miles)

1. Head east toward Municipal Campus
2. Turn right to stay on Municipal Campus
3. Turn right at the 1st cross street onto **US-1 S**
4. Turn right onto **Broadturn Rd**
5. Turn right onto **ME-22 E**
6. Turn right onto **Fenderson Pl**
7. Destination will be on the right

Land Acquisition Assessment Form

Property

Proposed Update - March 2023

Town Map

I Preserve Natural Resources, Protects Water Quality or Wildlife Habitat

		Quantity	Point Value Per Unit	Maximum Points	Total Points	Notes
GIS	1 Part or all of property is in the 100 year floodplain <i>Town of Scarborough GIS-Flood Insurance Rate Map - Dated: 2017</i>	0	1 pt. per acre	20	0	
GIS	2 Parcel includes rare, significant or endangered species habitat <i>Map reference: Beginning with Habitat 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"</i> <i>Paper map ref: BwH High Value Plant & Animal Habitats Jan 2023-Map 2"</i>	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. <i>Map reference: Beginning with Habitat Map Viewer-"Exemplary Natural Communities. Go to Beginning with Habitat for most up to date data for each evaluation"</i> <i>Paper map ref: "High Value Plant & Animal Habitats Jan 2023-Map 2 and observations</i>	0	10 pts per feature	50	0	
	4 Parcel contains high volume habitat (in top 25% of valuable habitat)					
	a Fresh water, non-forested, lakes, rivers	0	1 pt. per % of total acreage		0	
	b Grass, shrubs, bare ground	100	1 pt. per % of total acreage		50	
	c Marine, estuarine, intertidal	0	1 pt. per % of total acreage		0	
	d Forest and forested wetlands	0	1 pt. per % of total acreage		0	
	<i>Map reference: Beginning with Habitat Map Viewer "Focus Areas of Statewide Ecological Significance" Go to Beginning with Habitat for most up to date data for each evaluation</i>	Total for #4 must be 50 points or less:		50		
GIS	5 Parcel provides protection to the saltwater marsh <i>Map reference: Scarborough Zoning and Overlays - Dated: 2023 Resource Protection</i>	0	1/2 pt. per acre	50	0	
	6 Parcel includes wildlife corridors <i>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</i> <i>Paper map ref: "Water Resources & Riparian Habitats-Map 1" and "Wetlands Characterization-Map7"</i>	0	1 pt. per 100 feet	25	0	
GIS	7 Parcel includes aquifer recharge areas: e.g. sand and gravel aquifer <i>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</i>	0	1/2 pt. per acre	25	0	

Note: The "Focus Areas" is an important piece. However, substituting it here would eliminated a, b and d of this number.
My suggestion therefore is to use the Focus Areas in the Viewer for the question below this in combination with Resource Protection and Stream Protection Layers from the Town (see below); For this one question, we may need to use our old map because it has to do with Trust Species Habitats.
Also, it focuses solely on marsh eliminating grassland birds and plants; This is the only question where grassland birds and plants are given points

I suggest we update this to include all streams feeding into the marsh/ so Stream Protection Districts, RP and Focus Area

II Linkage, Buffers, Additions to Conservation Lands

		Quantity	Point Value Per Unit	Maximum Points	Total Points	
	1 Size of parcel in acres: <i>Map reference: Scarborough parcel map per assessor's office - Dated: 2023</i>	40	< 20 acres 20 pts 21-50 acres 30 pts 51-100 acres 40 pts > 100 acres 50 pts	20 30 40 50	30	
	2 Shape: maximum area, minimum perimeter provides best habitat <i>Map reference: Scarborough parcel map per assessor's office - Dated: 2023</i>	22.4	sq root of area/perimeter 24% - 24.4% = 30 pts 24.5% - 25% = 50 pts	0 30 50	0	
	3 Creates a link between public or protected parcels totaling at least 20 acres <i>Use total acreage of all linked parcels</i> <i>Map reference: Scarborough Conserved & Open Space Maps 2023</i> <i>Automatically qualifies for point in #5 below</i>	0	20-50 acres = 15 pts 51-100 acres = 30 pts > 100 acres = 50 pts	15 30 50	15	Maybe? Its virtually surrounded by public lands that are already connected were just filling a donghnut hole
	4 Parcel creates a link between trails <i>External input and on-site observation. Trail map reference when available</i>	0	1 pt. per 100 feet	50	0	
	5 Parcel creates a link between undeveloped parcels totaling at least 20 acres <i>Use total acreage of parcel only</i> <i>Map reference: Beginning with Habitat Map Viewer Undeveloped Habitat Blocks. Go to Beginning with Habitat for most up to date data for each evaluation</i>	40	20-50 acres = 15 pts 51-100 acres = 30 pts > 100 acres = 50 pts	15 30 50	15	
GIS	6 Parcel abuts public public or protected lands <i>Use total acreage of parcel only</i> <i>Map reference: Scarborough Conserved & Open Space Maps 2023</i>	40	1 pt. per acre	40	40	
PCLB	7 Parcel is near protected lands <i>Map reference: Scarborough Conserved & Open Space Maps 2023</i>	40	>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	40	40	
GIS/PCLB	8 Parcel provides a 100' wide buffer of natural vegetation from the edge of rivers, streams, salt and freshwater marsh, beaches & bay. <i>(Each side of the stream scored individually)</i>		Length of buffer: 100' - 150' = 2pts/100' 151' - 200' = 3pts/100' 201' - 250' = 4pts/100'	50	50	

Note: I think it would be less confusing to combine #3 and #5 by making it 3a and 3b; 3a. being link between protected (total of all parcels included) and 3b being between "possibilities" of protection ie. undeveloped parcels.(

Note: Not sure which map is going to be more up to date for undeveloped parces, the Town's "new" one created by Conservation Commission or the Habitat One?
Note: How can we get this "new" map included in GIS so that developers must include it in planning?

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)

1800	> 250' = 5pts/100'		
Quantity	Point Value Per Unit	Maximum Points	Total Points
0	Length of buffer: 100' - 150' = 2pts/100' 151' - 200' = 3pts/100' 201' - 250' = 4pts/100' > 250' = 5pts/100'	50	50
1800			

#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 evaluation

GIS-measures the length of all streams, rivers. Problem....some marshes not associated with streams, so PCLB needs to double check

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
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III

Parcel provides public access to:

1 Ocean or beaches

2 Saltwater marsh or tidal river

3 Upland river, lake, pond, freshwater marsh

4 Other land

0	2 pts. per acres	50	0
0	2 pts. per acres	50	0
0	1 pt. per acre	25	0
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

1 Active: i.e. "significantly altered", includes
motorized vehicle use.

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
potential	0	1 pt. per acre	20	0
existing	40	1 pt. per acre	20	20

V

Community Character:

Parcel Offers scenic views of.....

1 Marsh, tidal, beaches, bay

2 Field or Farmland

3 Forest Land

4 Rural road corridors

5 Very special or unique vistas - *External input, on-site observation*

6 Historical significance, archeological site, cemetery - *External input, on-site observation,*
historical maps (please reference:_____)

7 Working forest, pasture, farm - *External input, on-site observation*

0	1 pt. per acre	50	0
40	1 pt. per acre	50	40
40	1 pt. per acre	50	40
0	1 pt. per 100 ft	50	0
0	1 pt. per acre	50	0
	20 pts.	20	
0	1 pt. per acre	50	0

VI

Public Investment:

1 Fee interest purchase is possible

2 Easement is possible

3 Partners/grants: match or leverage potential - *Subjective potential based on external input*

4 Adjustment for cost effectiveness: high \$/acre = less value - *Adjusts for the relative value of high priced parcels*

40	1 pt. per acre	50	40
0	1 pt. per acre	50	0
0	1 pt. per acre	50	0
0	-.01 x cost per acre	NA	0

Assessment Considerations:

Total Points

430

Property Photos



1. Farm field and nursery stock in the background



2. Hayfield



3. Nursery stock



Photo locations map



Aerial Photo looking south (boundary approximate)

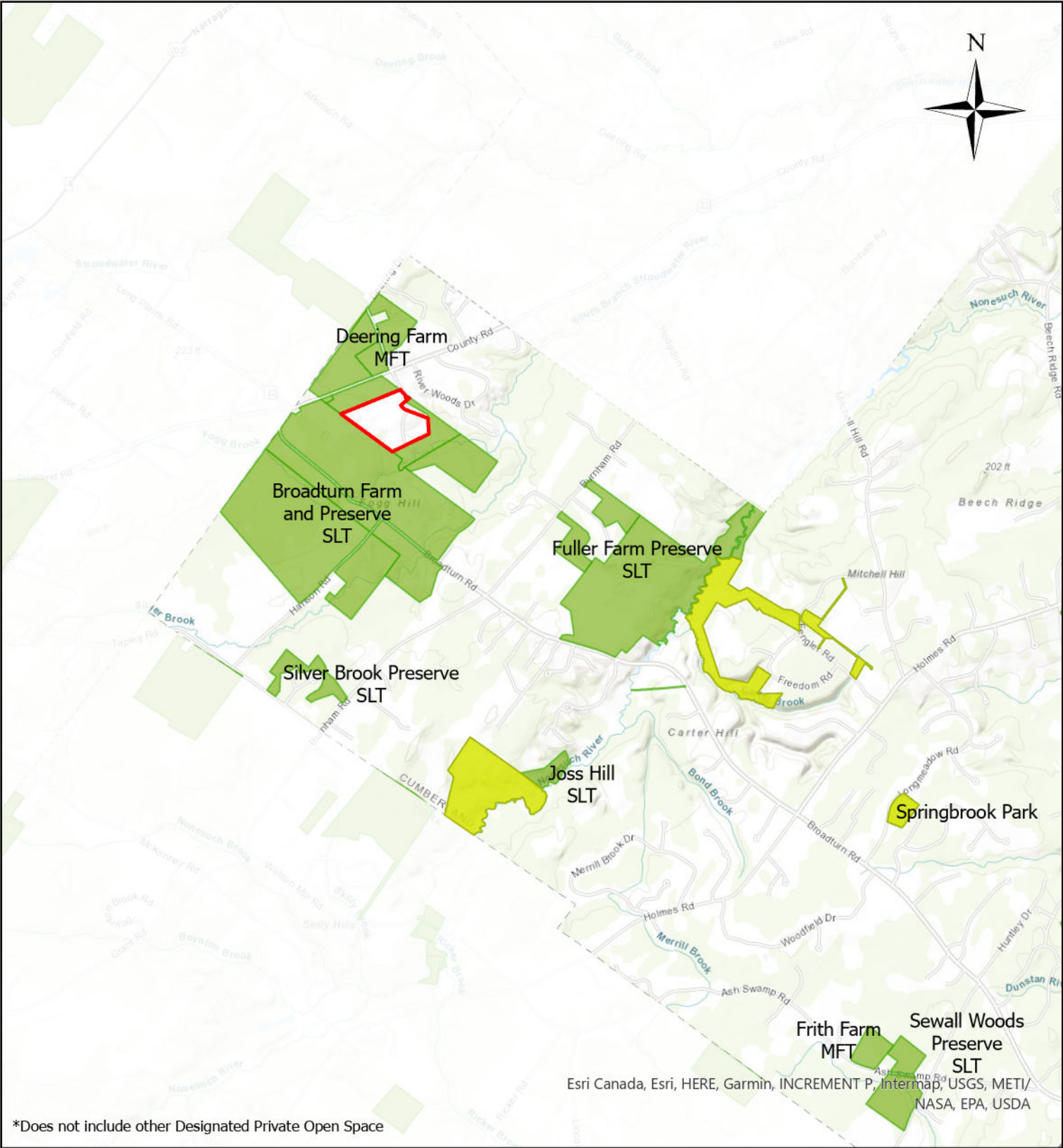
Project Budget

Purchase of Agricultural Conservation Easement on O'Donal-Deering Farm			
Maine Farmland Trust			
Expense	Estimate	Actual	
Purchase Price of conservation easement		385,000	
Appraisal		\$3,800	
Environmental Review	\$125		
Legal Fees	\$1,500		
Closing costs including title policy	\$750		
Stewardship costs		\$9,220	
Land Protection staff costs	MFT in-kind		
Overhead and Admin	MFT in-kind		
Total		\$400,395	
Revenue	MFT (Private Donations) - Secured	Town Land Bond	Total
Purchase Price of conservation easement	\$192,500	\$192,500	\$385,000
Appraisal	\$3,800		\$3,800
Environmental Review	\$125		\$125
Legal Fees	\$1,500		\$1,500
Closing costs including title policy	\$750		\$750
Stewardship costs	\$9,220		\$9,220
Land Protection staff costs	-		
Overhead and Admin	-		
Total	\$207,895	\$192,500	\$400,395
Match percentage	51.9%	48.1%	

O'Donal/Deering Property (~39 Acres)

Scarborough, Cumberland County, Maine

Location Map



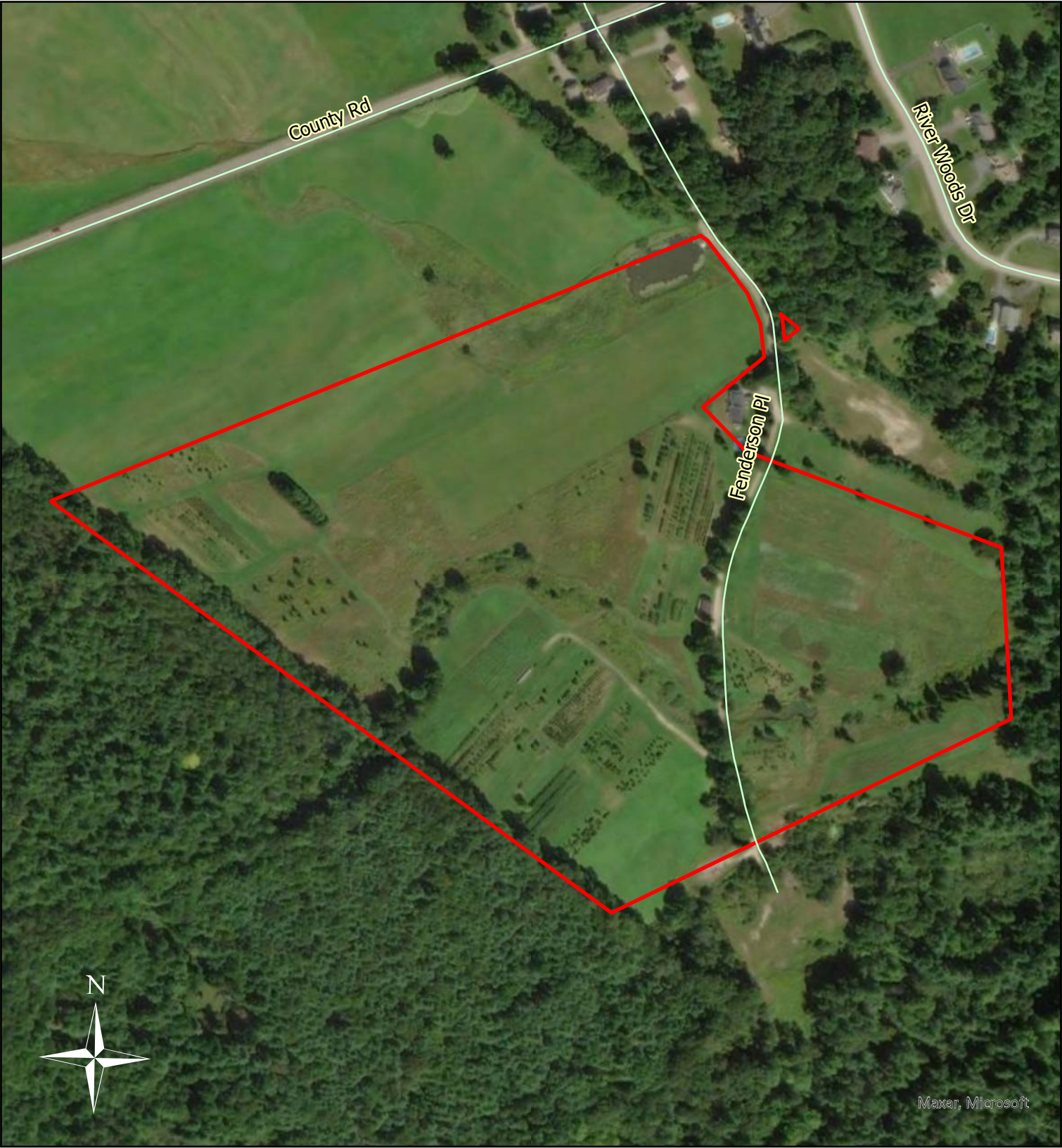
- Property Boundary
- Conserved Land
- Town Open Space Land



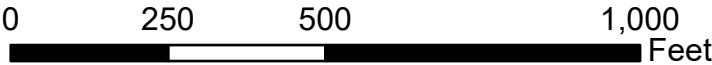
O'Donal/Deering Property (~39 Acres)

Aerial Map

Scarborough, Cumberland County, Maine



 Property Boundary
 Roads



Note: information on this map is provided for purposes of discussion and visualization only; mapped boundaries and acreages are approximate.

Created by Meaghan O'Connor, MFT, 6/12/2025

O'Donal/Deering Property (~39 Acres)

Soils Map

Scarborough, Cumberland County, Maine

Symbol	Description	Acres	% of Total
Farmland Soils of Statewide Importance			
BuB	Lamoine silt loam, 3 to 8 percent slopes	7	17%
Farmland Soils of Local Importance			
SuC2	Suffield silt loam, 8 to 15 percent slopes, eroded	17	44%
WmC	Windsor loamy sand, 8 to 15 percent slopes	1	2%
Sn	Scantic silt loam, 0 to 3 percent slopes	7	18%
Total Farmland Soils		32	82%



- Property Boundary
- Farmland Soils of Local Importance
- Farmland of statewide importance
- Not prime farmland
- Floodplain
- streams
- Wetlands

0 250 500 1,000 Feet

Note: information on this map is provided for purposes of discussion and visualization only; mapped boundaries and acreages are approximate.

Created by Meaghan O'Connor, MFT, 6/12/2025
External data source: Web Soil Survey, NRCS; Maine Office of GIS