Town of Scarborough Conservation Commission

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

Minutes

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:

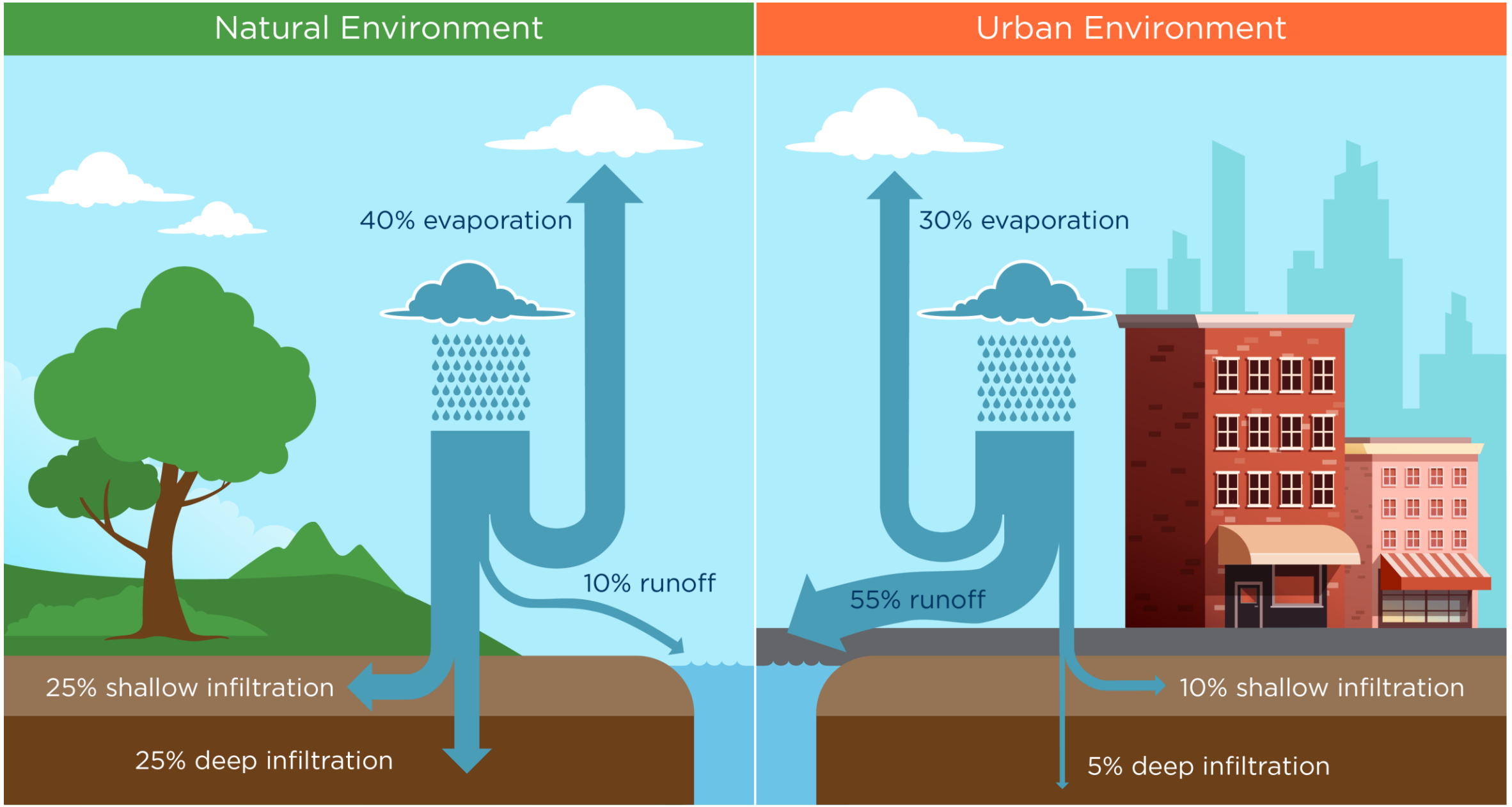
OVERVIEW OF LOW IMPACT DEVELOPMENT REQUIREMENTS

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?

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Jami Fitch, Sustainability Manager
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