TOWN OF SCARBOROUGH, MAINE

Town of Scarborough Conservation Commission

March 25, 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_G71cVe2STkG8fFIWQD9kgw

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 2/2/25 meeting

(4) Review 3/25/26 agenda

(5) Public comment

6:15 pm **Old Business**

(1) Low Impact Development (LID) Ordinance – review and discuss proposed standards

(2) Planning Board Applications – no review needed this month

7:00 pm **New Business**

(1) Stewardship guide for homeowners

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
Visit SustainingScarborough.org to take the first project quick poll

7:30 pm **Adjourn**

Next meeting:
TBD

Town of Scarborough Conservation Commission

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

Minutes - DRAFT

Present in person:
Commission: Kate Borduas, Crescie Mauer, Cathleen Miller, Abel Plaud,
Staff: Angela Blanchette, Jami Fitch
Guest: Carrick Gambell, resident and appointed Alternate Commissioner (pending final approval)

Present on Zoom:
Commission: Christine Labaree
Staff: Autumn Speer

Meeting recording

Call to order

1. Meeting is called to order at 6:01 pm.
2. Cathleen offers a land acknowledgement to recognize the Wabanaki People as traditional stewards of Scarborough.
3. Kate motions to accept minutes from the 12/10/25 meeting, Crescie seconds. Vote is unanimous. Motion passes.

Public Comment

1. None

Old Business

1. Low Impact Development Ordinance
   - Angela and Jami provide an overview of the Low Impact Development (LID) standards that the Town is required to adopt as part of its stormwater permit (presentation slides attached).
   - Questions and comments from the Commission:
     - Would gravel wetlands allowable systems under this ordnance? *Yes*
     - Need to consider maintenance of these systems. *The Town requires property owners to hire a third party to annually inspect their systems and report that they systems function as intended.*
     - How does the Town ensure construction is done responsibly (e.g., construction phasing, erosion controls, etc.)? *The Town hires a third party to complete regular inspections during active construction. The Town bills the developer for the cost of the inspections.*
     - How will this ordinance get to the Ordinance Committee? *Staff will bring the ordinance to the Committee with an accompanying memo of support from the Commission.*
     - Are you looking at requirements in other municipalities? *Yes, there are 30 municipalities in Maine that are required to adopt a similar ordinance. We are also looking at other states in New England and the Pacific Northwest.*

    - How will the ordinance come to the Commission? *We will likely bring a couple sections to the Commission at a time for review.*
    - Should Commissioners plan to attend Ordinance Committee and Town Council meetings when the LID ordinance is on the agenda? *Yes*
    - What can the Commission read to educate themselves? *Jami will send links to resources to the Commission.*
- Anticipated timeline:
    - March – June: Staff develop language for Commission review/feedback; public feedback
    - July/August: Ordinance Committee
    - September: Town Council first reading
    - October/November: Planning Board review; Town Council second reading and vote
    - Timeline may be modified based on public feedback, Ordinance Committee review, etc.
    - A Town Council workshop will likely be scheduled at some point in the process.
- There are sections of the LID ordinance (e.g., impervious cover, natural resource setbacks) could be addressed before the full LID ordinance is complete because they are already part of the Town's ordinances.
- Commission role:
    - Review requirements and language
    - Provide public comment in support of the ordinance

Updates

1. Town Council
    - Councilor Shupe will continue as the Commission's Town Council liaison.
    - The Town Council completed its 2026 goal setting.
    - **ACTION: JAMI will send the goals to the Commission.**
2. Parks and Conservation Land Board (PCLB)
    - PCLB is finalizing their land evaluation form that will then go to the Town Council for approval.
3. Transportation Committee
    - METRO service is expanding service in Scarborough. There will be new fixed-routes and on-demand micro-transit. The Transportation Committee is providing input on the proposed service areas.
    - MaineDOT is taking up the issue of addressing traffic congestion west of the Turnpike. This effort will replace the former Gorham Connector project.
    - A Complete Streets and Traffic Calming design guidance is in the final stages.
4. Sustainability Committee
    - Sustainable Scarborough Day is a go in 2026 – the date is 10/4/2026.
    - Sustainability Committee is reviewing state legislation related creating a climate superfund. They hope to bring a resolution in support of the legislation to the Town Council.
5. Climate Action Plan
    - The first meeting of the Advisory Group is scheduled for late February. Abel is the Commission's representative for this effort.
6. Scottow Hill Road
    - A Town Council workshop about Scottow Hill Road is scheduled for 2/4/26 and a Councilor Corner Live on 2/1/26.
    - The Council will consider multiple options to address the culvert failure of Scottow Hill Road. The Town received a grant to remove the culvert and restore the stream (the Commission provided a letter of support for the proposal). The Council will hear options for the road, including culvert removal and two options to replace the culvert.

- **ACTIONS:**
  - **JAMI will share meeting invites for the Scottow Hill Road workshop, the 2/12 Councilor Corner Live, and Town Council meetings when Scottow Hill Road will likely be discussed.**
  - **JAMI will send the Commission's letter of support for the Scottow Hill Road proposal.**

Next meeting: March 25, 2026 at 6:00 pm.
Meeting adjourned at 7:36 pm.

LID-101:

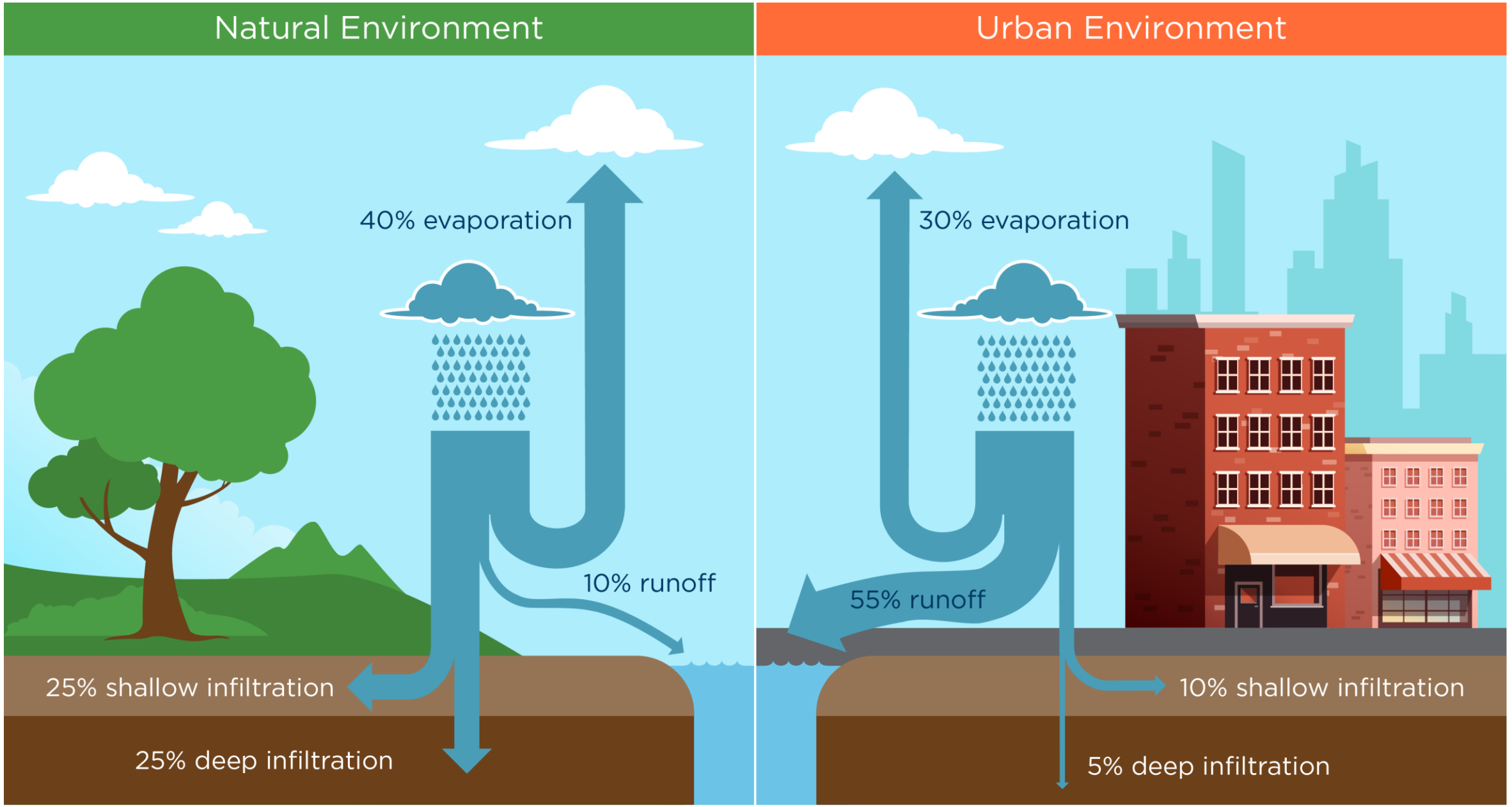
OVERVIEW OF LOW IMPACT DEVELOPMENT REQUIREMENTS

Conservation Commission
2/2/2026



Angela Blanchette,
Town Engineer

Jami Fitch,
Sustainability Manager


Natural Environment
40% evaporation
10% runoff
25% shallow infiltration
25% deep infiltration
Urban Environment
30% evaporation
55% runoff
10% shallow infiltration
5% deep infiltration

What is Low Impact Development?

- Preserve natural features (e.g., wetlands, buffers, drainage channels, etc.)
- Stormwater systems mimic natural landscape:
  - Encourage water to soak into the ground
  - Soils and plants remove pollutants
  - Multiple, smaller systems instead of a single, large system
- Minimize impervious areas (rooftops, parking, roads)
- Minimize soil compaction
- Prioritize vegetated ditches along roadways instead of curb and gutter



Minimize Site Clearing

- Applicants must inventory parcel and include sensitive areas on plans, including:
  - Waterways
  - Protected natural resources
  - Natural drainageways
  - Buffers
  - Wildlife habitats
  - Vulnerable areas
  - And more…
- Minimum 25-foot buffer to all protected natural resources
- Preserve vegetation



Protect Natural Drainageways

- New crossings for waters of the State must use StreamSmart principles
  **Scarborough should also specify tidal crossings use CoastWise principles*
- Pre-development drainageways must be maintained



Minimize Impervious Area

- Encourage multi-story buildings and parking garages
- Encourage stormwater treatment systems designed to infiltrate
- Minimize the width of roads, driveways, and parking lot drive aisles
- Set a parking maximums (size & number of spaces)



“Disconnect” Impervious Area

- Direct runoff to a vegetated area or treatment system that removes pollutants
- Require roof runoff be directed toward buffers or treatment systems designed to infiltrate



Minimize Soil Compaction

- Restrict equipment to disturbed area or existing impervious area.
- After site work, require aeration of areas to be revegetated



Minimize Lawns & Maximize Native Buffers

- Use climate-resilient native plants
- Grading and landscaping allows sheet flow to well-vegetated areas



Prioritize Vegetated Ditches & Swales

- Open-channel systems to manage road runoff
- Designs of all new roads must consider topography and use existing drainage swales, depressions, and storage areas



Stormwater Treatment & Retention

- Require stormwater systems to treat maximum of 1 acre of impervious area
- Systems must be designed to remove pollution (nutrients, bacteria, metals, etc.)
- Reducing winter salt needs to be considered in urban impaired stream watersheds
  (Red Brook, Phillips Brook, and Long Creek)
  May also consider our threatened streams
  (Mill Brook, Willowdale Brook, and Beaver Brook)
- Require collection and storage of roof runoff



Considerations

- Minimum threshold
- Waivers or exemptions
- How to determine if standards have been met



Timeline

Goal: Ordinance Committee review in Summer 2026

- March – June:
  - Staff develop language
  - Conservation Commission review/provide feedback
  - Public feedback
- July/August:
  - Ordinance Committee
- September:
  - Town Council first reading
- October/November:
  - Planning Board review
  - Town Council second reading & vote





Questions?

Angela Blanchette, Town Engineer
ablanchette@scarboroughmaine.org

Jami Fitch, Sustainability Manager
jfitch@scarboroughmaine.org

Low Impact Development (LID) Ordinance Development

For discussion with Conservation Commission - 3/25/2026

Category	DEP Minimum Standard	Recommended Local Standard
Applicability / Threshold	Site disturbance ≥ 1 acre	Site disturbance ≥ 5,000 sq. ft.; sites that disturb < 5,000 sq. ft. must comply to the greatest extent practicable
1. Minimize Site Clearing	Inventory all sensitive areas present pre-development and prioritize protection from disturbance	Follow DEP standard
	Require limits of disturbance be shown on plans	Follow DEP standard
	Maintain minimum 25-foot vegetated buffer on all protected natural resources including intermittent streams	Increase vegetated buffer to minimum of 50 feet
2. Protect Natural Drainage System	Require new culvert crossings use Maine StreamSmart Principles	Require new and replacement culverts follow StreamSmart or CoastWise principles
	Preserve pre-development drainageways	Follow DEP standard
3. Maximize Time of Concentration	Require stormwater treatment measures treat ≤ 1 acre impervious cover (IC) Institutional or commercial sites may treat more than 1 acre IC	Follow DEP standard; cap size of treatment systems in institutional or commercial applications to 3 acres IC
	Account for upstream flows of stormwater onto site	Follow DEP standard
	Consider chloride source control in Urban Impaired Stream watersheds	Follow DEP standard; add threatened stream watersheds
	Retain roof runoff, prioritize infiltration, sheet flow over vegetated buffers, or capture for beneficial reuse	Follow DEP standard

Category	DEP Minimum Standard	Recommended Local Standard
4. Minimize Impervious Cover (IC)	Minimize width of roads by not exceeding minimum width requirements in the Zoning Ordinance. Waiver for shoulder widths will be considered	Follow DEP standard
	Minimize width of proposed driveways to minimum required in Zoning Ordinance	Follow DEP standard
	Require dead end streets be ≤ 1000 feet long	Follow DEP standard
	Minimize number of parking spaces by not exceeding the minimum space requirements in the Zoning Ordinance	Follow DEP standard; establish maximum dimensions for parking spaces
	Limit parking lot travel aisles to 22 feet wide	Follow DEP standard
5. Minimize Effect of Impervious Cover (IC)	New development that creates ≥ 20,000 sq. ft. IC must treat at least 95% of the IC and at least 80% of the developed area	Set threshold to ≥ 10,000 sq. ft. IC
	Treatment measures must remove at least 80% of total suspended solids and 60% of total phosphorus and total nitrogen	Follow DEP standard
	Direct runoff from sidewalks and overflow parking be directed to vegetated buffers or structural treatment measures	Follow DEP standard
	Redevelopment of sites with ≥ 20,000 sq. ft. IC treat at least 30% of existing IC and 100% of new IC	Set threshold to ≥ 10,000 sq. ft. IC
	Direct roof runoff to vegetated buffer or other treatment measure that maximizes infiltration	Follow DEP standard
6. Minimize Soil Compaction	Restrict construction equipment to disturbed area or existing IC	Follow DEP standard
	Aerate and/or amend soils compacted areas that are to be re-vegetated prior to planting	Follow DEP standard; also require a soil test be completed and recommendations followed prior to planting any vegetation

Category	DEP Minimum Standard	Recommended Local Standard
7. Minimize Lawns and Maximize Landscaping that Encourages Runoff Retention	Use Maine native or climate resilient northeastern native plants in any proposed buffer area. Ensure plantings are appropriate for the site conditions and that plants are used in sufficient density to prevent soil erosion	Follow DEP standard
	Prohibit planting of invasive plants	Follow DEP standard
	Grading and landscape design encourages sheet flow to vegetated areas for retention and infiltration	Follow DEP standard
8. Provide Vegetated Open-Channel Conveyance Systems	Require vegetated ditches for managing runoff from new roads	Follow DEP standard
	Transitions from culverts to ditches must be protected from erosion. Vegetation must tolerate hydrologic conditions	Follow DEP standard
	All new and redesigned roads must consider existing topography and use existing drainageways, swales, depressions, and storage areas in their natural state to preserve existing hydrology	Follow DEP standard
9. Rainwater Capture and Reuse	Optional: require capture and re-use of rainwater with cisterns or rain barrels	Optional