TOWN OF SCARBOROUGH, MAINE

Town of Scarborough Conservation Commission

February 2, 2026 | 6:00 pm | Hybrid: Scarborough Town Hall and via Zoom

To participate in the Conservation Commission meeting remotely, please follow this link:
https://scarboroughmaine.zoom.us/webinar/register/WN_wAKtGo7SQMii0TuuOgMhGg

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 12/10/25 meeting

(4) Review 2/2/26 agenda

(5) Public comment

6:15 pm **New Business**

(1) Low Impact Development (LID)
- Presentation of LID concepts
- Overview of State-required LID standards
- Discuss Commission's role in and tentative schedule for ordinance development

7:15 pm **Updates**

(1) Town Council

(2) Parks and Conservation Land Board

(3) Transportation Committee

(4) Sustainability Committee

(5) Planning Projects: Climate Action Plan

7:30 pm **Adjourn**

Next meeting:
February 25, 2026

Town of Scarborough Conservation Commission

December 10, 2025 | 6:00 pm | Hybrid: Town Hall and via Zoom

Minutes - DRAFT

Present in person:
Commission: Kate Borduas, Crescie Mauer, Cathleen Miller, Abel Plaud, Pete Slovinsky
Staff: Jami Fitch, Autumn Speer
Guest: Andrew Mackie, Scarborough Land Trust

Present on Zoom:
Commission: Maggie Vishneau
Council: Karin Shupe

Meeting recording

Call to order

1. Meeting is called to order at 6:06 pm.
2. Cathleen offers a land acknowledgement to recognize the Wabanaki People as traditional stewards of Scarborough.
3. Pete motions to accept minutes from the 9/27/25 meeting, Abel seconds. Vote is unanimous. Motion passes.

Public Comment

1. Andrew Mackie of Scarborough Land Trust (SLT) shares information about SLT's open house on Saturday, 12/13, from 9:00 am – 5:00 pm at their office (25 Plaza Drive, suite 6).

Old Business

1. Goal Setting
   - Jami tells the group a primary focus for staff in 2026 will be to develop and pass a Low Impact Development (LID) ordinance, which is required as part of Scarborough's stormwater permit. The ordinance is a large undertaking, and there will be a role for the Commission in reviewing requirements and language, as well as supporting it through the Town Council process.
   - Commissioners voice support for prioritizing the LID ordinance and ask several questions about LID, ordinance process, and their role.
   - Pete asks if GPCOG is supporting the process. Jami explains LID isn't something they necessarily have expertise to support. The Cumberland County Soil & Water Conservation District has supported the process in the past and may be a resource.
   - Given the recent conversations and presentations about growth and changes related to residential development at the state level, it seems there is support from the community and Town Council to pass an LID ordinance.
   - Kate asks if every municipality is required to have an LID ordinance. Jami explains that there are 30 municipalities in the state that are required to pass an LID ordinance; 14 of them are in the greater

Portland area. The municipalities that have stormwater permits are required to pass an LID ordinance.
- Cathleen asks about the timeline for ordinance development and adoption. Jami shares that the goal is to have the ordinance in place in summer 2026.
- She also notes that the standards provided by DEP are the minimum that municipalities need to implement. Scarborough's standards can be stricter.
- Autumn asks if the ordinance would apply to all development. Jami explains that the minimum threshold in the LID standards provided by DEP is 1 acre of disturbance. Scarborough could set a stricter threshold to capture the smaller developments that often slip through the cracks. It will likely apply to developments that are subject to Site Plan and Subdivision provisions.
- Pete asks if the language from DEP is finalized. Jami explains that Lewiston is challenging the requirements, which may change DEP's requirements for all communities. Staff would like to move forward with the current standards and make adjustments in the future, if needed.
- Kate asks how other states require LID. Jami shares MA's approach. Autumn notes that she's found good resources from Puget Sound. Pete suggests Puget Sound would be a good model to look at because it's geologically similar to Casco Bay.
- Crescie asks how the LID ordinance will impact and interact with LD1829. Autumn explains all development will still need to comply with local requirements, like setbacks and frontage, so it would also have to comply with the LID ordinance, assuming the development triggers the LID ordinance. LD1829 largely applies to what individual property owners can do on their parcels, and we're not sure what the impacts will be on larger subdivisions.
- **ACTION: JAMI will re-share DEP's LID standards with the Commission.**
- Jami suggests the January meeting be dedicated to a workshop about LID.

Updates

1. Town Council
   - Karin notes that the Council's goal-setting process will be held in January. Her goals for 2026 include short-term rentals, requiring open space or playgrounds in larger developments, and reducing tree cutting during commercial development.
   - Karin encourages the Commission to make the LID ordinance stronger than the minimum provided by DEP.
2. Parks and Conservation Land Board (PCLB)
   - PCLB is continuing work on realigning its land evaluation form with the Open Space Plan and is reviewing a GIS-based app to help the group evaluate parcels.
3. Transportation Committee
   - The Transportation Committee is working on a Complete Streets manual, which recommends roadway design that incorporates bike/pedestrian, transit, and passenger vehicles in different ways depending on the type of road. There is a **new app** on the Town's website that explains different complete street approaches for all public roads in Scarborough.
   - Portland Metro is also expanding service in Scarborough in 2026. There is an **online survey** to collect feedback on route options. **JAMI will share the link to the survey with the Commission.**
4. Sustainability Committee
   - Sustainability Committee is exploring opportunities for rooftop solar on municipal buildings.
5. Climate Action Plan
   - Activities for the Climate Action Plan will ramp up in 2026. The plan's/campaign's branding is set and will be called "Sustaining Scarborough: Resilient, Reliable, Ready."

Next meeting: January 28, 2026 at 6:00 pm.
Meeting adjourned at 7:06 pm.