

Town of Scarborough
Parks and Conservation Land Board

Meeting Agenda

Thursday, May 14 – 10:00-11:30 am

Town Hall Council Chamber A or Zoom

<https://scarboroughmaine.zoom.us/j/85373164331>

1. Call to order
2. Attendance
3. Acceptance of March minutes
4. Public comment
5. Talk of the Town
 - 5.1. Town Budget
 - 5.2. Growth
6. Old Business
 - 6.1. AEP 2.0 presented to Town Council and now active
 - 6.2. Re-evaluation of existing parcels under AEP 2.0
 - 6.3. Collaboration with Community Services Advisory Board
7. Update on public-facing PCLB materials
8. New Business
9. Adjournment

2026 Meetings – Town Hall

Thursday July 16

Thursday September 10

Thursday November 12

Town of Scarborough
Parks and Conservation Land Bond
Minutes
DRAFT

Meeting of Tuesday, March 10th, 2026- 12:00 to 1:30 PM
Location: Public Safety Building

1. Call to Order Time: 12:00pm

2. Attendance

- ✓ Stephen Zamierowski
- ✓ Anton Bodor
- ✓ Rick Murphy (zoom)
- ✓ Noah Perlut (zoom)
- ✓ Maggie Vishneau
- ✓ Richard Harvey
- ✓ Nicole Hall

New Members

- ✓ Susan Williams
- ✓ Betts Armstrong (zoom)

Public: from Scarborough Land Trust

- Andrew Mackie, Scott Kunkler

3. Acceptance of January minutes

Motion to accept minutes as is: Anton

Motion seconded: Noah

Unanimous vote: yea

4. Welcome to Betts Armstrong (voting member) and Susan Williams (second alternate)

5. Public Comments

SLT is partnering w/ nine other LTs to sponsor a World Trail Film Festival on March 28, 7pm @ Hannaford Hall/USM campus

6. Thanks

7. Talk of the Town

a. LD 1829 Response – impact on PCLB

Legislation to promote more housing across the state; Scarborough is considering its response

- Accelerated purchases? Should PCLB respond more quickly to promote conservation over more development, as Scarborough grows?

b. Use of PCLB funds for active recreation: ball fields, playgrounds, etc.

Zam will meet w/ Community Services Committee chair to discuss use of PCLB funds for active recreation, parks, etc.

8. Approval of AEP 2.0 elements

Board approved updates to the Evaluation Process Transmittal Letter, Application, & Instructions to better align with the 2025 Open Space Plan

Discussion of additions/corrections

Motion to accept Transmittal Letter, Applications, & Instructions, as amended

Moved: Anton; seconded: Maggie Vote: unanimous yea

Zam will send to Town Manager & Councilor Shupe

9. Review of Land Acquisition Assessment Form (LAAF 2.0)

Board approved updates to the Land Acquisition Assessment Form to better align with the 2025 Open Space Plan

Discussion of additions/corrections

Motion to accept LAAF 2.0, as amended

Moved: Anton; seconded Noah Vote: unanimous yea

10. Original AEP – Required Action

Discussion and agreement to keep the original AEP as a historic document for reference

11. Public Comment

12. Agenda Items for Next Meeting

- ✓ Zam will update on his conversation w/ Community Services Director re: parks & recreational lands
- ✓ Use newly revised Acquisition Assessment Form (LAAF 2.0) to review past proposals chosen today

13. Adjourn: 1:30pm

Motion to Adjourn: Betts; seconded: Anton

2026 Meetings

Thursday, May 14th

Thursday, July 16th

Thursday, September 10th

Thursday, November 12th

TOWN OF SCARBOROUGH
5/5/2026

LAND/PARKS 2024 VOTER APPROVAL 13955500-047100-88118					\$ 6,000,000.00
EXPENDED:					
9/17/2025	49 GRANT ROAD (\$260,000 total - split with 2019 authorization)	Order #25-037	<u>(246,098.36)</u>		(246,098.36)
3/3/2026	TOWN COUNCIL APPROVAL TO PURCHASE 166 Spurwink Road	Order #25-91	<u>(300,000.00)</u>		(300,000.00)
COMMITMENTS:					
9/17/2025	TOWN COUNCIL APPROVAL TO PURCHASE 244 BEECH RIDGE ROAD (Scheduled for 5/20/2026 Close)	Order #25-082	<u>(470,000.00)</u>		(470,000.00)
10/15/2025	TOWN COUNCIL APPROVAL TO PURCHASE 3 Fenderson Place	Order #25-089	<u>(192,500.00)</u>		(192,500.00)
10/15/2025	TOWN COUNCIL APPROVAL TO PURCHASE 91 Mussey Road	Order #25-90	<u>(250,000.00)</u>		(250,000.00)
REMAINING AUTHORIZATION					<u><u>\$ 4,541,401.64</u></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
8/31/2025	INTEREST EARNED				522.80
9/30/2025	INTEREST EARNED				1,389.55
10/31/2025	INTEREST EARNED				4,790.25
11/30/2025	INTEREST EARNED				105.27
12/31/2025	INTEREST EARNED				2,399.83
1/31/2026	INTEREST EARNED				871.81
2/28/2026	INTEREST EARNED				506.43
3/31/2026	INTEREST EARNED				1,393.35
ENDING BALANCE					<u><u>\$ 448,947.05</u></u>

Town of Scarborough, Maine

LAND ACQUISITION APPLICATION FORM

Property Name: Beaver Brook Conservation Area Date: 2-1-25

Applicant Name: Scarborough Land Trust

GENERAL INFORMATION:

Property Address: 49 Grant 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)

Glenn Grant, Meridyth Astrosky, Krista Cushing

Deed type: Deed of Distribution Book / page# 16442/ 206

Current Assessed Value \$703,800

Recent appraised value (if available) \$260,000 (Easement)

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 # R029 Lot # 007 Zoning District RF

Total Acres: 146 Proposed purchase acres: _____ Proposed easement acres 60

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 conserve approximately 60 acres of undeveloped forests, wetlands, vernal pools, and riparian habitat through a conservation easement. The conservation values on the property include protection of significant water resources and habitat for wildlife, including 31 acres of wetlands, 8 vernal pools (of which 7 contained wood frog and spotted salamander egg masses during site inspections in Spring 2024), and over 3,500 ft. of frontage along Beaver Brook. Beaver Brook is a tributary of the Scarborough Marsh, Maine's largest contiguous saltwater marsh and an area of statewide ecological importance as identified by the State of Maine. A recent review by Maine Natural Areas Program (MNAP) states that protecting land along "riparian corridors such as Beaver Brook, which is within a watershed with increasing development pressure, is beneficial to the ecology of the marsh, its habitats, and the species that depend on it." Natures Network (NN) identifies Beaver Brook as part of an Aquatic Core Network that supports a broad diversity of aquatic species and the ecosystems on which they depend. NN also identifies approximately 33 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). These include the Maine threatened Spotted Turtle, Maine Species of Concern Wood Turtle, and Partners in Flight Species of Concern Wood Thrush. In addition, the property is located within the Atlantic Coast Joint Venture (ACJV) Southwest Coast Waterfowl Focus Area, and conserves US Fish and Wildlife Service priority habitat for wetland-associated migratory birds and waterfowl, including habitat for American Black Duck, Wood Duck, and other priority species. The property is part of a larger conservation vision, connecting to SLT's 32-acre Beaver Brook Preserve, and will expand the size of contiguous conserved lands to approximately 91 acres. The property is also part of a 358-acre Undeveloped Habitat Block that, if developed, would further fragment habitat for wildlife and impact water quality. No public access will be provided at landowner request, and due to the sensitivity of the vernal pools and wetlands. Conserving the property will further two Town conservation goals: The first, set forth in the Comprehensive Plan, aims that "significant natural resources...and open space should be protected." The second is the Town's 30x30 goal to conserve 30% of land in the Town by the year 2030.



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 Haigis Parkway to Payne Rd to Beech Ridge Rd to W Beech Ridge Rd to Grant Rd.

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) _____

Town of Scarborough, Maine

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



February 1, 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 \$260,000 in Land Bond funding for the purchase of a conservation easement located at 49 Grant Rd -Lot R029-007. SLT has executed a purchase and sale agreement for the easement and are looking to close by end of September 2025.

SLT is also applying to the North American Wetlands Conservation Act (NAWCA) grant for \$260,000 to fund this same easement. The NAWCA grant application was submitted in December 2024 with an expected award date of December 2025. Funds are anticipated to be released by June of 2026. The grant request is part of a larger grant application submitted in coordination with the Maine Coast Heritage Trust and other land trusts from around the state of Maine.

If SLT is awarded funding from the NAWCA grant, then SLT would repay the Land Bond fund up to \$260,000 (depending upon the amount and costs awarded by the NAWCA grant). If SLT is not awarded the grant, then no repayment would occur. 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,

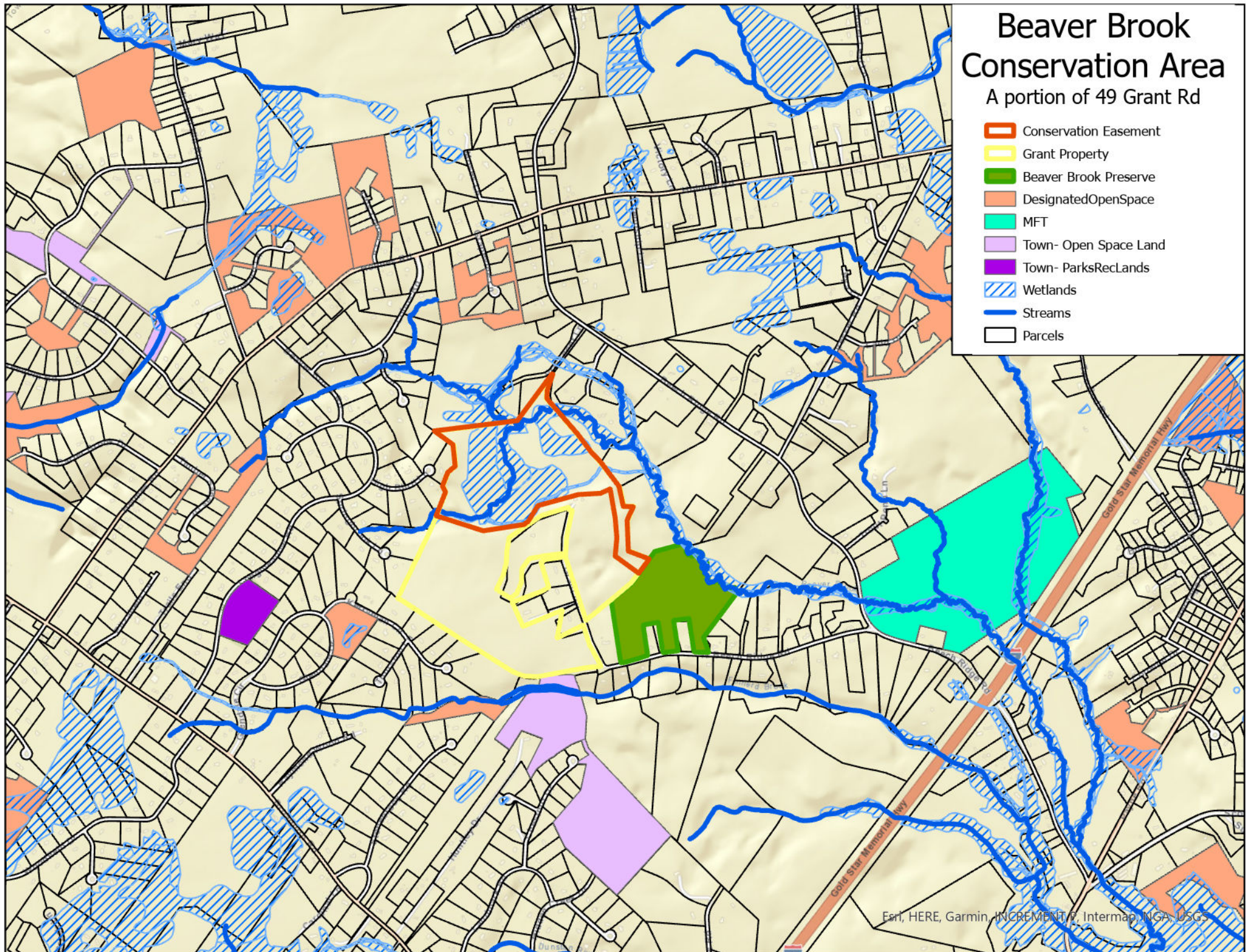
A handwritten signature in black ink, appearing to read "SKunkler".

Scott Kunkler
Conservation Director

Beaver Brook Conservation Area

A portion of 49 Grant Rd

- Conservation Easement
- Grant Property
- Beaver Brook Preserve
- DesignatedOpenSpace
- MFT
- Town- Open Space Land
- Town- ParksRecLands
- Wetlands
- Streams
- Parcels

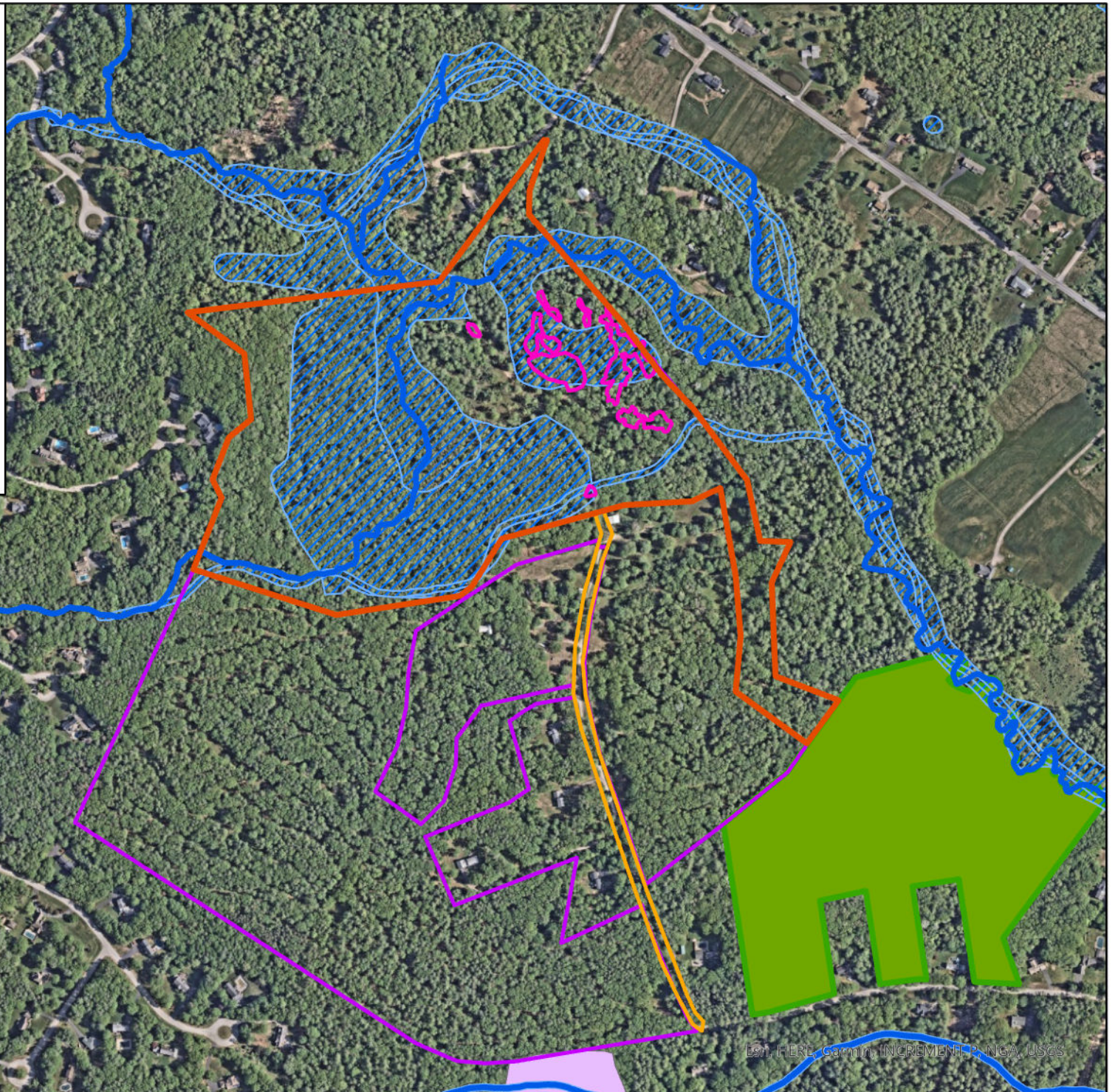


Beaver Brook Conservation Area

A portion of 49 Grant Rd

- Conservation Easement
- Access ROW
- Grant Property
- Beaver Brook Preserve
- Wetlands
- Vernal Pools
- Streams

0 500 1,000
Feet

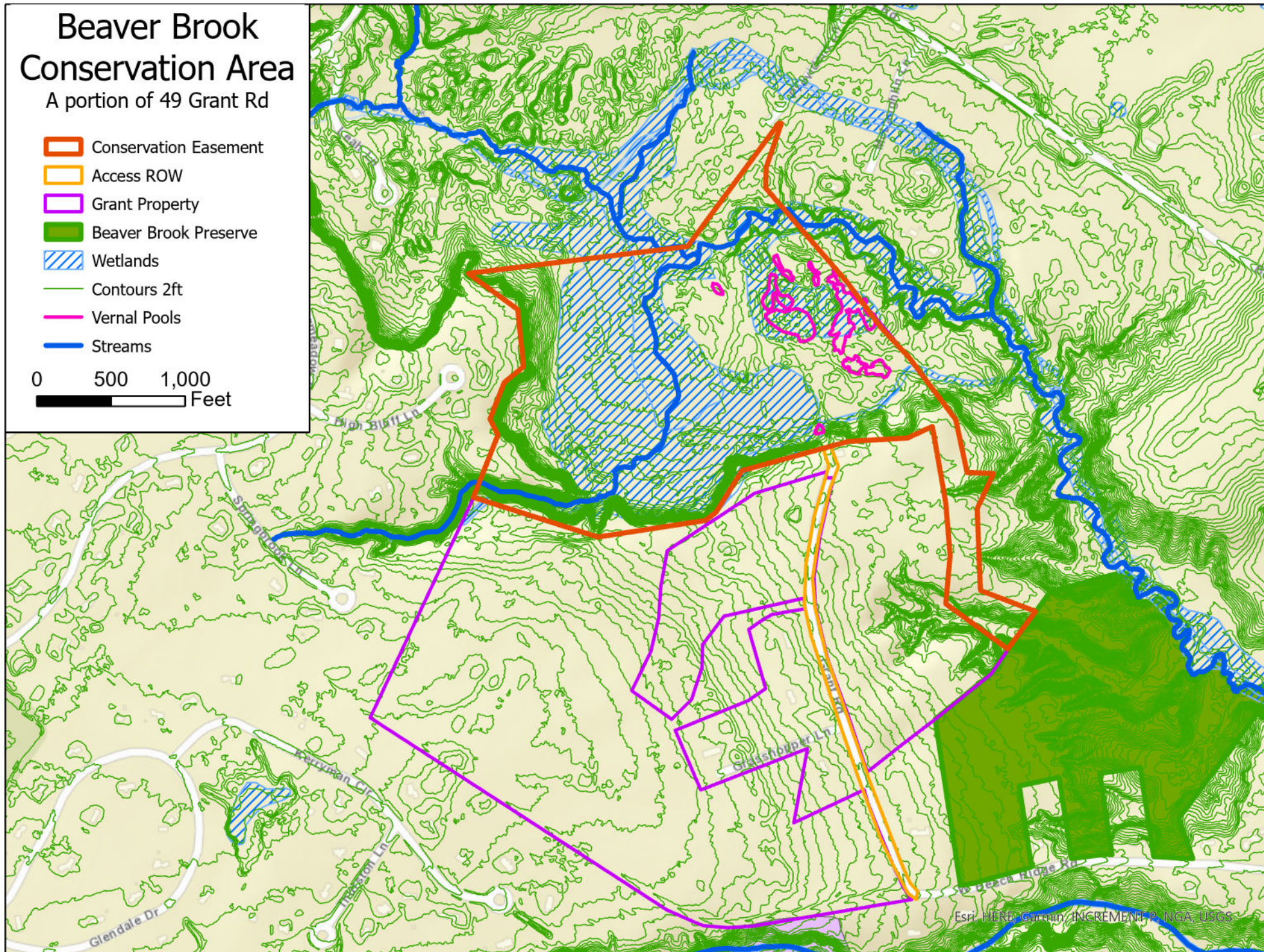


Beaver Brook Conservation Area

A portion of 49 Grant Rd

- Conservation Easement
- Access ROW
- Grant Property
- Beaver Brook Preserve
- Wetlands
- Contours 2ft
- Vernal Pools
- Streams

0 500 1,000
Feet



Percentage grade

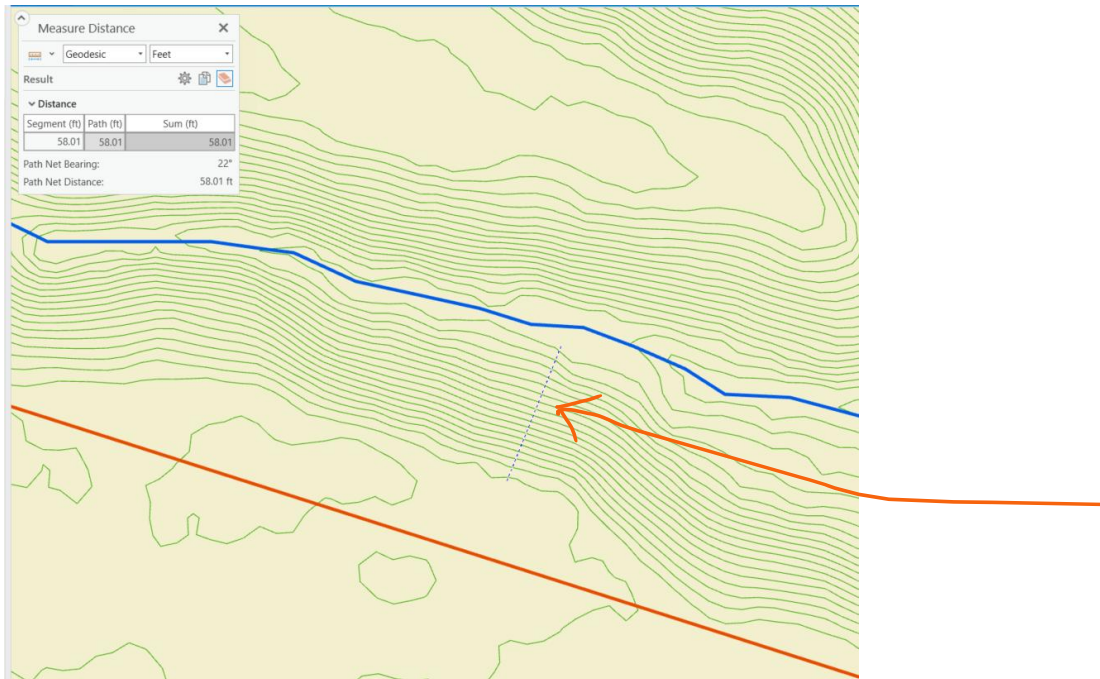
Beaver Brook Conservation Area

To calculate a slope percentage grade, also known as "percent grade," you divide the vertical change in elevation (the "rise") by the horizontal distance covered (the "run"), then multiply the result by 100; essentially, it's "rise divided by run, multiplied by 100" to get the percentage grade.

Formula:

Percent Grade = (Rise / Run) x 100.

Location 1

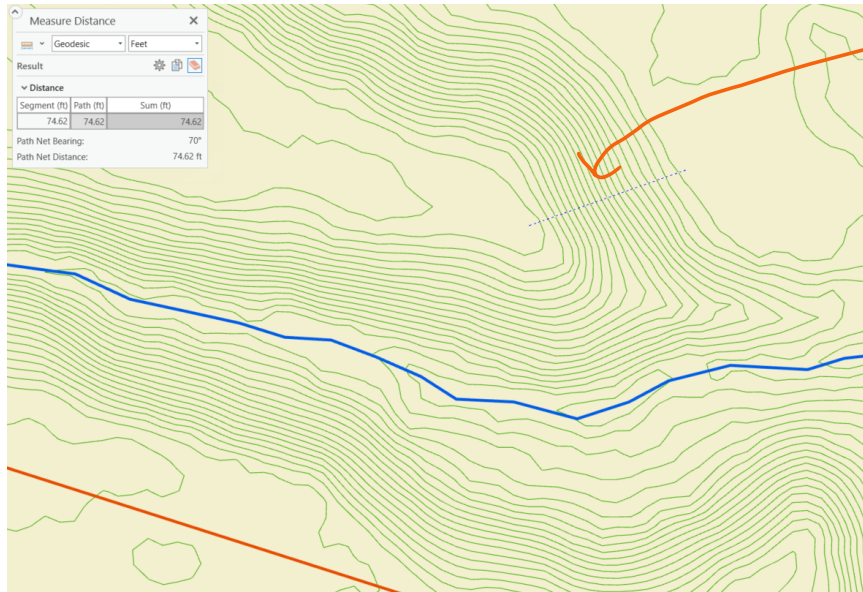


Rise = 18 topo lines = 36 ft

Run = 58 ft

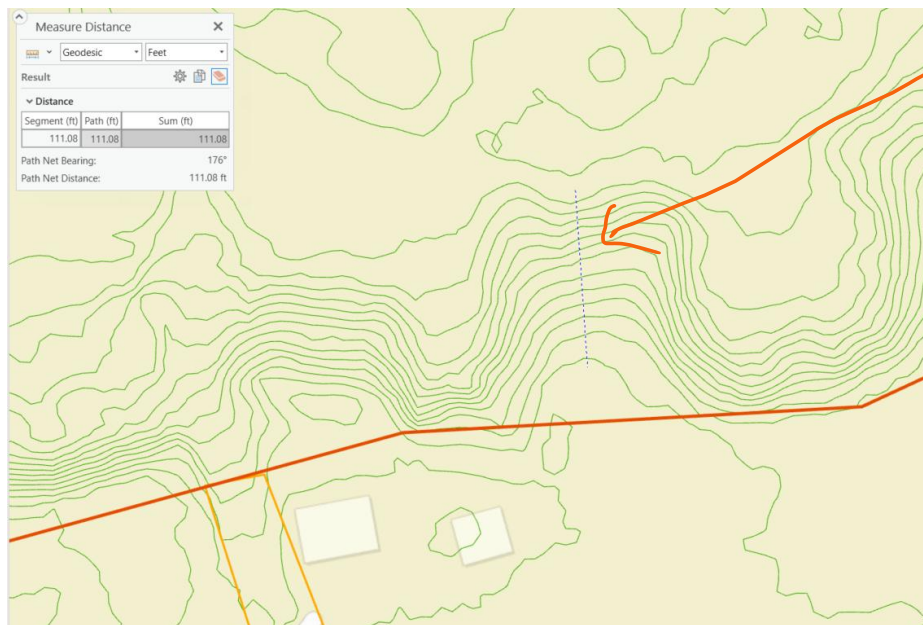
$36/58 = 0.62 \times 100 = \mathbf{62\% \text{ slope grade}}$

Location 2



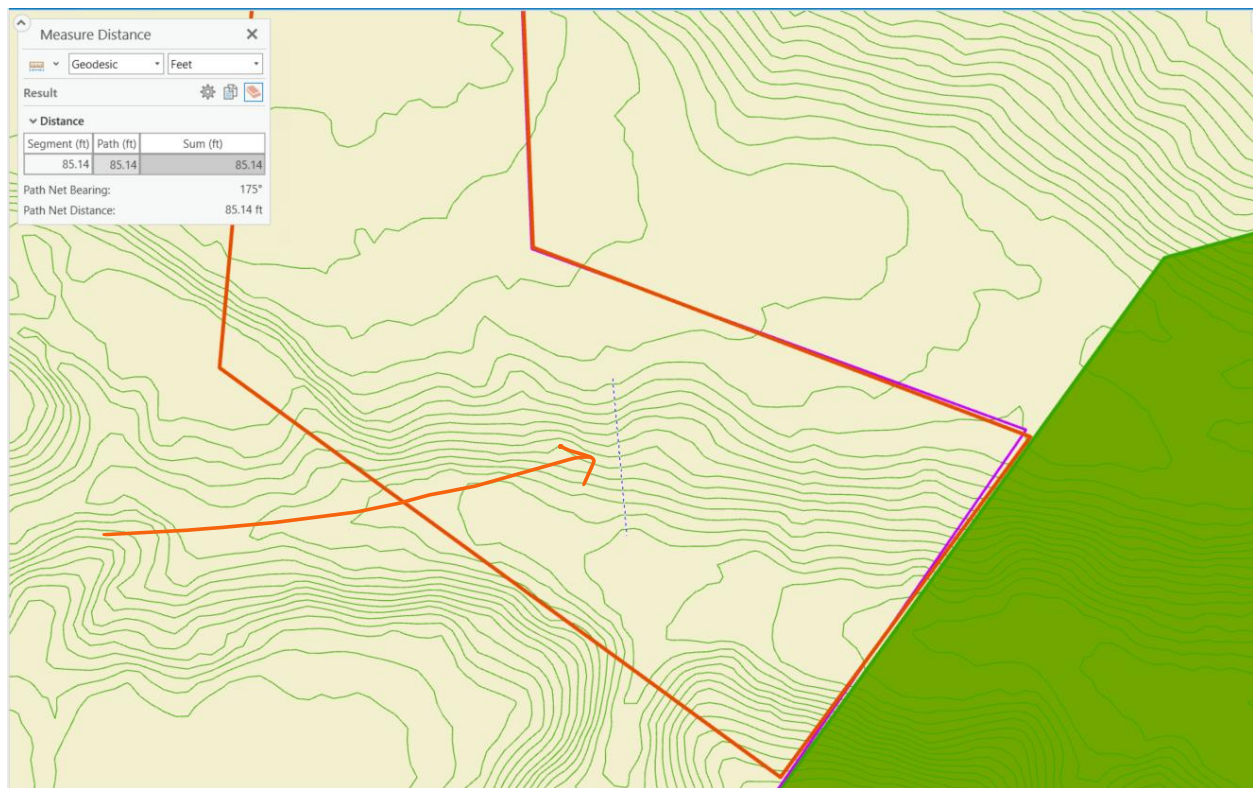
Rise = 21 topo lines = 42 ft
Run = 75 ft
 $42/75 = 0.56 \times 100 = 56\%$ slope grade

Location 3



Rise = 13 topo lines = 26 ft
Run = 111 ft
 $26/111 = 0.23 \times 100 = 23\%$ slope grade

Location 4



Rise = 13 topo lines = 26 ft

Run = 85 ft

$26/85 = 0.30 \times 100 = \mathbf{30\% \text{ slope}}$

Beaver Brook Conservation Area- 49 Grant Rd**Conservation Easement****Scarborough Land Trust**

<i>Item - Expense</i>	<i>Estimate</i>	<i>Actual</i>
Purchase price of easement		\$260,000
Appraisal		\$5,000
Environmental Review	\$800	
Survey	\$5,000	
Baseline	\$4,000	
Legal Fees	\$5,000	
Closing costs including title policy	\$2,000	
Stewardship costs		\$45,000
Land Protection Staff Costs	\$12,480	
Overhead and Administration	\$8,482	
Total		\$347,762

<i>Item - Revenue</i>	SLT Fundraising	Land Bond/ NAWCA	Total
Purchase price of easement	\$0	\$260,000	\$260,000
Appraisal	\$5,000	\$0	\$5,000
Environmental Review	\$800	\$0	\$800
Survey	\$5,000	\$0	\$5,000
Baseline	\$4,000	\$0	\$4,000
Legal Fees	\$5,000	\$0	\$5,000
Closing costs including title policy	\$2,000	\$0	\$2,000
Stewardship costs	\$45,000	\$0	\$45,000
Land Protection Staff Costs	\$12,480	\$0	\$12,480
Overhead and Administration	\$9,617	\$0	\$9,617
Totals	\$88,897	\$260,000	\$348,897

Pictures
Beaver Brook Conservation Area

Upland Forests







Forested Wetlands







Vernal Pools





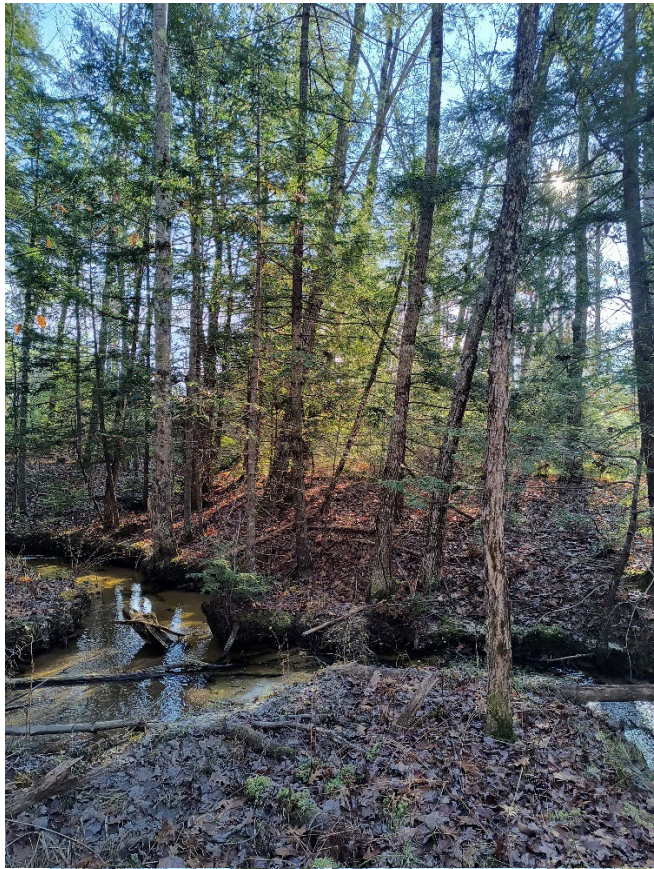








Beaver Brook





Wildlife Pictures- Beaver Brook Conservation Area



DEER



2 BUCKS



DOE WITH 2 FAWNS



TURKEYS



PORCUPINE



BOBCAT



FISHER



GREY FOX



RED FOX



RED FOX



COYOTE



BEAR



DRIVEWAYBASE

72°F 22°C



05-23-2024 21:00:14

BEAR

Land Acquisition Assessment Form

49 Grant Rd56 Acres +/-

I Preserve Natural Resources, Protects Water Quality or Wildlife Habitat

Quantity	Point Value Per Unit	Maximum Points	Total Points	Notes
0	1 pt. per acre	20	0	
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>			
GIS	2 Parcel includes rare, significant or endangered species habitat <i>Map reference: Beginning with Habitat Map Viewer: Plant, Thicketland or Endangered Wildlife/Tree Listed Animal Habitats.</i> <i>Go to Beginning with Habitat for most up to date data for each evaluation.</i> <i>Paper map ref: B&H High Value Plant & Animal Habitats Jan 2013 Map 2</i>	50	1 pt. per % of total acreage	50 50
GIS/PCLB	3 Parcel includes areas of special biological or geological significance e.g. nesting areas, wetland, peat bog, old growth, vernal pools. <i>Map reference: Beginning with "Habitat" Map Viewer:</i> <i>"Exemplary Natural Communities. Go to Beginning with Habitat for most up to date data for each evaluation"</i> <i>Paper map ref: B&H High Value Plant & Animal Habitats Jan 2013 Map 2 and observations</i>	20	10 pts per feature	50 20
	4 Parcel contains high volume habitat (in top 25% of valuable habitat) a Fresh water, non-forested, lakes, rivers b Grass, shrubs, bare ground c Marine, estuarine, intertidal d Forest and forested wetlands <i>Map reference: Beginning with Habitat Map Viewer:</i> <i>"Focus Areas of Outstanding Ecological Significance"</i> <i>Go to Beginning with Habitat for most up to date data for each evaluation</i>	% 0 1 pt. per % of total acreage 0 1 pt. per % of total acreage 0 1 pt. per % of total acreage 50 1 pt. per % of total acreage Total for #4 must be 50 points or less:	0 0 0 50 50	0 0 0 50
GIS	5 Parcel provides protection to the saltwater marsh <i>Map reference: Scarborough Zoning and Overlay - Dated 2023</i> <i>Resource Protection</i>	0	1/2 pt. per acre	50 0
	6 Parcel includes wildlife corridors <i>Map reference: Beginning with Habitat Map Viewer:</i> <i>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 & Fisheries Habitat Map 1" and "Wetlands Characterization Map"</i>	25	1 pt. per 100 feet	25 25
GIS	7 Parcel includes aquifer recharge areas: e.g. sand and gravel aquifer <i>Map reference: Beginning with Habitat Map Viewer:</i> <i>Physical Natural Resources & Aquatic Species and Habitats. Go to Beginning with Habitat for most up to date data for each evaluation</i>	50	1/2 pt. per acre	25 25

II Linkage, Buffers, Additions to Conservation Lands

Quantity	Point Value Per Unit	Maximum Points	Total Points	Notes
60	< 20 acres = 20 pts 21-50 acres = 30 pts 51-100 acres = 40 pts > 100 acres = 50 pts	40	40	
1 Size of parcel in acres: <i>Map reference: Scarborough parcel map per assessor's office - Dated 2023</i>				
2 Shape: maximum area, minimum perimeter provides best habitat <i>Map reference: Scarborough parcel map per assessor's office - Dated 2023</i>	10130 Perim sq root of areaperimeter 24% - 24.4% = 30 pts 24.5% - 25% = 50 pts	15%	0	SQFT or Acres? 11.9 AC 1968 Perim
3 Creates a link between public or protected parcels totaling at least 20 acres <i>Use total acreage of all inter parcels.</i> <i>Map reference: Scarborough Conserved & Open Space Maps 2023</i> <i>Automatically qualifies for point in #5 below</i>	15	20-50 acres = 15 pts 51-100 acres = 30 pts > 100 acres = 50 pts	15 15	
4 Parcel creates a link between trails <i>External trail 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, 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:</i> <i>Undeveloped Habitat Blocks. Go to Beginning with Habitat for most up to date data for each evaluation</i>	50	20-50 acres = 15 pts 51-100 acres = 30 pts > 100 acres = 50 pts	50 50	Abutting acres or parcel in question acres? 11.9 parcel acres 161 Abutting conserved acres. Note: Not sure which map is going to be more up to date for undeveloped parcels, 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>	50	1 pt. per acre	50 50
PCLB	7 Parcel is near protected lands <i>Map reference: Scarborough Conserved & Open Space Maps 2023</i>	1/2 Miles	>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	30
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>	3,500	Length of buffer: 100' - 150' = 2pts/100' 151' - 200' = 3pts/100' 201' - 250' = 4pts/100' > 250' = 5pts/100'	20 20
GIS/PCLB	9 Parcels provides a 250' 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>	3,500	Length of buffer: 100' - 150' = 2pts/100' 151' - 200' = 3pts/100' 201' - 250' = 4pts/100' > 250' = 5pts/100'	20 20

#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. It may be easier for the GIS person to look at the B&H viewer to locate the streams but for measuring it may be better to look at the Town's GIS?

10 Parcel includes steep slopes over 20% grade (can be included in net residential density)	0	if any	100 0
Maximum points if any Engineering or top maps (note references and dates _____), on-site observation			

III Parcel provides public access to:

Quantity	Point Value Per Unit	Maximum Points	Total Points
0	2 pts. per acres	50	0
1 Ocean or beaches	2 pts. per acres	50	0
2 Saltwater marsh or tidal river	1 pt. per acre	25	0
3 Upland river, lake, pond, freshwater marsh	1 pt. per acre	25	0
4 Other land	1 pt. per acre	25	0
Map reference: Scarborough Conserved & Open Space Maps 2023			
Scarborough parcel map per assessor's office - Dated			

IV Parcel offers opportunity for recreation

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

V Community Character:

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

VI Public Investment:

Quantity	Point Value Per Unit	Maximum Points	Total Points
----------	----------------------	----------------	--------------

- 1 Fee interest purchase is possible
- 2 Easement is possible
- 3 Partners/grants: match or leverage potential - *Subjective potential based on external market*
- 4 Adjustment for cost effectiveness: high \$/acre = less value - *Adjust for the relative value of high priced parcels*

0	1 pt. per acre	50	0
0	1 pt. per acre	50	0
60	1 pt. per acre	50	50
0	-.05 x cost per acre	N/A	0

Assessment Considerations:

Total Points
445

Please add any of your questions

(Sue's Question: Did anyone actually look line by line on this DAF besides Jessica and I? :-)

(Question #2: Did anyone go to the BwH map viewer to look at Jessica's map references? Sue

➤ added the Paper Map, but using GIS for measuring, cannot use the paper maps.

Add definitions to this tab

SHAPE TOOL: *Not sure how to add the definition/explanantion of the Shape Tool by Doug Williams, But*

In the context of habitat fragmentation, edge effects increase the proportion of habitat an edge. Why does that matter? Edges matter because they create changes in the sp

Edges of a forest have microclimatic changes that affect i

Edges are suitable for some species but unsuitable for ot

Edge-tolerant species are often generalist predators and

Edges become areas with increased noise, light, pollution

It was in 2003 generally accepted that the value of a parcel increases when there are less edge

When the detailed assessment form was first created, the science indicated that a circle, for ex

More science now has supported a varying level of value that depends upon the species that p

In creating this form, those "other" benefits were given points in other categories such as riparia

5. Resource Protection Zone- The Resource Protection Zone is an overlay that extends 250 feet from the uplar

Nesting Areas

Peat Bog

Waterfalls

t I will attempt to paste it here.

edges in relation to the total area. In other words, any given point within the fragment of land is, on a species composition for a given chunk of land. These species-composition changes found at edges are the types of vegetation that can grow there. Others.

exotic species that outcompete native species and habitat specialists.

1, human recreation and roadkill.

is, which means that the shape of a parcel can affect the diversity and ecological significance of the parcel. A sample was better than a parallelogram. Points were given to a parcel based upon its "closeness", if you will, to particular edges (especially when diverse types) can be a benefit. In habitat. This should be considered "ADDITIVE" points.

1d edge of a wetland.

average, closer to
ε caused by the following conditions:

a circle.

Section

I Preserve Natural Resources, Protects Water Quality or Wildlife Ha

- 1 Part or all of property is in the 100 year floodplain
- 2 Parcel includes rare, significant or endangered species habitat
- 3 Parcel includes areas of special biological or geological significance
- 4 Parcel contains high volume habitat (in top 25% of valuable habitat)

5 Parcel provides protection to the saltwater marsh

6 Parcel includes wildlife corridors

7 Parcel includes aquifer recharge areas: e.g. sand and gravel aqu

II Linkage, Buffers, Additions to Conservation Lands

5 Parcel creates a link between undeveloped parcels totaling at least

9 Parcels provides a 250' wide buffer of natural vegetation from the edge of rivers, streams, salt and freshwater marsh, beaches & bay

Physical Map References

Map 1=Water Resources & Riparian Habitats

Map 2=High Value Plant & Animal Habitats

Map 3=Undeveloped Habitat Blocks & Connectors and Conserved Lands

Co-Currence Map-Supplementary BwH Maps4,5,6

Map 7=Wetlands Characterization

Proposed

abitat

[FEMA's Preliminary Flood Insurance Rate Map 2017](#)

[Rare, Threatened, or Endangered Wildlife/State Listed Animal Habitats](#)

Known rare, threatened, or endangered species occurrence and/ or the associated habitats. Some species are labeled 'rare species' to protect them from collection.



Rare, Threatened, or Endangered

Wildlife/State Listed Animal Habitats: Known

rare, threatened, or endangered species occurrence and/ or the associated habitats.

Some species are labeled 'rare species' to protect them from collection. For more information please visit: [State of Maine](#)

[Endangered Wildlife](#)

[Exemplary Natural Communities](#)

129 different habitat types that occur in Maine, including floodplain forests, coastal bogs, alpine summits, and many others. Each type is assigned a rarity rank of 1 (Critically Imperiled) through 5 (Demonstrably Common). For more information please visit: [MNAP Natural Communities and Ecosystems](#)



Exemplary Natural Communities:

129 different habitat types that occur in Maine, including floodplain forests, coastal bogs, alpine summits, and many others. Each type is assigned a rarity rank of 1 (Critically Imperiled) through 5 (Demonstrably Common). For more information please visit: [MNAP Natural Communities and Ecosystems](#)

[Focus Areas of Statewide Ecological Significance](#)

Focus Areas of Statewide Ecological Significance have been designated based on an unusually rich convergence of rare plant and animal occurrences, high value habitat, and relatively intact natural landscapes (the combined elements of Beginning with Habitat Maps 1-3). Focus area boundaries were drawn by MNAP and MDIFW biologists, generally following drainage divides and/or major fragmenting features such as roads. Focus Areas are intended to draw attention to these truly special places in hopes of building awareness and garnering support for land conservation by landowners, municipalities, and local land trusts. For descriptions of specific Focus Areas, consult the Beginning with Habitat notebook or the following website: [State of Maine Focus Areas](#).

Focus Areas of Statewide Ecological Significance:



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trusts. For descriptions of specific Focus Areas, consult the Beginning with Habitat notebook or the following website: [State of Maine Focus Areas](#). in which developments would adversely affect ecosystems, or scenic and natural values. all land areas within seventy-five (75) feet, horizontal distance, of the normal high-water line of a stream, exclusive of those areas within the Stream Protection 2 District and those areas within two-hundred and fifty (250) feet, horizontal distance, of the normal high-water line of a great pond, or river, or within two-hundred and fifty (250) feet, horizontal distance, of the upland edge of a freshwater or coastal wetland. Where a stream and its associated shoreland area is located within two-hundred and fifty (250) feet, horizontal distance, of the above water bodies or wetlands, that land area shall be regulated under the terms of the shoreland district associated with that water body or wetland.

The Stream Protection 2 Overlay District includes all land areas within two hundred fifty (250) feet of the normal high water line of Stuart Brook east of the Maine Turnpike excluding the area within the travel way of Lucky Lane and the area upland of this way as shown on the Official Zoning Map and the normal high water line of the Nonesuch River as shown on the Official Zoning Map.

The Shoreland Overlay District is all land areas in the shoreland zone which are not in the Resource Protection District, the Stream Protection District, or the Stream Protection 2 District are in the Shoreland Overlay District.

[Physical Natural Resources & Aquatic Species and Habitats \(see below\)](#)

[Physical Natural Resources & Aquatic Species and Habitats](#)

National Wetlands Inventory Wetlands: National Wetlands Inventory (NW I) uses aerial photographs to approximate wetland locations. NW I data is not a comprehensive mapping of wetland resources and typically under represents the presence of wetlands on the landscape. The presence of wetlands needs to be determined in the field prior to conducting activities that could result in wetland disturbance. The US Fish and Wildlife Service (FWS) is the principal US Federal agency tasked with providing information to the public on the status and trends of our Nation's wetlands. For more information please visit: [USFW Wetlands](#)

Aquifers: An underground layer of water-bearing permeable rock, rock fractures or unconsolidated materials (gravel, sand, or silt). For more information please visit: [State of Maine Aquifers](#)

Public Water Supply Wells: The dataset consists of point locations of domestic wells reported to the Maine Geological Survey. For more information please visit: [State of Maine Public Water Supply](#)

Source Protection Area: Buffers (300 to 2,500 ft in radius) that represent source water protection around wells and surface water intakes for public water supply. *proportional to population size and type of water supply. For more information please visit: [State of Maine Source Protection](#)

Drainage Divides: These are the smallest hydrologic units mapped in Maine. They contain watershed boundaries for most ponds and rivers in Maine based on USGS 1:24,000 scale topography.

Wild Brook Trout Priority Areas: Avoid disturbing habitat within 100 feet of Brook Trout habitat; if riparian areas within that zone are cleared or degraded, than restoring the

[Undeveloped Habitat Blocks](#)

Undeveloped Habitat Blocks: Remaining land outside of Development Buffers. Blocks greater than 100 acres are labeled with their estimated acreage.

Conservation and Connectivity Planning Resources



Undeveloped Habitat Blocks: Remaining land outside of Development Buffers. Blocks greater than 100 acres are labeled with their

estimated acreage. For more information please visit: [Beginning With Habitat Map 3](#)

Physical Natural Resources & Aquatic Species and Habitats (see above)

These maps depict surface water features, shoreline habitats, drainage areas, riparian zones, public water supply, and other water resources. These maps show known locations of rare, threatened, endangered, or declining plant and animal species, significant natural resources, and other areas of biological significance. These maps highlight large (100+ acre) areas of undeveloped land and probable habitat connections, plus boundary lines between different land ownerships. These maps show areas where valued habitat features converge. Each feature is assigned a weight (1 to 4), and the maps are then ranked according to the total weight. These maps code wetlands with six different ecological functions: (1) runoff/floodflow alteration, (2) erosion control, (3) sedimentation, (4) nutrient cycling, (5) habitat provision, and (6) wildlife refuge.

Previously

Flood Insurance Rate Map - Dated:
High Value Plant & Animal Habitats

Data Sources

DATA SOURCE INFORMATION

TOWNSHIP BOUNDARIES

Maine Office of GIS: *Metwp24* (2019)

ROADS

Maine Office of GIS, Maine Department of Transportation: *Medotpub* (2019)

HYDROLOGY

U.S. Geological Survey National Hydrography Dataset (NHD) Maine (2012)

DEVELOPED

Maine Office of GIS, Maine Department of Inland Fisheries and Wildlife, and multiple other agencies: *Imperv* (2015)

ESSENTIAL & SIGNIFICANT WILDLIFE HABITATS

Maine Office of GIS, Maine Department of Inland Fisheries & Wildlife: *DWA, ETSC, Ehplvtrn, Ehrtern, IWWH, Sni, Shorebird, TWWH* (2018-2020)

RARE NATURAL COMMUNITIES & PLANTS

Maine Natural Areas Program: *MNAP_eos* (2020)

ATLANTIC SALMON HABITAT

Maine Office of GIS, Maine Atlantic Salmon Commission, U.S. Fish & Wildlife Service: *Ashab3* (2013)

DATA SOURCE CONTACT INFORMATION

Maine Office of GIS: <http://www.maine.gov/megis/catalog/>

Maine Natural Areas Program: <http://www.maine.gov/dacf/mnap/index.html>

Maine Department of Inland Fisheries & Wildlife: <http://www.maine.gov/ifw/>

U.S. Fish & Wildlife Service, Gulf of Maine Program: <http://gulfofmaine.fws.gov>

Maine Atlantic Salmon Commission: <http://www.maine.gov/asc/>

Maine Department of Transportation: <http://www.maine.gov/mdot/>

DIGITAL DATA REQUEST

To request digital data for a town or organization, please visit our website.

http://www.beginningwithhabitat.org/the_maps/gis_data_request.html

High Value Plant & Animal Habitats

See above

Valuable Habitat for U.S. Fish & Wildlife Service Priority Trust Species

No longer available

Scarborough Conservation and Public Lands, Coastal Mosaic Project, Wells Reserve 2001

"Wetlands Characterization" and "Water Resources and Riparian Habitat" maps - May 21, 20
Water Resources & Riparian Habitats

Data Sources

DATA SOURCE INFORMATION

TOWNSHIP BOUNDARIES

Maine Office of GIS (2020); *metwp24*

ROADS

Maine Office of GIS, Maine Department of Transportation (2021); *medotpub*

HYDROLOGY

USGS National Hydrography Dataset (NHD) Maine (2016)

DEVELOPED

Maine Office of GIS, Maine Department of Inland Fisheries and Wildlife (2020); *impervious_change_2015*

NATIONAL WETLANDS INVENTORY

U.S. Fish & Wildlife Service (2020); *NWI*

SHELLFISH

Maine Department of Marine Resources; *softshell_clams, hard_clams*

RIPARIAN BUFFERS

Maine Office of GIS, Maine Natural Areas Program (2011)

WELLS, WELL BUFFERS

Maine Office of GIS, Maine Department of Human Services-Drinking Water Program (2011); *wells, wellsbuf*

AQUIFERS

Maine Office of GIS, Maine Geological Survey (2011); *aquifer_polygons*

DRAINAGE DIVIDES

Maine Office of GIS (1994); *medrdrv*

BROOK TROUT HABITAT

Maine Department of Inland Fisheries & Wildlife (2020)

DATA SOURCE CONTACT INFORMATION

Maine Office of GIS: <http://www.maine.gov/megis/>

Maine Natural Areas Program: <http://www.maine.gov/dacf/mnap/index.html>

Maine Department of Marine Resources: <http://www.maine.gov/dmr/>

Maine Department of Transportation: <http://www.maine.gov/mdot/>

Maine Geological Survey: <http://www.maine.gov/doc/nrimc/mgs/mgs.htm>

Maine Department of Inland Fisheries & Wildlife: <http://www.maine.gov/ifw/wildlife/index.html>

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http://www.beginningwithhabitat.org/the_maps/gis_data_request.html

Large Undeveloped Habitat Blocks

Water Resources & Riparian Habitats (see above)

only wells, brook trout habitats, and shellfish growing areas.

significant habitats, and rare and exemplary natural communities.

boundaries of existing conserved lands. They also show development patterns, existing land cover, and the condition of the sum of those values is depicted as a different shade of green (the larger the sum, the darker the color). The map also shows (1) erosion/sediment retention, (2) finfish habitat, (3) shellfish habitat, (4) plant and animal habitat, and (5) cultural/educational

n of remaining habitat.

They provide a helpful overview for locating concentrations of natural resources in town and can be modified to include educational uses.

Include other features important to the town.

Land Acquisition Assessment Form 2.0

Creation Time: May 6, 2026 3:07 PM

Property / Project Name: 49 Grant Road (Beaver Brook)

Project Type: Proposal

Total Score: 505

* denotes data that is pulled live into the application. Where a year is listed, that is the last time the data was checked for updates.

Clean Water				
ID	Field Name	Scoring Description	Score / Value Assigned	Data Source(s)
CW1	Parcel includes significant aquifer or aquifer recharge area	50 points assigned if data overlaps with site	50	Aquifer Recharge Areas (Scarborough Open Space Plan, 2025)
CW2	Parcel provides a buffer of natural vegetation from the edge of rivers, streams, salt and freshwater marsh, lakes and ponds, beaches and bay.	Based on the area of each buffer width that overlaps with the site: 75 ft buffer = 0.5 points per acre 250 ft buffer = 0.75 points per acre 500 ft buffer = 1 points per acre	50	National Hydrography Dataset (2025), National Wetland Inventory (2025)
CW3	Parcel includes erodible bluff or steep slopes	50 points assigned if data overlaps with site	50	Unstable Bluff Data (Maine Geological Survey, 2025), Steep Slopes (Open Space Plan, 2025)
CW4	Parcel includes highly erodible soils	20 points assigned if data overlaps with site	20	Erodible Soils (Soil Survey Geographic Database, NRCS, 2025)
	Additional CW Considerations (Notes)			User Input
	Additional CW Points Awarded			User Input
CW	Clean Water Total		170	

Environmental Hazards				
ID	Field Name	Scoring Description	Score / Value Assigned	Data Source(s)
EH1	Parcel includes land within or adjacent to the 10.9 ft sea level rise migration plain	1/2 point per acre that overlaps with site, maximum 40 points	0	Sea Level Rise Scenarios (Maine Geological Survey, 2025)
EH2	Part or all of parcel is in the 100 year floodplain	1/2 point per acre that overlaps with site, maximum 20 points	0	FEMA Flood Maps (Flood Zones, 2025)
EH3	Parcel is included in, or adjacent to, a Resource Protection Zone	20 points assigned if data overlaps with or is adjacent to site	0	Resource Protection Overlay (Town of Scarborough, 2025)
EH4	Parcel is included in or adjacent to Shoreland Zone	20 points assigned if data overlaps with or is adjacent to site	0	Shoreland Zone Overlay (Town of Scarborough, 2025)
EH5	Size of parcel in acres	< 20 acres = 20 pts 21-50 acres = 30 pts 51-100 acres = 40 pts > 100 acres = 50 pts	50	Area of polygon drawn by user
		Additional EH Considerations (Notes)		
		Additional EH Points Awarded		
EH	Environmental Hazards Total		50	
Habitat				
ID	Field Name	Scoring Description	Score / Value Assigned	Data Source(s)
H1	Parcel includes potential habitat for significant species	50 points assigned if data overlaps with site	50	Scarborough Habitat Data Layer (Open Space Plan, 2025)
H2	Parcel contains significant species	20 points assigned if data overlaps with site	0	Endangered, Threatened, and Special Concern Habitat (MDIFW)*
H3	Parcel includes wetlands	50 points assigned if data overlaps with site	50	National Wetland Inventory (2025)
Parcel includes habitat feature or designation, including:				

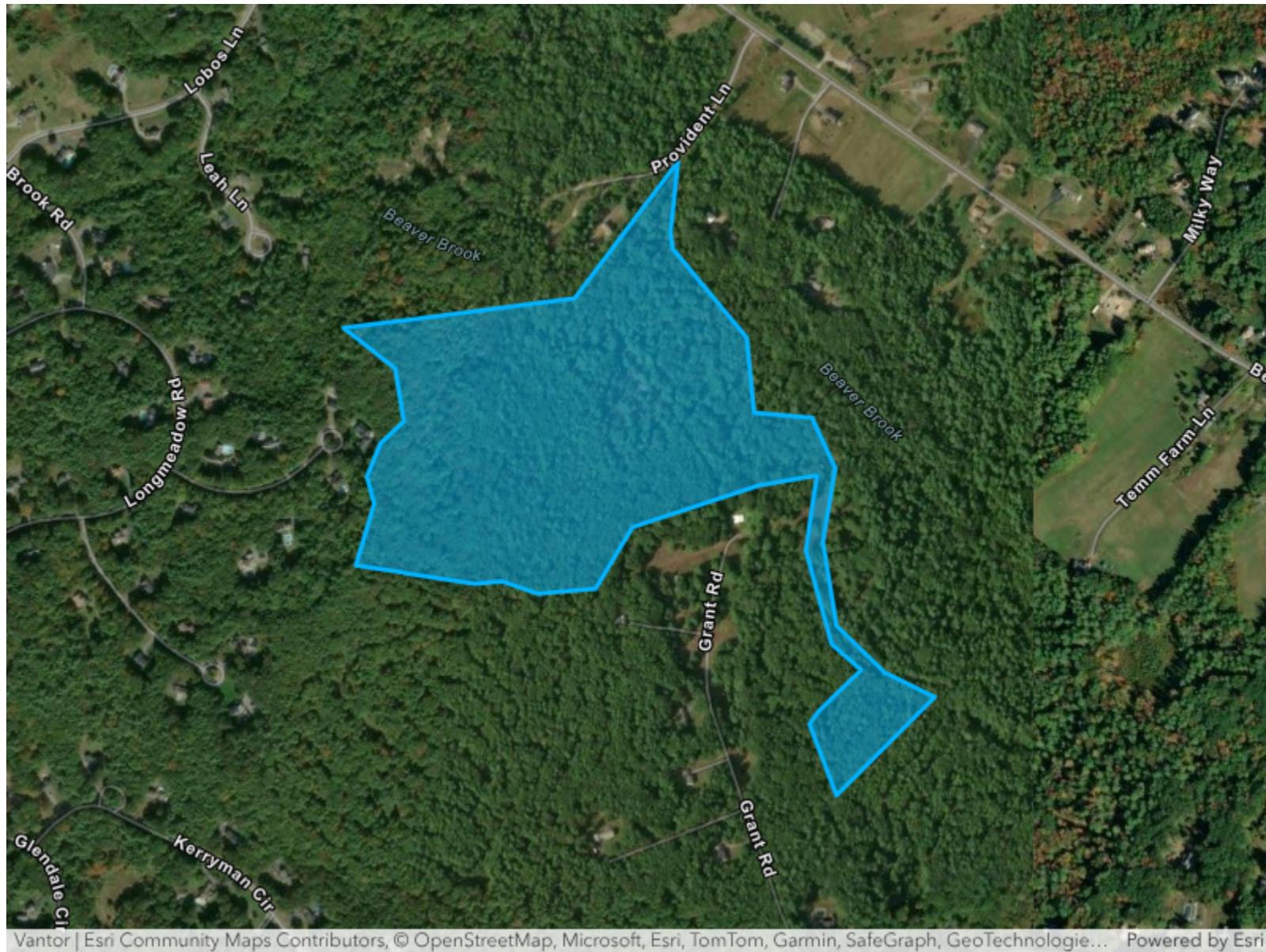
H4.1	Wildlife Corridor	10 points assigned if data overlaps with site	10	Wild Brook Trout Priority Conservation Habitat (MDIFW)*, Riparian Stream and River Buffers (Beginning with Habitat)*, Aquifer Recharge Areas (Scarborough Open Space Plan, 2025), National Wetlands Inventory (2025)
H4.2	Ecosystem of Significance	10 points assigned if data overlaps with site	0	Ecosystems of Significance (Maine Natural Areas Program, 2025)
H4.3	Deer Wintering Area	10 points assigned if data overlaps with site	0	Deer Wintering Areas (MDIFW)*
H4.4	Significant Vernal Pools	20 points assigned if data overlaps with site	0	Significant Vernal Pools (MDIFW)*
H4.5	Riparian/Road Connectors	10 points assigned if data overlaps with site	0	Riparian/Road Habitat Connectors (Beginning with Habitat, 2025)
H4.6	Tidal or Inland Wading Bird Waterfowl Habitat	10 points assigned if data overlaps with site	0	Tidal Wading Bird Waterfowl Habitat (MDIFW)*, Inland Wading Bird Waterfowl Habitat (MDIFW)*
	Additional H Considerations (Notes)			
	Additional Points Awarded			
H	Habitat Score Total		110	
Recreation & Connectivity				
ID	Field Name	Scoring Description	Score / Value Assigned	Data Source(s)
RC1	Creates a link between protected parcels	50 points assigned if site abuts 2+ protected land parcels	50	Scarborough Protected Lands (Open Space Plan)*

RC2	Parcel creates a link between trails	50 points assigned if site is within 100 meters of an existing trail	0	Scarborough Trails (Open Space Plan)*
RC3	Parcel abuts protected lands	50 points assigned if site abuts at least one protected land parcel	50	Scarborough Protected Lands (Open Space Plan, 2025)
RC4	Parcel is near protected lands	25 points assigned if site is within 800 meters of a protected land parcel	25	Scarborough Protected Lands (Open Space Plan)*
Public Access				
RC5.1	Provides public access for passive recreation	20 points assigned if user selects "yes."		User Input
RC5.2	Potential to Add or Expand Passive Recreation Opportunities	20 points assigned if user selects "yes."		User Input
RC5	Passive Recreation Opportunities Total		0	
RC6.1	Public Access to Ocean or Beaches	20 points assigned if there will be public access and feature is adjacent to or within site.	0	National Hydrography Dataset (2025)
RC6.2	Public Access to Saltwater Marsh or Tidal River	20 points assigned if there will be public access and feature is adjacent to or within site.	0	National Wetlands Inventory (2025), National Hydrography Dataset (2025)
RC6.3	Public Access to Upland River, Lake, Pond, Freshwater Marsh	10 points assigned if there will be public access and feature is adjacent to or within site.	0	National Wetlands Inventory (2025), National Hydrography Dataset (2025)
RC6.4	Public Access to Fields and Forest	10 points assigned if the user selects "yes."	0	User Input

RC6.5	Public Access to Another Area	10 points assigned if user selects "yes."	0	User Input
RC6	Public Access Total Score		0	
RC7	Passive Recreation Access/Distribution	20 points assigned if there are no other passive recreation opportunities within 1/2 mile	0	User Input
Scenic Views	Parcel offers scenic views of any of the following from a public roadway:			
RC8.1	Marsh, Tidal River, Beaches, Bay			User Input
RC8.2	Field or Farmland			User Input
RC8.3	Forest Land			User Input
RC8.4	Rural Road Corridors			User Input
RC8.5	Special or Unique Vistas			User Input
RC8.6	Historical Significance, Archeological Site, Cemetery			User Input
RC8.7	Working Forest, Pasture, Farm			User Input
	Scenic Views Notes			User Input
RC8	Scenic Views Total	20 points assigned if there is a scenic view of any of the above.	0	User Input
	Additional RC Considerations (Notes)			User Input
	Additional RC Points Awarded			User Input
RC	Recreation and Connectivity Score Total		125	
Working Lands				
ID	Field Name	Scoring Description	Score / Value Assigned	Data Source(s)
WL1	Does this area contain crops, grazing land, or tree farming, and will it continue to be used for that?	30 points assigned if user input is "yes."		User Input

	Additional WL Considerations (Notes)			User Input
	Additional WL Points Awarded			User Input
WL	Working Lands Score Total		0	
Other Considerations				
ID	Field Name	Scoring Description	Score / Value Assigned	Data Source(s)
Funding Sources				
OC1	Leveraged Investment	50 points assigned if the percent of Land Bond funding is 50% or less. 20 points assigned if the percent of Land Bond funding is 51-75%.	0 (based on % Land Bond Funding)	User Input
OC1.1	Private Funding			User Input
OC1.2	State Funding			User Input
OC1.3	Federal Funding			User Input
OC1.4	Other Funding			User Input
OC1.5	Non-Town Funds Allocated for Parcel Maintenance and Improvement	20 points assigned if there are non-Town funds allocated for maintenance/improvement of the site.	0	User Input
OC2	Is a portion of this parcel included in the 2025 Open Space Plan High Value or Focus Areas?	50 points assigned if data overlaps with site	50	High Value Focus Areas (Scarborough Open Space Plan, 2025), Contiguous Focus Area (Scarborough Open Space Plan, 2025)
	Additional OC Considerations (Notes)			User Input
	Additional OC Points Awarded			User Input
OC	Other Considerations Total Score		50	
Total Score:			505	

Note: To view more detail or adjust scoring, please see the online Scarborough Land Aquisition Assessment Form.



Town of Scarborough, Maine

LAND ACQUISITION APPLICATION FORM

Property Name: Silver Brook Preserve II Date: 4-30-24

Applicant Name: Scarborough Land Trust

GENERAL INFORMATION:

Property Address: 65 Hanson Rd

Scarborough, Maine 04074

Mailing Address: _____

PO Box 1237

Scarborough, ME 04074

Contact Person: Scott Kunkler

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

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

Roland Libby

Deed type: Release Deed Book / page# 10224/ 214

Current Assessed Value \$501,000

Recent appraised value (if available) \$1,450,000

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 # R001 Lot # 003 Zoning District RF

Total Acres: 129.7 Proposed purchase acres: 129.7 Proposed easement acres 0

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 is requesting funding to purchase and conserve 129.7 acres of undeveloped forests, grassland, wetlands, and streams located along Hanson and Tapley roads. The property connects to 813 acres of contiguous conserved lands in Scarborough, Saco, and Buxton, expanding the size of this area to 943 acres. The purchase will protect ~50 acres of upland forests, 75 acres of wetlands, and 3,200 ft. of frontage along Silver Brook and an unnamed brook that feeds into Silver Brook. The wetlands consist of emergent and forested wetlands, both types considered a decreasing wetland type by USFWS. The wetlands are crucial for absorbing impacts of flooding and drought, and provide essential habitat for amphibians, reptiles, and other wildlife. Silver Brook is known by MDIFW to support a population of wild Brook Trout, as well as American Eel, Blacknosed Dace, Golden Shiner, Lake Chub, and White Sucker. MDIFW's website states, "Brook trout populations are heavily influenced by their environment ... they are incredibly resilient in their undisturbed habitats." Protecting this property will help support continued populations of wild trout. The upland forests provide critical terrestrial habitat and food sources for reptiles, amphibians, birds, mammals, and invertebrate, and act as an important migratory stopover for songbirds. The property also provides habitat for deer, turkey, and other game species. MDIFW has identified 33 acres as Deer Wintering Habitat. MNAP has identified the property as part of the Greater Maine New England Cottontail (NEC) Focal Area. NEC is considered endangered in Maine. MDIFW believes the property could support NEC in the thickets and shrubs. A survey of bats on SLT's Broadturn Farm, located adjacent to the property, identified the Maine endangered Little Brown Bat (*Myotis lucifugus*). It is possible these bats are present on this property as well. Nature's Network, a coalition lead by USFWS, has identified 30 acres of the property as Core Habitat for Imperiled Species and considers the property excellent habitat for the Maine threatened Spotted Turtle (*Clemmys guttata*). According to MNAP, the entire property consists of geophysical settings that are under-represented across the Northeast and are key drivers for biodiversity. Vision #1 of the Town of Scarborough's Comprehensive Plan identifies the importance of our open space lands. As part of its action plan, the Town states, "significant natural resources, agricultural land, and open space should be protected, and an interconnected network of public open space developed where feasible." The purchase of this property will help to further this vision, as well as advance the Town's 30 x 30 goal. SLT plans to provide for recreational opportunities such as hiking, skiing, snowshoeing, wildlife observation, hunting, and fishing. SLT will also provide educational programs for people of all ages that bring awareness of the values of Silver Brook, the forests and wetlands that surround it, as well as understand the property's role in mitigating the impacts of climate change.

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

Please explain: We recently purchased 50 Hanson Rd from the same owner as this property, and have been in discussions with the family for over a year. In that time, we worked together to determine the area they would like to conserve and completed a survey that reflects that area.

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:

South on US Route 1 to Broadturn Rd. Go west on Broadturn to Hanson Rd. Turn left and go south to the property 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

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) _____

Town of Scarborough, Maine

LAND ACQUISITION APPLICATION FORM

Property Name: Silver Brook Preserve II Date: 4-30-24

Applicant Name: Scarborough Land Trust

GENERAL INFORMATION:

Property Address: 65 Hanson Rd

Scarborough, Maine 04074

Mailing Address: _____

PO Box 1237

Scarborough, ME 04074

Contact Person: Scott Kunkler

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

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

Roland Libby

Deed type: Release Deed Book / page# 10224/ 214

Current Assessed Value \$501,000

Recent appraised value (if available) \$1,450,000

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 # R001 Lot # 003 Zoning District RF

Total Acres: 129.7 Proposed purchase acres: 129.7 Proposed easement acres 0

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:

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- ☒ 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

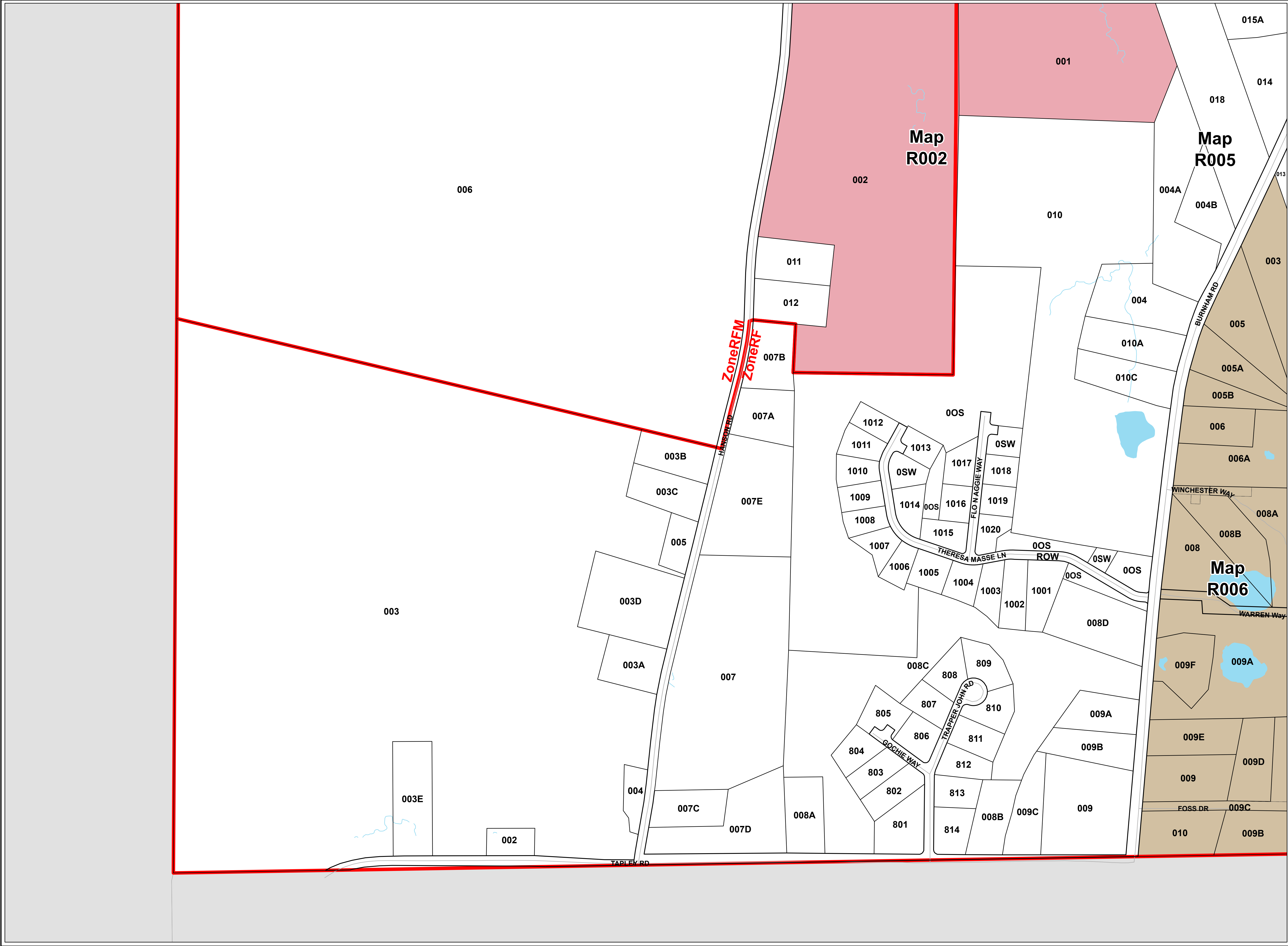
- ☐ Existing active recreation (ball fields, motorized vehicles, etc.)
- ☐ Potential active recreation
- ☐ Existing passive recreation (birding, hiking, horseback riding, skiing, etc.)
- ☒ Potential passive recreation

- ☒ Scenic views
- ☐ Historical significance (cemetery, monument, archeological site)

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

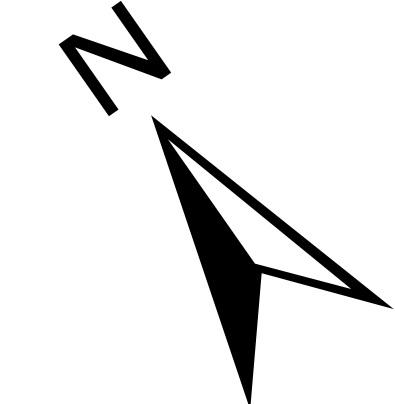


Town of
Scarborough
Maine

For Assessing
Purposes Only

- Legend
- Easements
 - Condo
 - - - County Boundary
 - Private ROW
 - Property Line
 - Right of Way
 - - - Town Boundary
 - Water
 - Railroad
 - Arrow/Hook Lines
 - Zoning

April 1, 2022



1:2,700

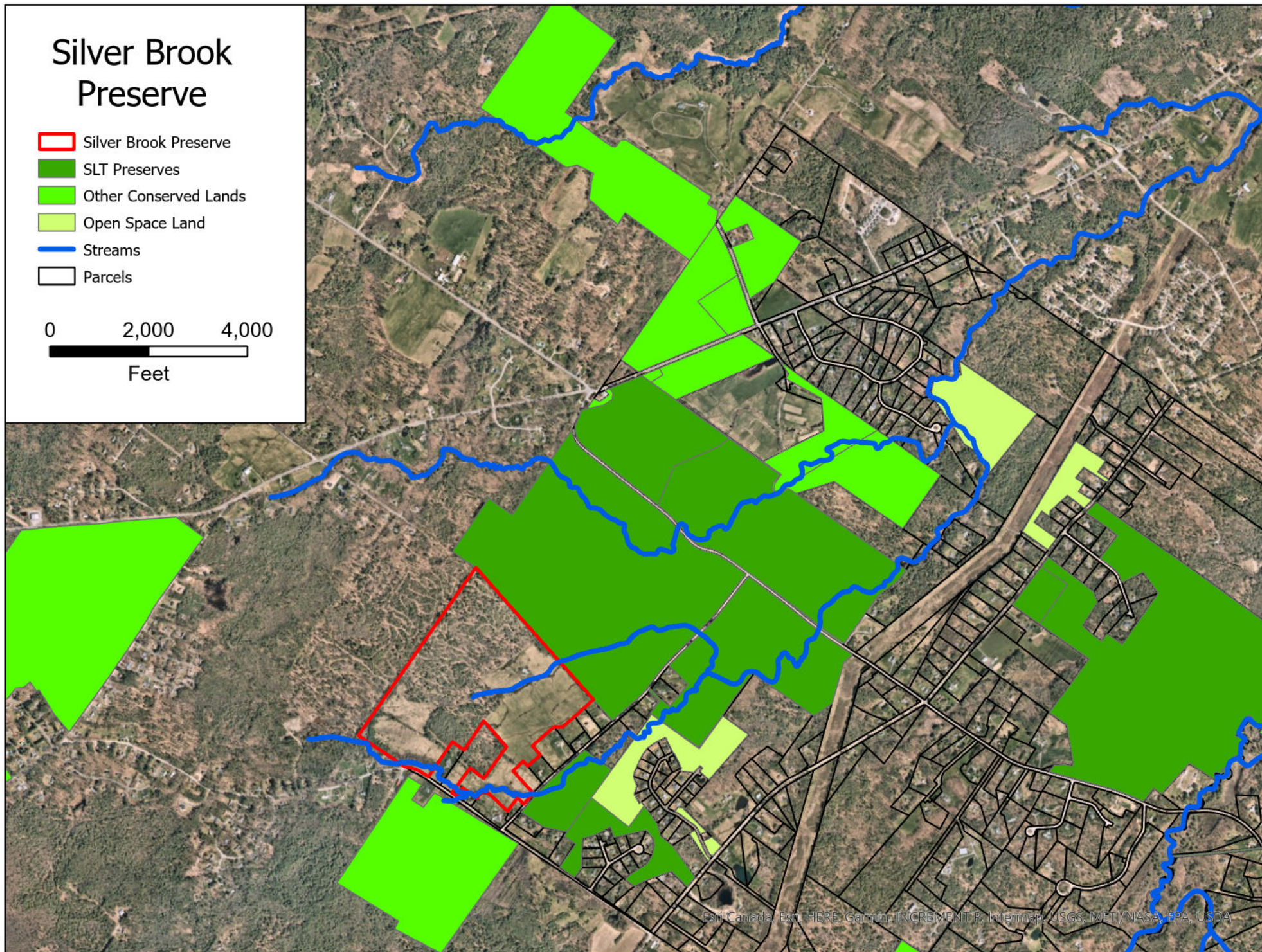
Map
Number

R001

Silver Brook Preserve

-  Silver Brook Preserve
-  SLT Preserves
-  Other Conserved Lands
-  Open Space Land
-  Streams
-  Parcels

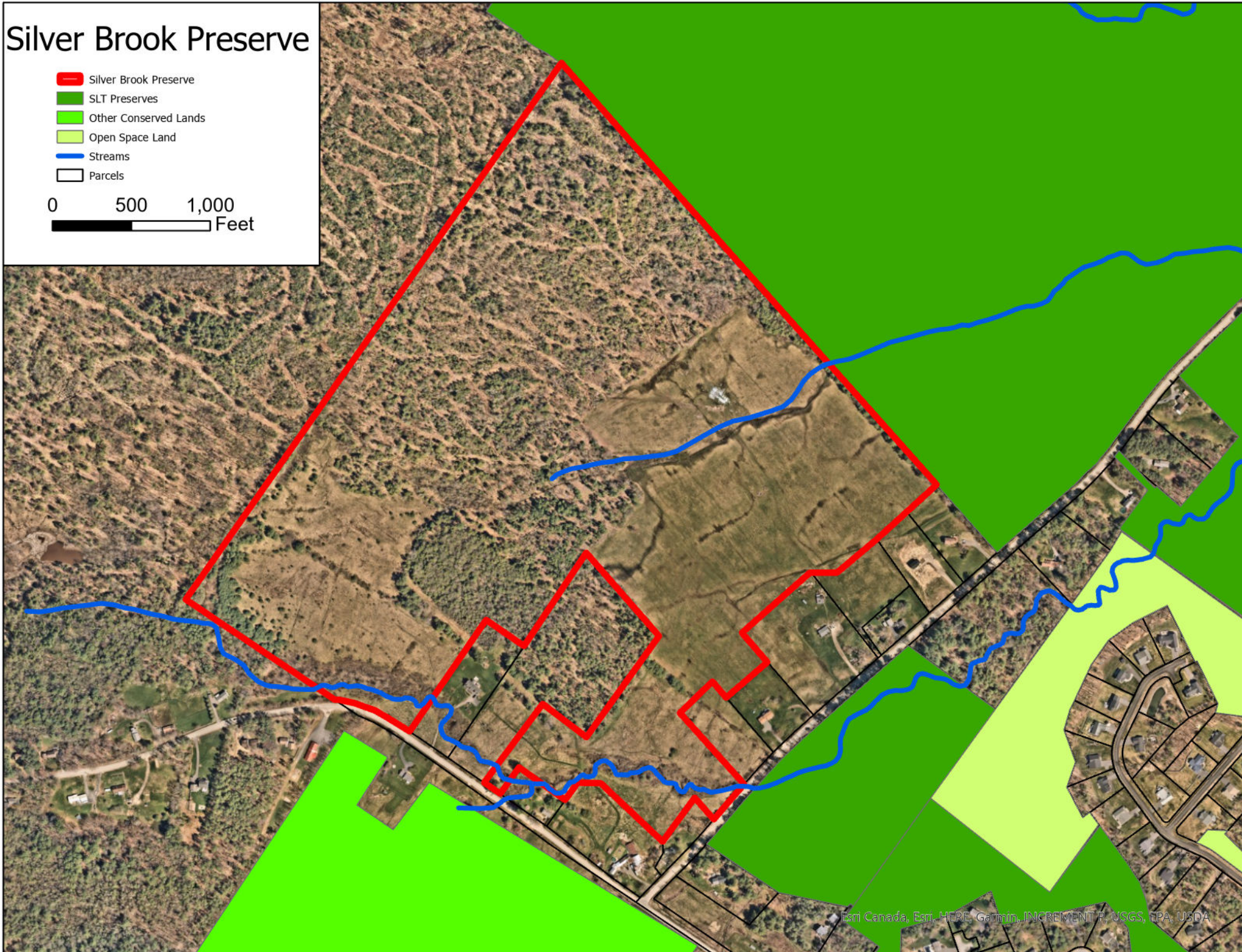
0 2,000 4,000
Feet



Silver Brook Preserve

-  Silver Brook Preserve
-  SLT Preserves
-  Other Conserved Lands
-  Open Space Land
-  Streams
-  Parcels

0 500 1,000
Feet

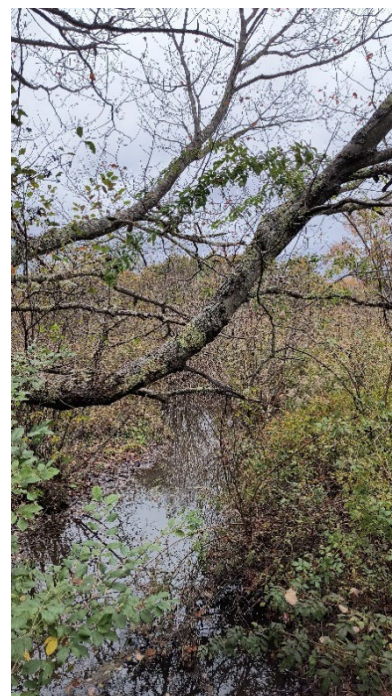


**Acquisition of Silver Brook Preserve II
Scarborough Land Trust**

<i>Expense</i>	<i>Estimate</i>	<i>Actual</i>
Purchase price of property		\$1,450,000
Appraisal		\$2,500
Environmental Review	\$2,200	
Survey		\$0
Legal Fees	\$4,000	
Closing costs including title policy	\$3,500	
Stewardship		\$100,000
Land Protection Staff Costs	\$16,640	
Overhead and Administration	\$36,971	
Total		\$1,615,811

<i>Revenue</i>	SLT funding	Land for Maine's Future	Town of Scarborough Land Bond	Total
Purchase price of property	\$70,000	\$580,000	\$800,000	\$1,450,000
Appraisal	\$2,500	\$0	\$0	\$2,500
Environmental Review	\$2,200	\$0	\$0	\$2,200
Survey	\$0	\$0	\$0	\$0
Legal Fees	\$4,000	\$0	\$0	\$4,000
Closing costs including title policy	\$3,500	\$0	\$0	\$3,500
Stewardship costs- Long-term	\$75,000	\$25,000	\$0	\$100,000
Land Protection Staff Costs	\$16,640	\$0	\$0	\$16,640
Overhead and Administration	\$36,971	\$0	\$0	\$36,971
Totals	\$210,811	\$605,000	\$800,000	\$1,615,811

Silver Brook Preserve II







Land Acquisition Assessment Form

Property 65 Hanson Road, Scarborough, Maine

I Preserve Natural Resources, Protects Water Quality or Wildlife Habitat

1 Part or all of property is in the 100 year floodplain

Flood Insurance Rate Map - Dated:

Quantity	Point Value Per Unit	Maximum Points	Total Points
0	1 pt. per acre	20	0

2 Parcel includes rare, significant or endangered species habitat

Map reference: Beginning with Habitat - Town of Scarborough

"High Value Plant & Animal Habitats, May 21, 2001"

127	1 pt. per % of total acreage	50	50
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3 Parcel includes areas of special biological or geological significance
e.g. nesting areas, waterfall, peat bog, old growth, vernal pools.

Map reference: Beginning with Habitat - Town of Scarborough

"High Value Plant & Animal Habitats, May 21, 2001"

3	10 pts per feature	50	30
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4 Parcel contains high volume habitat (in top 25% of valuable habitat)

a Fresh water, non-forested, lakes, rivers

b Grass, shrubs, bare ground

c Marine, estuarine, intertidal

d Forest and forested wetlands

Map reference: Beginning with Habitat - Town of Scarborough

"Valuable Habitat for U.S. Fish & Wildlife Service Priority Trust Species for the

Town of Scarborough, Maine - Top 25% May 21, 2001

%			
50	1 pt. per % of total acreage		50
0	1 pt. per % of total acreage		0
0	1 pt. per % of total acreage		0
50	1 pt. per % of total acreage		50
Total for #4 must be 50 points or less:		50	

5 Parcel provides protection to the saltwater marsh

Map reference: Scarborough parcel map per assessor's office - Dated:

Scarborough Conservation and Public Lands, Coastal Mosaic Project, Wells Reserve 2001

0	1/2 pt. per acre	50	0
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6 Parcel includes wildlife corridors

Map reference: Beginning with Habitat - Town of Scarborough

"Wetlands Characterization" and "Water Resources and Riparian Habitat" maps - May 21, 2001

25	1 pt. per 100 feet	25	25
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7 Parcel includes aquifer recharge areas: e.g. sand and gravel aquifer

Map reference: Beginning with Habitat - Town of Scarborough

"Wetlands Characterization" and "Water Resources and Riparian Habitat" maps - May 21, 2001

0	1/2 pt. per acre	25	0
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II Linkage, Buffers, Additions to Conservation Lands

1 Size of parcel in acres:

Map reference: Scarborough parcel map per assessor's office - Dated:

Quantity	Point Value Per Unit	Maximum Points	Total Points
127.49	< 20 acres 20 pts 21-50 acres 30 pts 51-100 acres 40 pts > 100 acres 50 pts	50	50

2 Shape: maximum area, minimum perimeter provides best habitat

Map reference: Scarborough parcel map per assessor's office - Dated:

0.083	sq root of area/perimeter 24% - 24.4% = 30 pts 24.5% - 25% = 50 pts		0
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3 Creates a link between public or protected parcels totaling at least 20 acres

Use total acreage of all linked parcels

Map reference: Scarborough Conservation and Public Lands, Coastal Mosaic Project, Wells Reserve 2001

Automatically qualifies for point in #5 below

Yes	20-50 acres = 15 pts 51-100 acres = 30 pts > 100 acres = 50 pts		50
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4 Parcel creates a link between trails

External input and on-site observation. Trail map reference when available

15000	1 pt. per 100 feet	50	50
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5 Parcel creates a link between undeveloped parcels totaling at least 20 acres

Use total acreage of parcel only

Map reference: Beginning with Habitat Town of Scarborough

"Large Undeveloped Habitat Blocks, May 21, 2001"

127.49	20-50 acres = 15 pts 51-100 acres = 30 pts > 100 acres = 50 pts	50	50
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6 Parcel abuts public public or protected lands

Use total acreage of parcel only

Map reference: Scarborough Conservation and Public Lands, Coastal Mosaic Project, Wells Reserve 2001

127.49	1 pt. per acre	50	50
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7 Parcel is near protected lands

Map reference: Scarborough Conservation and Public Lands, Coastal Mosaic Project, Wells Reserve 2001

	>1/2 mile = 1/2 pt per acre	127.49	127.49
	1/4 - 1/2 mile = 3/4 pt per acre		
127.49	<1/4 mile = 1 pt per acres		

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)

	Length of buffer: 100' - 150' = 2pts/100' 151' - 200' = 3pts/100' 201' - 250' = 4pts/100' > 250' = 5pts/100'	20	20
--	--	----	----

- 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)

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

#8 & #9 - Map reference: Beginning with Habitat - Town of Scarborough "Water Resources and Riparian Habitat" maps - May 21, 2001

- 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	10	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

Quantity	Point Value Per Unit	Maximum Points	Total Points
0	2 pts. per acres	50	0
0	2 pts. per acres	50	0
127	1 pt. per acre	25	25
0	1 pt. per acre	20	0

Map reference: Scarborough Conservation and Public Lands, Coastal Mosaic Project, Wells Reserve 2001

Scarborough parcel map per assessor's office - Dated:

IV Parcel offers opportunity for recreation

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

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

- 2 Passive: i.e. picnicking, exploring, birding,
hiking, horseback riding.

potential	127.49	1 pt. per acre	20	20
existing	127.49	1 pt. per acre	20	20

V Community Character:

Quantity	Point Value Per Unit	Maximum Points	Total Points
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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
127.49	1 pt. per acre	50	50
127.49	1 pt. per acre	50	50
500	1 pt. per 100 ft	50	5
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*

Quantity	Point Value Per Unit	Maximum Points	Total Points
127.49	1 pt. per acre	50	50
0	1 pt. per acre	50	0
127.49	1 pt. per acre	50	50
0	-.01 x cost per acre	NA	0

Total Points
922.49

Land Acquisition Assessment Form 2.0

Creation Time: May 6, 2026 3:28 PM

Property / Project Name: 65 Hanson Road (Silver Brook Preserve II)

Project Type: Proposal

Total Score: 425

* denotes data that is pulled live into the application. Where a year is listed, that is the last time the data was checked for updates.

Clean Water				
ID	Field Name	Scoring Description	Score / Value Assigned	Data Source(s)
CW1	Parcel includes significant aquifer or aquifer recharge area	50 points assigned if data overlaps with site	0	Aquifer Recharge Areas (Scarborough Open Space Plan, 2025)
CW2	Parcel provides a buffer of natural vegetation from the edge of rivers, streams, salt and freshwater marsh, lakes and ponds, beaches and bay.	Based on the area of each buffer width that overlaps with the site: 75 ft buffer = 0.5 points per acre 250 ft buffer = 0.75 points per acre 500 ft buffer = 1 points per acre	50	National Hydrography Dataset (2025), National Wetland Inventory (2025)
CW3	Parcel includes erodible bluff or steep slopes	50 points assigned if data overlaps with site	0	Unstable Bluff Data (Maine Geological Survey, 2025), Steep Slopes (Open Space Plan, 2025)
CW4	Parcel includes highly erodible soils	20 points assigned if data overlaps with site	0	Erodible Soils (Soil Survey Geographic Database, NRCS, 2025)
	Additional CW Considerations (Notes)			User Input
	Additional CW Points Awarded			User Input
CW	Clean Water Total		50	

Environmental Hazards				
ID	Field Name	Scoring Description	Score / Value Assigned	Data Source(s)
EH1	Parcel includes land within or adjacent to the 10.9 ft sea level rise migration plain	1/2 point per acre that overlaps with site, maximum 40 points	0	Sea Level Rise Scenarios (Maine Geological Survey, 2025)
EH2	Part or all of parcel is in the 100 year floodplain	1/2 point per acre that overlaps with site, maximum 20 points	0	FEMA Flood Maps (Flood Zones, 2025)
EH3	Parcel is included in, or adjacent to, a Resource Protection Zone	20 points assigned if data overlaps with or is adjacent to site	0	Resource Protection Overlay (Town of Scarborough, 2025)
EH4	Parcel is included in or adjacent to Shoreland Zone	20 points assigned if data overlaps with or is adjacent to site	20	Shoreland Zone Overlay (Town of Scarborough, 2025)
EH5	Size of parcel in acres	< 20 acres = 20 pts 21-50 acres = 30 pts 51-100 acres = 40 pts > 100 acres = 50 pts	50	Area of polygon drawn by user
	Additional EH Considerations (Notes)			
	Additional EH Points Awarded			
EH	Environmental Hazards Total		70	
Habitat				
ID	Field Name	Scoring Description	Score / Value Assigned	Data Source(s)
H1	Parcel includes potential habitat for significant species	50 points assigned if data overlaps with site	50	Scarborough Habitat Data Layer (Open Space Plan, 2025)
H2	Parcel contains significant species	20 points assigned if data overlaps with site	20	Endangered, Threatened, and Special Concern Habitat (MDIFW)*
H3	Parcel includes wetlands	50 points assigned if data overlaps with site	50	National Wetland Inventory (2025)
Parcel includes habitat feature or designation, including:				

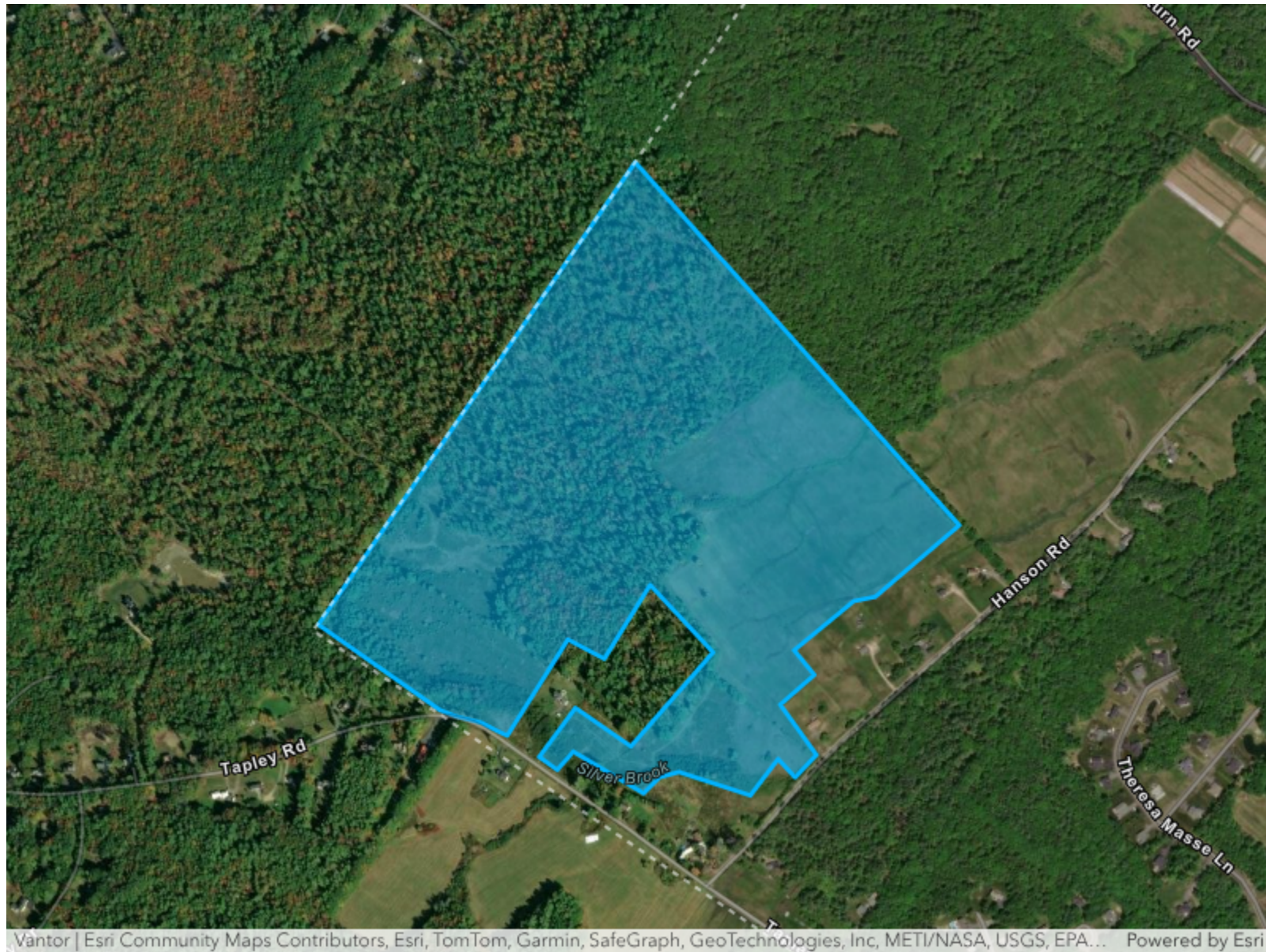
H4.1	Wildlife Corridor	10 points assigned if data overlaps with site	10	Wild Brook Trout Priority Conservation Habitat (MDIFW)*, Riparian Stream and River Buffers (Beginning with Habitat)*, Aquifer Recharge Areas (Scarborough Open Space Plan, 2025), National Wetlands Inventory (2025)
H4.2	Ecosystem of Significance	10 points assigned if data overlaps with site	0	Ecosystems of Significance (Maine Natural Areas Program, 2025)
H4.3	Deer Wintering Area	10 points assigned if data overlaps with site	0	Deer Wintering Areas (MDIFW)*
H4.4	Significant Vernal Pools	20 points assigned if data overlaps with site	0	Significant Vernal Pools (MDIFW)*
H4.5	Riparian/Road Connectors	10 points assigned if data overlaps with site	0	Riparian/Road Habitat Connectors (Beginning with Habitat, 2025)
H4.6	Tidal or Inland Wading Bird Waterfowl Habitat	10 points assigned if data overlaps with site	0	Tidal Wading Bird Waterfowl Habitat (MDIFW)*, Inland Wading Bird Waterfowl Habitat (MDIFW)*
	Additional H Considerations (Notes)			
	Additional Points Awarded			
H	Habitat Score Total		130	
Recreation & Connectivity				
ID	Field Name	Scoring Description	Score / Value Assigned	Data Source(s)
RC1	Creates a link between protected parcels	50 points assigned if site abuts 2+ protected land parcels	50	Scarborough Protected Lands (Open Space Plan)*

RC2	Parcel creates a link between trails	50 points assigned if site is within 100 meters of an existing trail	0	Scarborough Trails (Open Space Plan)*
RC3	Parcel abuts protected lands	50 points assigned if site abuts at least one protected land parcel	50	Scarborough Protected Lands (Open Space Plan, 2025)
RC4	Parcel is near protected lands	25 points assigned if site is within 800 meters of a protected land parcel	25	Scarborough Protected Lands (Open Space Plan)*
Public Access				
RC5.1	Provides public access for passive recreation	20 points assigned if user selects "yes."		User Input
RC5.2	Potential to Add or Expand Passive Recreation Opportunities	20 points assigned if user selects "yes."		User Input
RC5	Passive Recreation Opportunities Total		0	
RC6.1	Public Access to Ocean or Beaches	20 points assigned if there will be public access and feature is adjacent to or within site.	0	National Hydrography Dataset (2025)
RC6.2	Public Access to Saltwater Marsh or Tidal River	20 points assigned if if there will be public access and feature is adjacent to or within site.	0	National Wetlands Inventory (2025), National Hydrography Dataset (2025)
RC6.3	Public Access to Upland River, Lake, Pond, Freshwater Marsh	10 points assigned if if there will be public access and feature is adjacent to or within site.	0	National Wetlands Inventory (2025), National Hydrography Dataset (2025)
RC6.4	Public Access to Fields and Forest	10 points assigned if the user selects "yes."	0	User Input

RC6.5	Public Access to Another Area	10 points assigned if user selects "yes."	0	User Input
RC6	Public Access Total Score		0	
RC7	Passive Recreation Access/Distribution	20 points assigned if there are no other passive recreation opportunities within 1/2 mile	0	User Input
Scenic Views	Parcel offers scenic views of any of the following from a public roadway:			
RC8.1	Marsh, Tidal River, Beaches, Bay			User Input
RC8.2	Field or Farmland			User Input
RC8.3	Forest Land			User Input
RC8.4	Rural Road Corridors			User Input
RC8.5	Special or Unique Vistas			User Input
RC8.6	Historical Significance, Archeological Site, Cemetery			User Input
RC8.7	Working Forest, Pasture, Farm			User Input
	Scenic Views Notes			User Input
RC8	Scenic Views Total	20 points assigned if there is a scenic view of any of the above.	0	User Input
	Additional RC Considerations (Notes)			User Input
	Additional RC Points Awarded			User Input
RC	Recreation and Connectivity Score Total		125	
Working Lands				
ID	Field Name	Scoring Description	Score / Value Assigned	Data Source(s)
WL1	Does this area contain crops, grazing land, or tree farming, and will it continue to be used for that?	30 points assigned if user input is "yes."		User Input

	Additional WL Considerations (Notes)			User Input
	Additional WL Points Awarded			User Input
WL	Working Lands Score Total		0	
Other Considerations				
ID	Field Name	Scoring Description	Score / Value Assigned	Data Source(s)
Funding Sources				
OC1	Leveraged Investment	50 points assigned if the percent of Land Bond funding is 50% or less. 20 points assigned if the percent of Land Bond funding is 51-75%.	0 (based on % Land Bond Funding)	User Input
OC1.1	Private Funding			User Input
OC1.2	State Funding			User Input
OC1.3	Federal Funding			User Input
OC1.4	Other Funding			User Input
OC1.5	Non-Town Funds Allocated for Parcel Maintenance and Improvement	20 points assigned if there are non-Town funds allocated for maintenance/improvement of the site.	0	User Input
OC2	Is a portion of this parcel included in the 2025 Open Space Plan High Value or Focus Areas?	50 points assigned if data overlaps with site	50	High Value Focus Areas (Scarborough Open Space Plan, 2025), Contiguous Focus Area (Scarborough Open Space Plan, 2025)
	Additional OC Considerations (Notes)			User Input
	Additional OC Points Awarded			User Input
OC	Other Considerations Total Score		50	
Total Score:			425	

Note: To view more detail or adjust scoring, please see the online Scarborough Land Aquisition Assessment Form.



Town of Scarborough, Maine

LAND ACQUISITION APPLICATION FORM

Property Name: Libby Property Date: 3/9/2021

Applicant Name: Scarborough Land Trust

GENERAL INFORMATION:

Property Address: 196 Gorham Road

Scarborough, Maine 04074

Mailing Address: PO Box 1237

Scarborough, ME 04070

Contact Person: Andrew Mackie

Phone # 207-289-1199 e-mail: amackie@scarboroughlandtrust.org

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

—

Douglas W. Libby

—

—

Deed type: Quit-claim Book / page# Book 3797 Page 15

Current Assessed Value \$161,700

Recent appraised value (if available) \$620,000 (as of March 19, 2020)

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 # R54 Lot # 23 Zoning District TVC3 RP + VR4

Total Acres: 16.57 Proposed purchase acres: 16.57 Proposed easement acres 0

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)

The Libby property is 16.57 acres of forests and wetlands, including 1,500 feet of the Nonesuch River. The property directly abuts the Scarborough Land Trust's Warren Woods Preserve (WWP). This acquisition will add important wetlands and river frontage to WWP and provide for additional trail development, with possible public access from Gorham Road. The property is near Sottaw Bog, a rare ecological community in ME. IFW indicates that rare species are present in this general area. The Libby property also creates a continuous corridor between WWP, land owned by SLT on the east side of Gorham Road connecting to the Town's Hunnewell Hill property.

Q Do you (the presenter) believe that there will be a willing seller(s) of this site? ☒ Yes
Please explain: Scarborough Land Trust is under contract if we can raise the purchase price.

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:

From Town Hall turn north on Gorham Road for 2.1 miles. No parking currently exists, access is between 172 and 170 Gorham Road.

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

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)

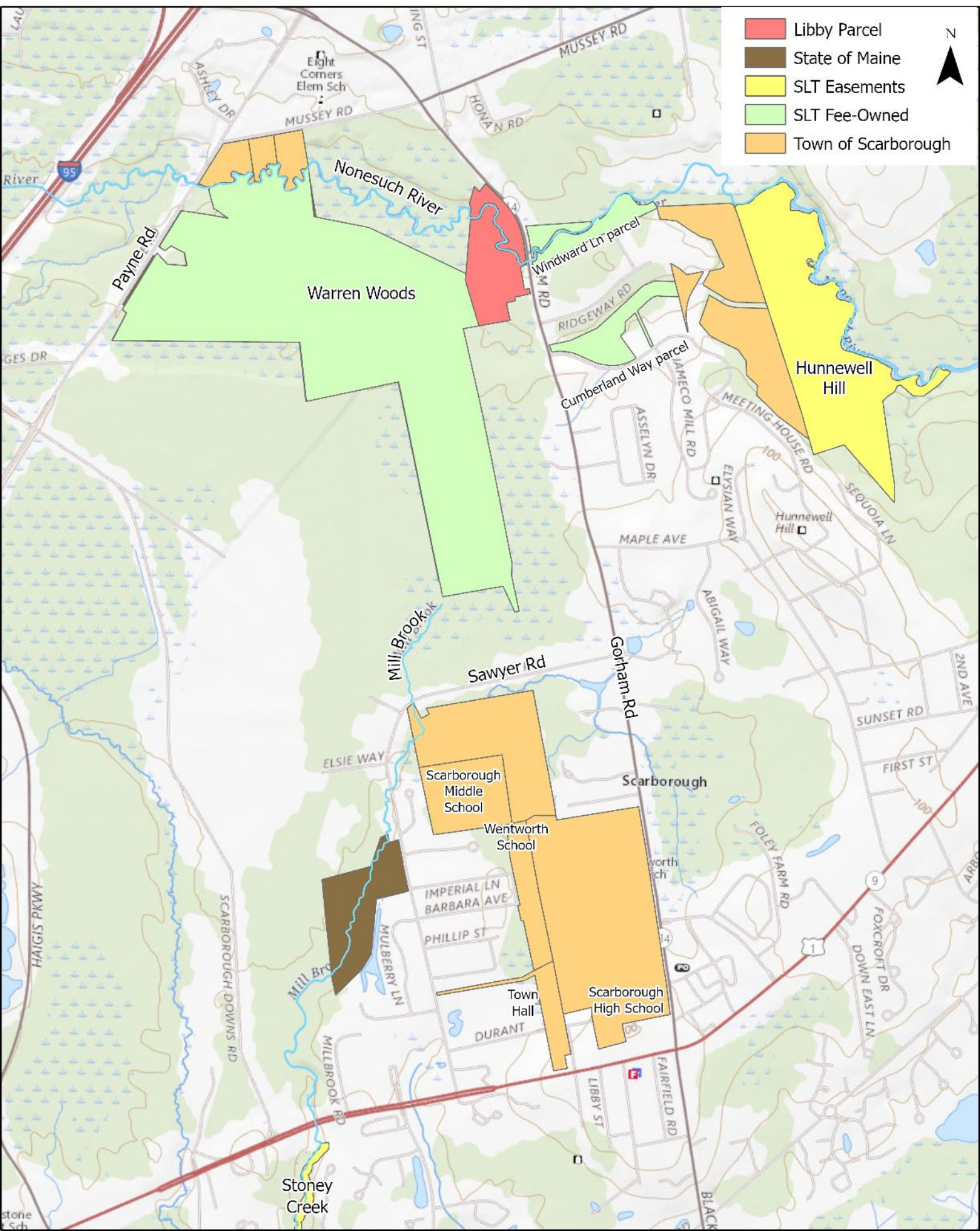
- Possibilities for
- ☒ Purchase
- ☐ Easement
- ☐ Donation

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)_____

Libby Parcel



Scarborough Land Trust
Libby-Warren Acquisition Budget
Updated 9/23/2021

Revenue Category	Revenue Detail	Received	In Progress	Need	Total
Noncash Donation	Bargain Sale from Market Price	\$200,000.00			\$0.00
Scarborough Land Bond			\$200,000.00		\$200,000.00
MNRCP	(ME Natural Resource Conservation Program)		\$250,000.00		\$250,000.00
Foundation Grant Programs		\$30,000.00			\$30,000.00
Private Fundraising		\$47,000.00			\$47,000.00

TOTAL REVENUE **\$527,000.00**

Expense Category	Expense Detail	Estimate (or remaining)	Actual	Total
Purchase Price	See above for bargain sale donation		\$420,000.00	\$420,000.00
Taxes at closing	Estimate	\$2,000.00		\$2,000.00
Property survey	Complete will need update	\$1,000.00	\$4,000.00	\$5,000.00
Phase I Environmental Review	Complete		\$1,950.00	\$3,500.00
Title review and policy	Estimate	\$1,250.00		\$1,250.00
Legal and Closing Costs	Estimate and Actual	\$5,488.00	\$1,762.00	\$7,250.00
Appraisal	Completed 3/2020 (will need update)	\$1,250.00	\$3,250.00	\$4,500.00
Fundraising Costs	Estimated and Actual	\$1,700.00	\$3,300.00	\$5,000.00
Stewardship Costs - Initial	Estimate	\$5,000.00		\$5,000.00
Stewardship Costs - Long Term	Estimate, includes invasive species work	\$61,500.00		\$61,500.00
Staff/Office Costs	Estimate	\$10,000.00		\$10,000.00
Contingency/Misc.	Estimate	\$2,000.00		\$2,000.00

TOTAL EXPENSE **\$527,000.00**

Land Acquisition Assessment Form 2.0

Creation Time: May 6, 2026 3:37 PM

Property / Project Name: 196 Gorham Road (Libby Property)

Project Type: Proposal

Total Score: 488.72

* denotes data that is pulled live into the application. Where a year is listed, that is the last time the data was checked for updates.

Clean Water				
ID	Field Name	Scoring Description	Score / Value Assigned	Data Source(s)
CW1	Parcel includes significant aquifer or aquifer recharge area	50 points assigned if data overlaps with site	0	Aquifer Recharge Areas (Scarborough Open Space Plan, 2025)
CW2	Parcel provides a buffer of natural vegetation from the edge of rivers, streams, salt and freshwater marsh, lakes and ponds, beaches and bay.	Based on the area of each buffer width that overlaps with the site: 75 ft buffer = 0.5 points per acre 250 ft buffer = 0.75 points per acre 500 ft buffer = 1 points per acre	16.9	National Hydrography Dataset (2025), National Wetland Inventory (2025)
CW3	Parcel includes erodible bluff or steep slopes	50 points assigned if data overlaps with site	50	Unstable Bluff Data (Maine Geological Survey, 2025), Steep Slopes (Open Space Plan, 2025)
CW4	Parcel includes highly erodible soils	20 points assigned if data overlaps with site	0	Erodible Soils (Soil Survey Geographic Database, NRCS, 2025)
	Additional CW Considerations (Notes)			User Input
	Additional CW Points Awarded			User Input
CW	Clean Water Total		66.9	

Environmental Hazards				
ID	Field Name	Scoring Description	Score / Value Assigned	Data Source(s)
EH1	Parcel includes land within or adjacent to the 10.9 ft sea level rise migration plain	1/2 point per acre that overlaps with site, maximum 40 points	8.79	Sea Level Rise Scenarios (Maine Geological Survey, 2025)
EH2	Part or all of parcel is in the 100 year floodplain	1/2 point per acre that overlaps with site, maximum 20 points	8.03	FEMA Flood Maps (Flood Zones, 2025)
EH3	Parcel is included in, or adjacent to, a Resource Protection Zone	20 points assigned if data overlaps with or is adjacent to site	20	Resource Protection Overlay (Town of Scarborough, 2025)
EH4	Parcel is included in or adjacent to Shoreland Zone	20 points assigned if data overlaps with or is adjacent to site	20	Shoreland Zone Overlay (Town of Scarborough, 2025)
EH5	Size of parcel in acres	< 20 acres = 20 pts 21-50 acres = 30 pts 51-100 acres = 40 pts > 100 acres = 50 pts	30	Area of polygon drawn by user
	Additional EH Considerations (Notes)			
	Additional EH Points Awarded			
EH	Environmental Hazards Total		86.82	
Habitat				
ID	Field Name	Scoring Description	Score / Value Assigned	Data Source(s)
H1	Parcel includes potential habitat for significant species	50 points assigned if data overlaps with site	50	Scarborough Habitat Data Layer (Open Space Plan, 2025)
H2	Parcel contains significant species	20 points assigned if data overlaps with site	0	Endangered, Threatened, and Special Concern Habitat (MDIFW)*
H3	Parcel includes wetlands	50 points assigned if data overlaps with site	50	National Wetland Inventory (2025)
Parcel includes habitat feature or designation, including:				

H4.1	Wildlife Corridor	10 points assigned if data overlaps with site	10	Wild Brook Trout Priority Conservation Habitat (MDIFW)*, Riparian Stream and River Buffers (Beginning with Habitat)*, Aquifer Recharge Areas (Scarborough Open Space Plan, 2025), National Wetlands Inventory (2025)
H4.2	Ecosystem of Significance	10 points assigned if data overlaps with site	0	Ecosystems of Significance (Maine Natural Areas Program, 2025)
H4.3	Deer Wintering Area	10 points assigned if data overlaps with site	0	Deer Wintering Areas (MDIFW)*
H4.4	Significant Vernal Pools	20 points assigned if data overlaps with site	0	Significant Vernal Pools (MDIFW)*
H4.5	Riparian/Road Connectors	10 points assigned if data overlaps with site	0	Riparian/Road Habitat Connectors (Beginning with Habitat, 2025)
H4.6	Tidal or Inland Wading Bird Waterfowl Habitat	10 points assigned if data overlaps with site	0	Tidal Wading Bird Waterfowl Habitat (MDIFW)*, Inland Wading Bird Waterfowl Habitat (MDIFW)*
	Additional H Considerations (Notes)			
	Additional Points Awarded			
H	Habitat Score Total		110	
Recreation & Connectivity				
ID	Field Name	Scoring Description	Score / Value Assigned	Data Source(s)
RC1	Creates a link between protected parcels	50 points assigned if site abuts 2+ protected land parcels	50	Scarborough Protected Lands (Open Space Plan)*

RC2	Parcel creates a link between trails	50 points assigned if site is within 100 meters of an existing trail	50	Scarborough Trails (Open Space Plan)*
RC3	Parcel abuts protected lands	50 points assigned if site abuts at least one protected land parcel	50	Scarborough Protected Lands (Open Space Plan, 2025)
RC4	Parcel is near protected lands	25 points assigned if site is within 800 meters of a protected land parcel	25	Scarborough Protected Lands (Open Space Plan)*
Public Access				
RC5.1	Provides public access for passive recreation	20 points assigned if user selects "yes."		User Input
RC5.2	Potential to Add or Expand Passive Recreation Opportunities	20 points assigned if user selects "yes."		User Input
RC5	Passive Recreation Opportunities Total		0	
RC6.1	Public Access to Ocean or Beaches	20 points assigned if there will be public access and feature is adjacent to or within site.	0	National Hydrography Dataset (2025)
RC6.2	Public Access to Saltwater Marsh or Tidal River	20 points assigned if there will be public access and feature is adjacent to or within site.	0	National Wetlands Inventory (2025), National Hydrography Dataset (2025)
RC6.3	Public Access to Upland River, Lake, Pond, Freshwater Marsh	10 points assigned if there will be public access and feature is adjacent to or within site.	0	National Wetlands Inventory (2025), National Hydrography Dataset (2025)
RC6.4	Public Access to Fields and Forest	10 points assigned if the user selects "yes."	0	User Input

RC6.5	Public Access to Another Area	10 points assigned if user selects "yes."	0	User Input
RC6	Public Access Total Score		0	
RC7	Passive Recreation Access/Distribution	20 points assigned if there are no other passive recreation opportunities within 1/2 mile	0	User Input
Scenic Views	Parcel offers scenic views of any of the following from a public roadway:			
RC8.1	Marsh, Tidal River, Beaches, Bay			User Input
RC8.2	Field or Farmland			User Input
RC8.3	Forest Land			User Input
RC8.4	Rural Road Corridors			User Input
RC8.5	Special or Unique Vistas			User Input
RC8.6	Historical Significance, Archeological Site, Cemetery			User Input
RC8.7	Working Forest, Pasture, Farm			User Input
	Scenic Views Notes			User Input
RC8	Scenic Views Total	20 points assigned if there is a scenic view of any of the above.	0	User Input
	Additional RC Considerations (Notes)			User Input
	Additional RC Points Awarded			User Input
RC	Recreation and Connectivity Score Total		175	
Working Lands				
ID	Field Name	Scoring Description	Score / Value Assigned	Data Source(s)
WL1	Does this area contain crops, grazing land, or tree farming, and will it continue to be used for that?	30 points assigned if user input is "yes."		User Input

	Additional WL Considerations (Notes)			User Input
	Additional WL Points Awarded			User Input
WL	Working Lands Score Total		0	
Other Considerations				
ID	Field Name	Scoring Description	Score / Value Assigned	Data Source(s)
Funding Sources				
OC1	Leveraged Investment	50 points assigned if the percent of Land Bond funding is 50% or less. 20 points assigned if the percent of Land Bond funding is 51-75%.	0 (based on % Land Bond Funding)	User Input
OC1.1	Private Funding			User Input
OC1.2	State Funding			User Input
OC1.3	Federal Funding			User Input
OC1.4	Other Funding			User Input
OC1.5	Non-Town Funds Allocated for Parcel Maintenance and Improvement	20 points assigned if there are non-Town funds allocated for maintenance/improvement of the site.	0	User Input
OC2	Is a portion of this parcel included in the 2025 Open Space Plan High Value or Focus Areas?	50 points assigned if data overlaps with site	50	High Value Focus Areas (Scarborough Open Space Plan, 2025), Contiguous Focus Area (Scarborough Open Space Plan, 2025)
	Additional OC Considerations (Notes)			User Input
	Additional OC Points Awarded			User Input
OC	Other Considerations Total Score		50	
Total Score:			488.72	

Note: To view more detail or adjust scoring, please see the online Scarborough Land Aquisition Assessment Form.



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) _____

Town of Scarborough, Maine

LAND ACQUISITION APPLICATION FORM

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

Applicant Name: Scarborough Land Trust

GENERAL INFORMATION:

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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

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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)

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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.

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Please attach the following:

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

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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
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- ☐ 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

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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**

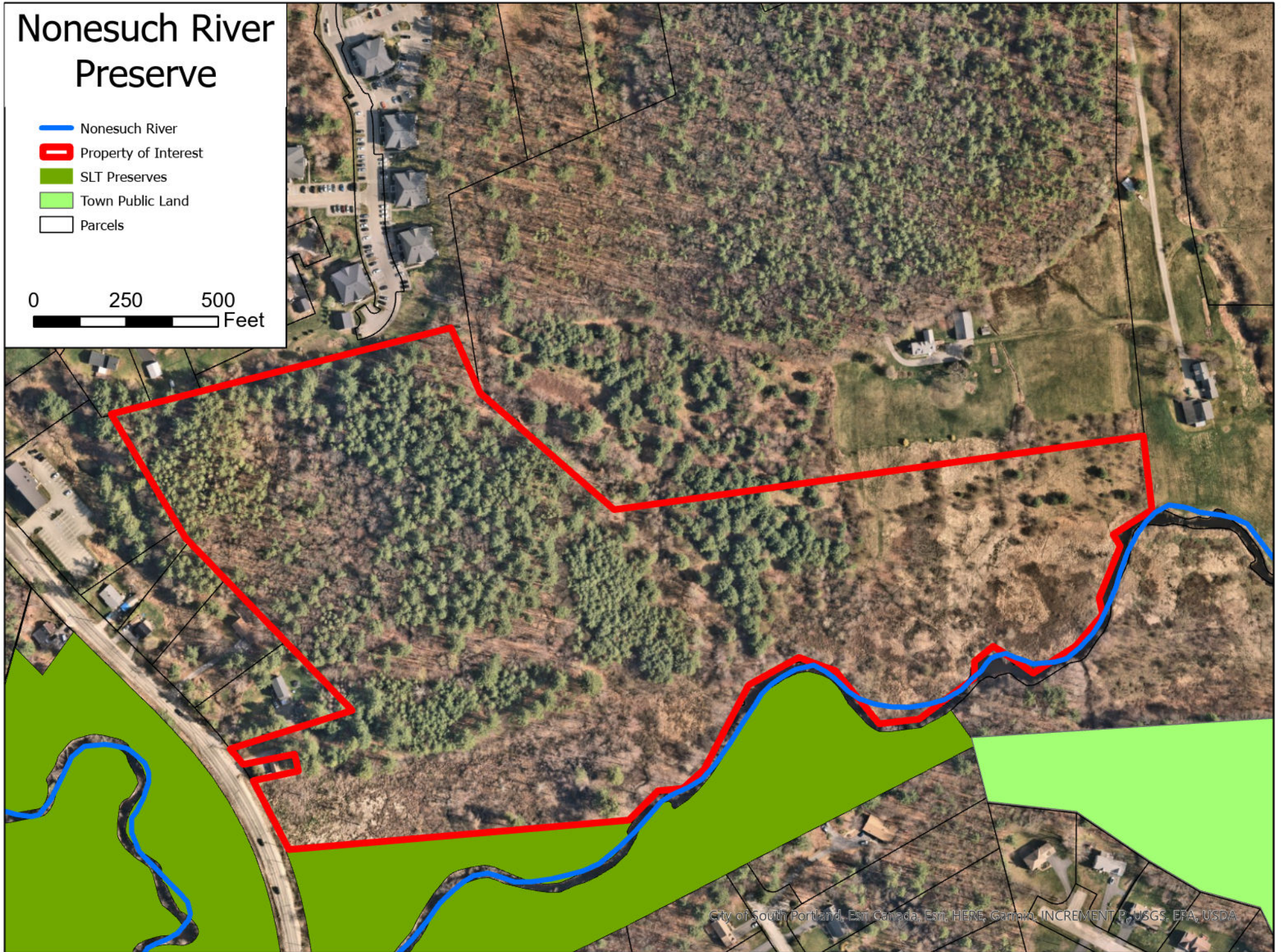
<i>Item - Expense</i>	<i>Estimate</i>	<i>Actual</i>
Purchase price of property		\$430,000
Appraisal		\$4,750
Environmental Review		\$800
Survey		\$5,000
Legal Fees	\$4,000	
Closing costs including title policy	\$3,000	
Stewardship costs		\$45,000
Land Protection Staff Costs		\$19,200
Overhead and Administration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

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

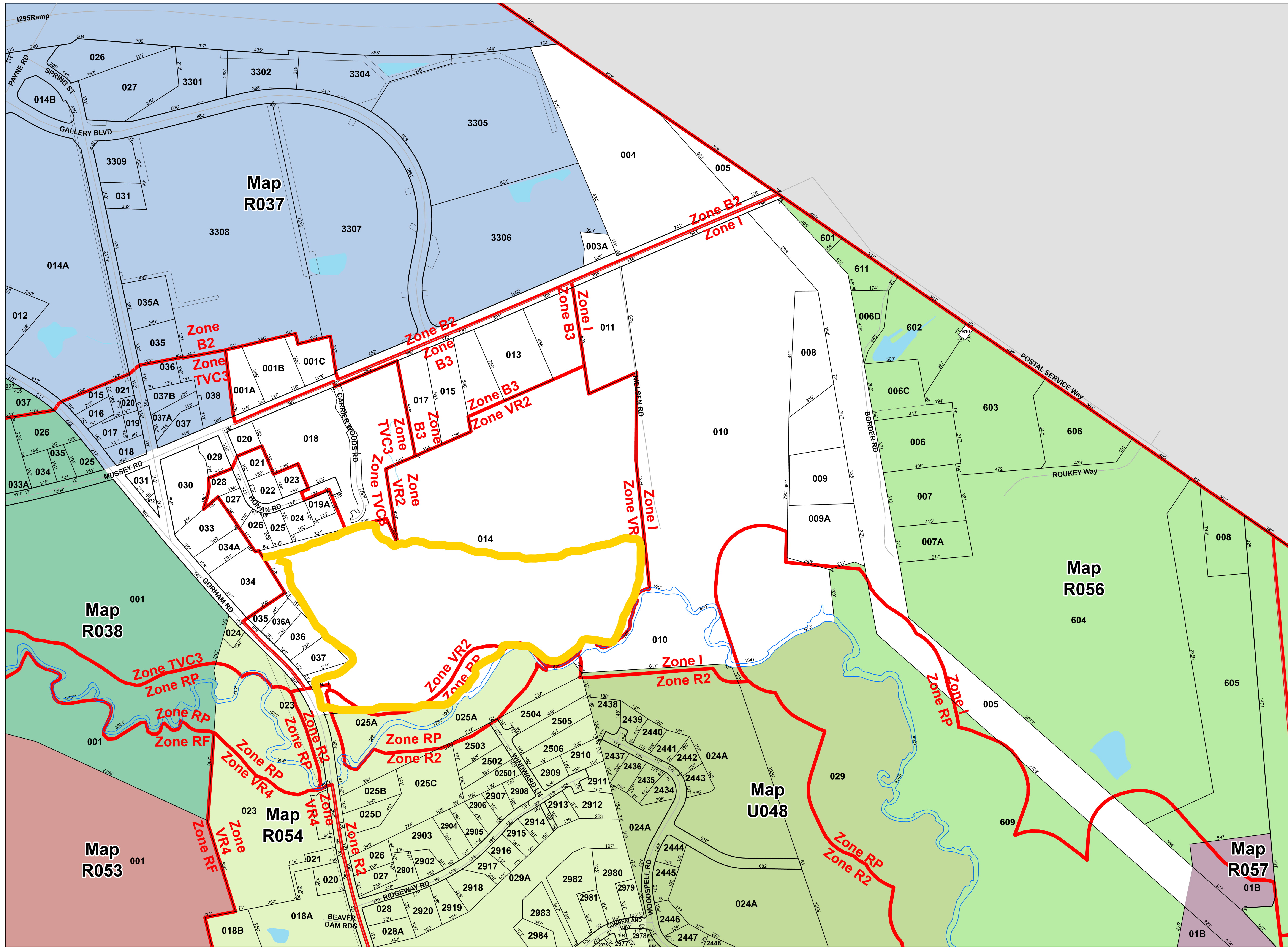
0 250 500
Feet

Nonesuch River Preserve
After purchase- 39 acres

Hunnewell Hill
Conservation Area
133 acres

Blue Heron Preserve
21 acres

Warren Woods Preserve
318 acres



**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



Scale:
1:2,800

**Map
Number
R055**

Nonesuch River Preserve

Scarborough Land Trust

Riparian Floodplain



Upland Forest



Wetland Riparian and Upland



Land Acquisition Assessment Form 2.0

Creation Time: May 6, 2026 3:30 PM

Property / Project Name: 91 Mussey Road (Nonesuch River Preserve)

Project Type: Proposal

Total Score: 588.61

* denotes data that is pulled live into the application. Where a year is listed, that is the last time the data was checked for updates.

Clean Water				
ID	Field Name	Scoring Description	Score / Value Assigned	Data Source(s)
CW1	Parcel includes significant aquifer or aquifer recharge area	50 points assigned if data overlaps with site	50	Aquifer Recharge Areas (Scarborough Open Space Plan, 2025)
CW2	Parcel provides a buffer of natural vegetation from the edge of rivers, streams, salt and freshwater marsh, lakes and ponds, beaches and bay.	Based on the area of each buffer width that overlaps with the site: 75 ft buffer = 0.5 points per acre 250 ft buffer = 0.75 points per acre 500 ft buffer = 1 points per acre	41.2	National Hydrography Dataset (2025), National Wetland Inventory (2025)
CW3	Parcel includes erodible bluff or steep slopes	50 points assigned if data overlaps with site	0	Unstable Bluff Data (Maine Geological Survey, 2025), Steep Slopes (Open Space Plan, 2025)
CW4	Parcel includes highly erodible soils	20 points assigned if data overlaps with site	0	Erodible Soils (Soil Survey Geographic Database, NRCS, 2025)
	Additional CW Considerations (Notes)			User Input
	Additional CW Points Awarded		0	User Input
CW	Clean Water Total		91.2	

Environmental Hazards				
ID	Field Name	Scoring Description	Score / Value Assigned	Data Source(s)
EH1	Parcel includes land within or adjacent to the 10.9 ft sea level rise migration plain	1/2 point per acre that overlaps with site, maximum 40 points	12.19	Sea Level Rise Scenarios (Maine Geological Survey, 2025)
EH2	Part or all of parcel is in the 100 year floodplain	1/2 point per acre that overlaps with site, maximum 20 points	10.22	FEMA Flood Maps (Flood Zones, 2025)
EH3	Parcel is included in, or adjacent to, a Resource Protection Zone	20 points assigned if data overlaps with or is adjacent to site	20	Resource Protection Overlay (Town of Scarborough, 2025)
EH4	Parcel is included in or adjacent to Shoreland Zone	20 points assigned if data overlaps with or is adjacent to site	20	Shoreland Zone Overlay (Town of Scarborough, 2025)
EH5	Size of parcel in acres	< 20 acres = 20 pts 21-50 acres = 30 pts 51-100 acres = 40 pts > 100 acres = 50 pts	40	Area of polygon drawn by user
	Additional EH Considerations (Notes)		Note: According to our data, the parcel is partially within the 10.9 ft SLR scenario and the Shoreland Zone, which is why this EH score differs from the previous scoring.	
	Additional EH Points Awarded			
EH	Environmental Hazards Total		102.41	
Habitat				
ID	Field Name	Scoring Description	Score / Value Assigned	Data Source(s)
H1	Parcel includes potential habitat for significant species	50 points assigned if data overlaps with site	50	Scarborough Habitat Data Layer (Open Space Plan, 2025)
H2	Parcel contains significant species	20 points assigned if data overlaps with site	20	Endangered, Threatened, and

				Special Concern Habitat (MDIFW)*
H3	Parcel includes wetlands	50 points assigned if data overlaps with site	50	National Wetland Inventory (2025)
Parcel includes habitat feature or designation, including:				
H4.1	Wildlife Corridor	10 points assigned if data overlaps with site	10	Wild Brook Trout Priority Conservation Habitat (MDIFW)*, Riparian Stream and River Buffers (Beginning with Habitat)*, Aquifer Recharge Areas (Scarborough Open Space Plan, 2025), National Wetlands Inventory (2025)
H4.2	Ecosystem of Significance	10 points assigned if data overlaps with site	0	Ecosystems of Significance (Maine Natural Areas Program, 2025)
H4.3	Deer Wintering Area	10 points assigned if data overlaps with site	0	Deer Wintering Areas (MDIFW)*
H4.4	Significant Vernal Pools	20 points assigned if data overlaps with site	0	Significant Vernal Pools (MDIFW)*
H4.5	Riparian/Road Connectors	10 points assigned if data overlaps with site	0	Riparian/Road Habitat Connectors (Beginning with Habitat, 2025)
H4.6	Tidal or Inland Wading Bird Waterfowl Habitat	10 points assigned if data overlaps with site	0	Tidal Wading Bird Waterfowl Habitat (MDIFW)*, Inland Wading Bird Waterfowl Habitat (MDIFW)*
	Additional H Considerations (Notes)			
	Additional Points Awarded			
H	Habitat Score Total		130	
Recreation & Connectivity				

ID	Field Name	Scoring Description	Score / Value Assigned	Data Source(s)
RC1	Creates a link between protected parcels	50 points assigned if site abuts 2+ protected land parcels	0	Scarborough Protected Lands (Open Space Plan)*
RC2	Parcel creates a link between trails	50 points assigned if site is within 100 meters of an existing trail	50	Scarborough Trails (Open Space Plan)*
RC3	Parcel abuts protected lands	50 points assigned if site abuts at least one protected land parcel	50	Scarborough Protected Lands (Open Space Plan, 2025)
RC4	Parcel is near protected lands	25 points assigned if site is within 800 meters of a protected land parcel	25	Scarborough Protected Lands (Open Space Plan)*
Public Access				
RC5.1	Provides public access for passive recreation	20 points assigned if user selects "yes."		User Input
RC5.2	Potential to Add or Expand Passive Recreation Opportunities	20 points assigned if user selects "yes."	Yes	User Input
RC5	Passive Recreation Opportunities Total		20	
RC6.1	Public Access to Ocean or Beaches	20 points assigned if there will be public access and feature is adjacent to or within site.	0	National Hydrography Dataset (2025)
RC6.2	Public Access to Saltwater Marsh or Tidal River	20 points assigned if there will be public access and feature is adjacent to or within site.	0	National Wetlands Inventory (2025), National Hydrography Dataset (2025)
RC6.3	Public Access to Upland River, Lake, Pond, Freshwater Marsh	10 points assigned if there will be public access and feature is adjacent to or within site.	0	National Wetlands Inventory (2025), National Hydrography Dataset (2025)

RC6.4	Public Access to Fields and Forest	10 points assigned if the user selects "yes."	0	User Input
RC6.5	Public Access to Another Area	10 points assigned if user selects "yes."	0	User Input
RC6	Public Access Total Score		0	
RC7	Passive Recreation Access/Distribution	20 points assigned if there are no other passive recreation opportunities within 1/2 mile	0	User Input
Scenic Views	Parcel offers scenic views of any of the following from a public roadway:			
RC8.1	Marsh, Tidal River, Beaches, Bay		No	User Input
RC8.2	Field or Farmland		Yes	User Input
RC8.3	Forest Land		Yes	User Input
RC8.4	Rural Road Corridors		No	User Input
RC8.5	Special or Unique Vistas		No	User Input
RC8.6	Historical Significance, Archeological Site, Cemetery		No	User Input
RC8.7	Working Forest, Pasture, Farm		Yes	User Input
	Scenic Views Notes		Scenic view information taken from previous scorecard.	User Input
RC8	Scenic Views Total	20 points assigned if there is a scenic view of any of the above.	20	User Input
	Additional RC Considerations (Notes)		The trail score was automatically added because the Blue Trail is adjacent to the property.	User Input
	Additional RC Points Awarded			User Input
RC	Recreation and Connectivity Score Total		165	
Working Lands				

ID	Field Name	Scoring Description	Score / Value Assigned	Data Source(s)
WL1	Does this area contain crops, grazing land, or tree farming, and will it continue to be used for that?	30 points assigned if user input is "yes."	No	User Input
	Additional WL Considerations (Notes)			User Input
	Additional WL Points Awarded			User Input
WL	Working Lands Score Total		0	
Other Considerations				
ID	Field Name	Scoring Description	Score / Value Assigned	Data Source(s)
Funding Sources				
OC1	Leveraged Investment	50 points assigned if the percent of Land Bond funding is 50% or less. 20 points assigned if the percent of Land Bond funding is 51-75%.	50 (based on 47.7% Land Bond Funding)	User Input
OC1.1	Private Funding		Scarborough Land Trust, Landowner Donation	User Input
OC1.2	State Funding			User Input
OC1.3	Federal Funding		NAWCA	User Input
OC1.4	Other Funding			User Input
OC1.5	Non-Town Funds Allocated for Parcel Maintenance and Improvement	20 points assigned if there are non-Town funds allocated for maintenance/improvement of the site.	0	User Input
OC2	Is a portion of this parcel included in the 2025 Open Space Plan High Value or Focus Areas?	50 points assigned if data overlaps with site	50	High Value Focus Areas (Scarborough Open Space Plan, 2025), Contiguous Focus Area (Scarborough Open Space Plan, 2025)

	Additional OC Considerations (Notes)		User Input
	Additional OC Points Awarded		User Input
OC	Other Considerations Total Score	100	
Total Score:		588.61	

Note: To view more detail or adjust scoring, please see the online Scarborough Land Aquisition Assessment Form.



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

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.

Q 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)_____

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

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

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)

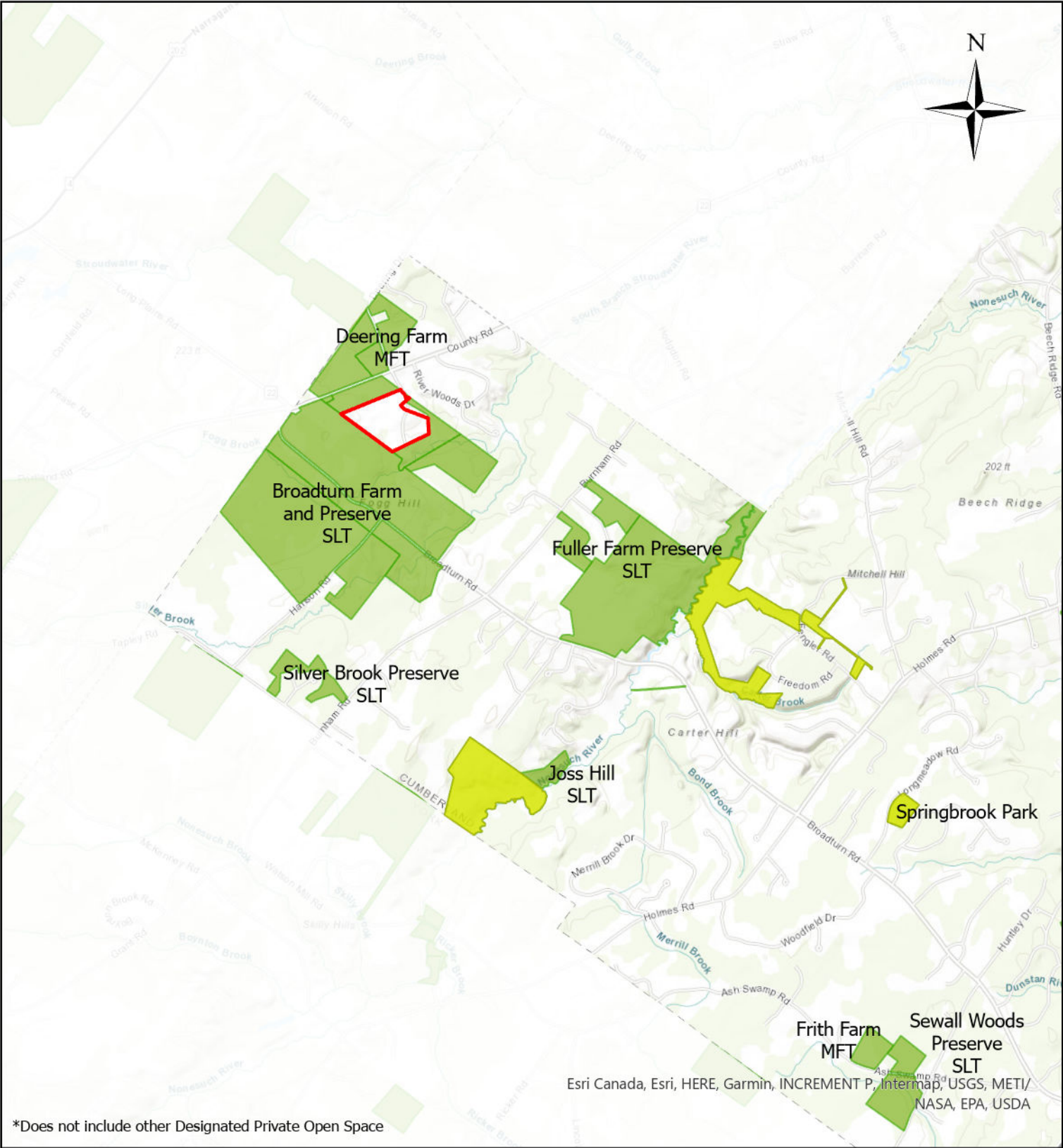
Project Budget

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)

Location Map

Scarborough, Cumberland County, Maine



- Property Boundary
- Conserved Land
- Town Open Space Land



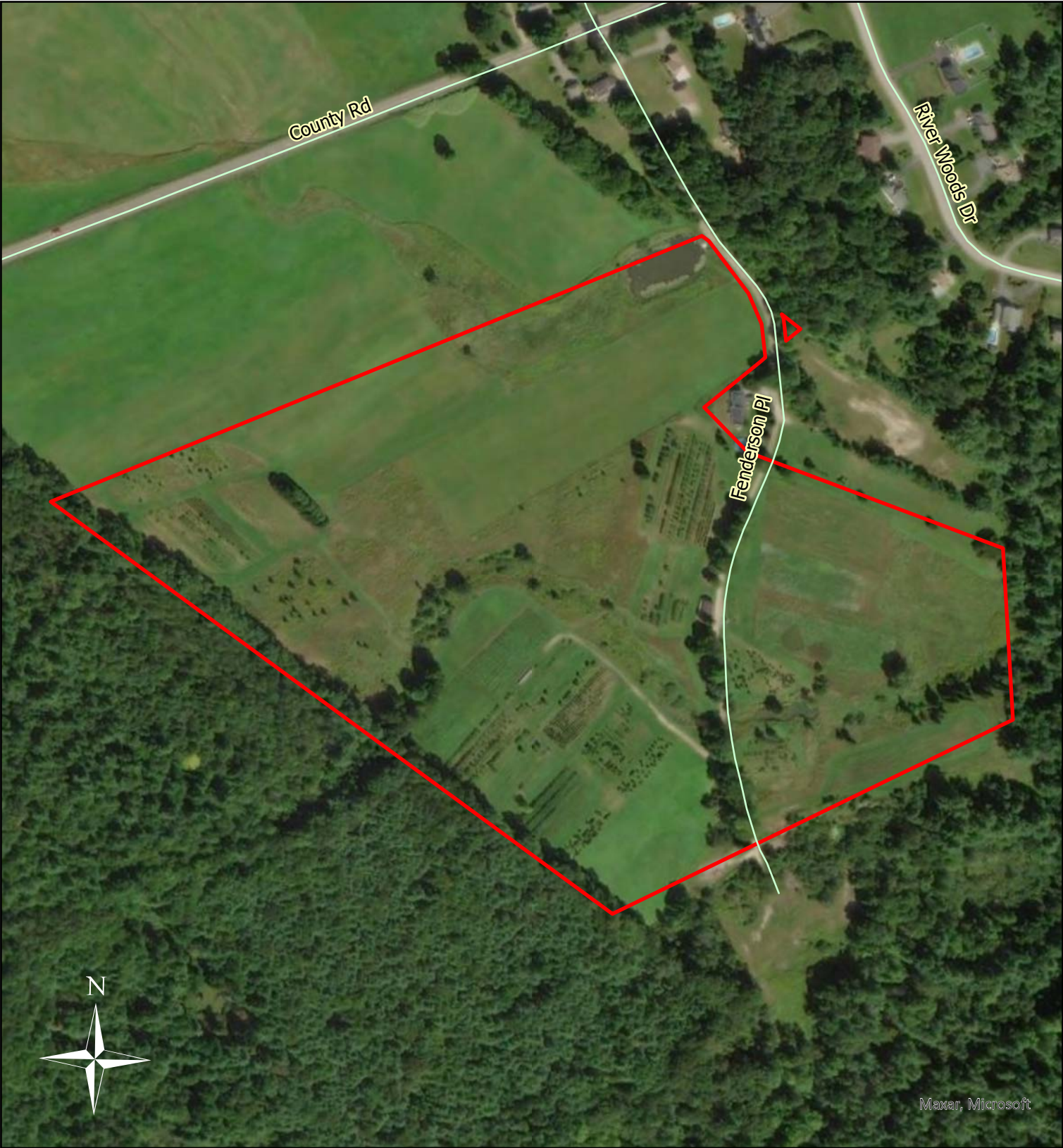
Note: information on this map is provided for purposes of discussion and visualization only; mapped boundaries and acreages are approximate.

Created by Meaghan O'Connor, MFT, 8/13/2025
External data source: Maine Office of GIS

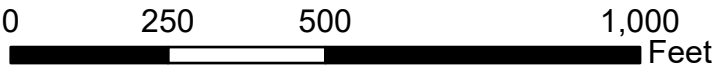
O'Donal/Deering Property (~39 Acres)

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

Land Acquisition Assessment Form

Property	Proposed Update - March 2023
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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 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" Paper map ref. BwH High Value Plant & Animal Habitats Jan 2023-Map 2"	100	1 pt. per % of total acreage	50	50	
GIS/PCLB	3 Parcel includes areas of special biological or geological significance e.g. nesting areas, waterfall, peat bog, old growth, vernal pools. Map reference: Beginning with Habitat 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 value habitat (in top 25% of valuable habitat) a Fresh water, non-forested, lakes, rivers b Grass, shrubs, bare ground c Marine, estuarine, intertidal d Forest and forested wetlands	% 0 80 0 20	1 pt. per % of total acreage 1 pt. per % of total acreage 1 pt. per % of total acreage 1 pt. per % of total acreage	0 30 0 20		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
	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	Total for #4 must be 50 points or less:			50	
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 the marsh/ so Stream Protection Districts, RP and Focus Area
	6 Parcel includes wildlife corridors 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 Paper map ref: "Water Resources & Riparian Habitats-Map 1" and "Wetlands Characterization-Map"	0	1 pt. per 100 feet	25	25	
GIS	7 Parcel includes aquifer recharge areas: e.g. sand and gravel aquifer 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	0	1/2 pt. per acre	25	0	
II Linkage, Buffers, Additions to Conservation Lands						
	1 Size of parcel in acres: Map reference: Scarborough parcel map per assessor's office - Dated: 2023	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 Map reference: Scarborough parcel map per assessor's office - Dated: 2023	22.4	sq root of area/perimeter 24% - 24.4% = 30 pts 24.5% - 25% = 50 pts	0 30 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	1000	20-50 acres = 15 pts 51-100 acres = 30 pts > 100 acres = 50 pts	15 30 50	50	Maybe? Its virtually surrounded by public lands that are already connected were just filling a donut hole
	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 Habitat Map Viewer Undeveloped Habitat Blocks. Go to Beginning with Habitat for most up to date data for each evaluation	40	20-50 acres = 15 pts 51-100 acres = 30 pts > 100 acres = 50 pts	15 30 50	15	Note: Not sure which map is going to be more up to date for forest undeveloped parcels, the Town's "new" map 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 Use total acreage of parcel only Map reference: Scarborough Conserved & Open Space Maps 2023	40	1 pt. per acre	40	40	
PCLB	7 Parcel is near protected lands		>1/2 mile = 1/2 pt per acre			

Map reference: Scarborough Conserved & Open Space Maps 2023

		1/4 - 1/2 mile = 3/4 pt per acre		40
	40	<1/4 mile = 1 pt per acres	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.
(Each side of the stream scored individually)

	Length of buffer: 100' - 150' = 2pts/100' 151' - 200' = 3pts/100' 201' - 250' = 4pts/100' > 250' = 5pts/100'	50	50
1800			

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)

	Length of buffer: 100' - 150' = 2pts/100' 151' - 200' = 3pts/100' 201' - 250' = 4pts/100' > 250' = 5pts/100'	50	50
0			
1800			

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

#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

10 Parcel includes steep slopes over 20% grade (can be included in net residential density)

0	if any	100	0
---	--------	-----	---

Maximum points if any:
Engineering or topo maps (note references and dates _____), on-site observation

III Parcel provides public access to:

	Quantity	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

	Quantity	Point Value Per Unit	Maximum Points	Total Points
1 Active: i.e. "significantly altered", include motorized vehicle use.	potential 0	1 pt. per acre	20	0
	existing 0	1 pt. per acre	20	0
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.....

1 Marsh, tidal, beaches, bay	0	1 pt. per acre	50	0
2 Field or Farmland	40	1 pt. per acre	50	40
3 Forest Land	0	1 pt. per acre	50	0
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:

	Quantity	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	40	1 pt. per acre	50	40
3 Partners/grants: match or leverage potential - Subjective potential based on external input	40	1 pt. per acre	50	40
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
570

Please add any of your questions

(Sue's Question: Did anyone actually look line by line on this DAF besides Jessica and I? :-)

(Question #2: Did anyone go to the BwH map viewer to look at Jessica's map references? Sue

➤ added the Paper Map, but using GIS for measuring, cannot use the paper maps.

Add definitions to this tab

SHAPE TOOL: *Not sure how to add the definition/explanantion of the Shape Tool by Doug Williams, But*

In the context of habitat fragmentation, edge effects increase the proportion of habitat an edge. Why does that matter? Edges matter because they create changes in the sp

Edges of a forest have microclimatic changes that affect i

Edges are suitable for some species but unsuitable for ot

Edge-tolerant species are often generalist predators and

Edges become areas with increased noise, light, pollution

It was in 2003 generally accepted that the value of a parcel increases when there are less edge

When the detailed assessment form was first created, the science indicated that a circle, for ex

More science now has supported a varying level of value that depends upon the species that p

In creating this form, those "other" benefits were given points in other categories such as riparia

5. Resource Protection Zone- The Resource Protection Zone is an overlay that extends 250 feet from the uplar

Nesting Areas

Peat Bog

Waterfalls

t I will attempt to paste it here.

edges in relation to the total area. In other words, any given point within the fragment of land is, on a species composition for a given chunk of land. These species-composition changes found at edges are the types of vegetation that can grow there.

others.

exotic species that outcompete native species and habitat specialists.

1, human recreation and roadkill.

is, which means that the shape of a parcel can affect the diversity and ecological significance of the parcel.

ample was better than a parallelogram. Points were given to a parcel based upon its "closeness", if you will, to particular edges (especially when diverse types) can be a benefit.

in habitat. This should be considered "ADDITIVE" points.

nd edge of a wetland.

average, closer to
ε caused by the following conditions:

a circle.

Section

I Preserve Natural Resources, Protects Water Quality or Wildlife Ha

- 1 Part or all of property is in the 100 year floodplain
- 2 Parcel includes rare, significant or endangered species habitat
- 3 Parcel includes areas of special biological or geological significance
- 4 Parcel contains high volume habitat (in top 25% of valuable habitat)

5 Parcel provides protection to the saltwater marsh

6 Parcel includes wildlife corridors

7 Parcel includes aquifer recharge areas: e.g. sand and gravel aqu

II Linkage, Buffers, Additions to Conservation Lands

5 Parcel creates a link between undeveloped parcels totaling at least

9 Parcels provides a 250' wide buffer of natural vegetation from the edge of rivers, streams, salt and freshwater marsh, beaches & bay

Physical Map References

Map 1=Water Resources & Riparian Habitats

Map 2=High Value Plant & Animal Habitats

Map 3=Undeveloped Habitat Blocks & Connectors and Conserved Lands

Co-Currence Map-Supplementary BwH Maps4,5,6

Map 7=Wetlands Characterization

Proposed

abitat

[FEMA's Preliminary Flood Insurance Rate Map 2017](#)

[Rare, Threatened, or Endangered Wildlife/State Listed Animal Habitats](#)

Known rare, threatened, or endangered species occurrence and/ or the associated habitats. Some species are labeled 'rare species' to protect them from collection.



Rare, Threatened, or Endangered

Wildlife/State Listed Animal Habitats: Known

rare, threatened, or endangered species occurrence and/ or the associated habitats.

Some species are labeled 'rare species' to protect them from collection. For more information please visit: [State of Maine](#)

[Endangered Wildlife](#)

[Exemplary Natural Communities](#)

129 different habitat types that occur in Maine, including floodplain forests, coastal bogs, alpine summits, and many others. Each type is assigned a rarity rank of 1 (Critically Imperiled) through 5 (Demonstrably Common). For more information please visit: [MNAP Natural Communities and Ecosystems](#)



Exemplary Natural Communities:

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[Focus Areas of Statewide Ecological Significance](#)

Focus Areas of Statewide Ecological Significance have been designated based on an unusually rich convergence of rare plant and animal occurrences, high value habitat, and relatively intact natural landscapes (the combined elements of Beginning with Habitat Maps 1-3). Focus area boundaries were drawn by MNAP and MDIFW biologists, generally following drainage divides and/or major fragmenting features such as roads. Focus Areas are intended to draw attention to these truly special places in hopes of building awareness and garnering support for land conservation by landowners, municipalities, and local land trusts. For descriptions of specific Focus Areas, consult the Beginning with Habitat notebook or the following website: [State of Maine Focus Areas](#).

Focus Areas of Statewide Ecological Significance:



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trusts. For descriptions of specific Focus Areas, consult the Beginning with Habitat notebook or the following website: [State of Maine Focus Areas](#). in which developments would adversely affect ecosystems, or scenic and natural values. all land areas within seventy-five (75) feet, horizontal distance, of the normal high-water line of a stream, exclusive of those areas within the Stream Protection 2 District and those areas within two-hundred and fifty (250) feet, horizontal distance, of the normal high-water line of a great pond, or river, or within two-hundred and fifty (250) feet, horizontal distance, of the upland edge of a freshwater or coastal wetland. Where a stream and its associated shoreland area is located within two-hundred and fifty (250) feet, horizontal distance, of the above water bodies or wetlands, that land area shall be regulated under the terms of the shoreland district associated with that water body or wetland.

The Stream Protection 2 Overlay District includes all land areas within two hundred fifty (250) feet of the normal high water line of Stuart Brook east of the Maine Turnpike excluding the area within the travel way of Lucky Lane and the area upland of this way as shown on the Official Zoning Map and the normal high water line of the Nonesuch River as shown on the Official Zoning Map.

The Shoreland Overlay District is all land areas in the shoreland zone which are not in the Resource Protection District, the Stream Protection District, or the Stream Protection 2 District are in the Shoreland Overlay District.

[Physical Natural Resources & Aquatic Species and Habitats \(see below\)](#)

[Physical Natural Resources & Aquatic Species and Habitats](#)

National Wetlands Inventory Wetlands: National Wetlands Inventory (NW I) uses aerial photographs to approximate wetland locations. NW I data is not a comprehensive mapping of wetland resources and typically under represents the presence of wetlands on the landscape. The presence of wetlands needs to be determined in the field prior to conducting activities that could result in wetland disturbance. The US Fish and Wildlife Service (FWS) is the principal US Federal agency tasked with providing information to the public on the status and trends of our Nation's wetlands. For more information please visit: [USFW Wetlands](#)

Aquifers: An underground layer of water-bearing permeable rock, rock fractures or unconsolidated materials (gravel, sand, or silt). For more information please visit: [State of Maine Aquifers](#)

Public Water Supply Wells: The dataset consists of point locations of domestic wells reported to the Maine Geological Survey. For more information please visit: [State of Maine Public Water Supply](#)

Source Protection Area: Buffers (300 to 2,500 ft in radius) that represent source water protection around wells and surface water intakes for public water supply. *proportional to population size and type of water supply. For more information please visit: [State of Maine Source Protection](#)

Drainage Divides: These are the smallest hydrologic units mapped in Maine. They contain watershed boundaries for most ponds and rivers in Maine based on USGS 1:24,000 scale topography.

Wild Brook Trout Priority Areas: Avoid disturbing habitat within 100 feet of Brook Trout habitat; if riparian areas within that zone are cleared or degraded, than restoring the

[Undeveloped Habitat Blocks](#)

Undeveloped Habitat Blocks: Remaining land outside of Development Buffers. Blocks greater than 100 acres are labeled with their estimated acreage.

Conservation and Connectivity Planning Resources



Undeveloped Habitat Blocks: Remaining land outside of Development Buffers. Blocks greater than 100 acres are labeled with their

estimated acreage. For more information please visit: [Beginning With Habitat Map 3](#)

Physical Natural Resources & Aquatic Species and Habitats (see above)

These maps depict surface water features, shoreline habitats, drainage areas, riparian zones, public water supply, and other water resources. These maps show known locations of rare, threatened, endangered, or declining plant and animal species, significant natural resources, and other areas of biological significance. These maps highlight large (100+ acre) areas of undeveloped land and probable habitat connections, plus boundary lines between different land ownerships. These maps show areas where valued habitat features converge. Each feature is assigned a weight (1 to 4), and the maps are then ranked according to the total weight. These maps code wetlands with six different ecological functions: (1) runoff/floodflow alteration, (2) erosion control, (3) sedimentation, (4) nutrient cycling, (5) habitat provision, and (6) wildlife refuge.

Previously

Flood Insurance Rate Map - Dated:
High Value Plant & Animal Habitats

Data Sources

DATA SOURCE INFORMATION

TOWNSHIP BOUNDARIES

Maine Office of GIS: *Metwp24* (2019)

ROADS

Maine Office of GIS, Maine Department of Transportation: *Medotpub* (2019)

HYDROLOGY

U.S. Geological Survey National Hydrography Dataset (NHD) Maine (2012)

DEVELOPED

Maine Office of GIS, Maine Department of Inland Fisheries and Wildlife, and multiple other agencies: *Imperv* (2015)

ESSENTIAL & SIGNIFICANT WILDLIFE HABITATS

Maine Office of GIS, Maine Department of Inland Fisheries & Wildlife: *DWA, ETSC, Ehplvtrn, Ehrtern, IWWH, Sni, Shorebird, TWWH* (2018-2020)

RARE NATURAL COMMUNITIES & PLANTS

Maine Natural Areas Program: *MNAP_eos* (2020)

ATLANTIC SALMON HABITAT

Maine Office of GIS, Maine Atlantic Salmon Commission, U.S. Fish & Wildlife Service: *Ashab3* (2013)

DATA SOURCE CONTACT INFORMATION

Maine Office of GIS: <http://www.maine.gov/megis/catalog/>

Maine Natural Areas Program: <http://www.maine.gov/dacf/mnap/index.html>

Maine Department of Inland Fisheries & Wildlife: <http://www.maine.gov/ifw/>

U.S. Fish & Wildlife Service, Gulf of Maine Program: <http://gulfofmaine.fws.gov>

Maine Atlantic Salmon Commission: <http://www.maine.gov/asc/>

Maine Department of Transportation: <http://www.maine.gov/mdot/>

DIGITAL DATA REQUEST

To request digital data for a town or organization, please visit our website.

http://www.beginningwithhabitat.org/the_maps/gis_data_request.html

High Value Plant & Animal Habitats

See above

Valuable Habitat for U.S. Fish & Wildlife Service Priority Trust Species

No longer available

Scarborough Conservation and Public Lands, Coastal Mosaic Project, Wells Reserve 2001

"Wetlands Characterization" and "Water Resources and Riparian Habitat" maps - May 21, 2001
Water Resources & Riparian Habitats

Data Sources

DATA SOURCE INFORMATION

TOWNSHIP BOUNDARIES

Maine Office of GIS (2020); *metwp24*

ROADS

Maine Office of GIS, Maine Department of Transportation (2021); *medotpub*

HYDROLOGY

USGS National Hydrography Dataset (NHD) Maine (2016)

DEVELOPED

Maine Office of GIS, Maine Department of Inland Fisheries and Wildlife (2020); *impervious_change_2015*

NATIONAL WETLANDS INVENTORY

U.S. Fish & Wildlife Service (2020); *NWI*

SHELLFISH

Maine Department of Marine Resources; *softshell_clams, hard_clams*

RIPARIAN BUFFERS

Maine Office of GIS, Maine Natural Areas Program (2011)

WELLS, WELL BUFFERS

Maine Office of GIS, Maine Department of Human Services-Drinking Water Program (2011); *wells, wellsbuf*

AQUIFERS

Maine Office of GIS, Maine Geological Survey (2011); *aquifer_polygons*

DRAINAGE DIVIDES

Maine Office of GIS (1994); *medrdrv*

BROOK TROUT HABITAT

Maine Department of Inland Fisheries & Wildlife (2020)

DATA SOURCE CONTACT INFORMATION

Maine Office of GIS: <http://www.maine.gov/megis/>

Maine Natural Areas Program: <http://www.maine.gov/dacf/mnap/index.html>

Maine Department of Marine Resources: <http://www.maine.gov/dmr/>

Maine Department of Transportation: <http://www.maine.gov/mdot/>

Maine Geological Survey: <http://www.maine.gov/doc/nrimc/mgs/mgs.htm>

Maine Department of Inland Fisheries & Wildlife: <http://www.maine.gov/ifw/wildlife/index.html>

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Large Undeveloped Habitat Blocks

Water Resources & Riparian Habitats (see above)

only wells, brook trout habitats, and shellfish growing areas.

significant habitats, and rare and exemplary natural communities.

boundaries of existing conserved lands. They also show development patterns, existing land cover, and the condition of the sum of those values is depicted as a different shade of green (the larger the sum, the darker the color). The map includes (1) erosion/sediment retention, (2) finfish habitat, (3) finfish habitat, (4) shellfish habitat, (5) plant and animal habitat, and (6) cultural/educational

n of remaining habitat.

They provide a helpful overview for locating concentrations of natural resources in town and can be modified to include educational uses.

Include other features important to the town.

Land Acquisition Assessment Form 2.0

Creation Time: May 6, 2026 3:14 PM

Property / Project Name: 3 Fenderson Place (O'Donal-Deering Farm)

Project Type: Proposal

Total Score: 375

* denotes data that is pulled live into the application. Where a year is listed, that is the last time the data was checked for updates.

Clean Water				
ID	Field Name	Scoring Description	Score / Value Assigned	Data Source(s)
CW1	Parcel includes significant aquifer or aquifer recharge area	50 points assigned if data overlaps with site	0	Aquifer Recharge Areas (Scarborough Open Space Plan, 2025)
CW2	Parcel provides a buffer of natural vegetation from the edge of rivers, streams, salt and freshwater marsh, lakes and ponds, beaches and bay.	Based on the area of each buffer width that overlaps with the site: 75 ft buffer = 0.5 points per acre 250 ft buffer = 0.75 points per acre 500 ft buffer = 1 points per acre	50	National Hydrography Dataset (2025), National Wetland Inventory (2025)
CW3	Parcel includes erodible bluff or steep slopes	50 points assigned if data overlaps with site	0	Unstable Bluff Data (Maine Geological Survey, 2025), Steep Slopes (Open Space Plan, 2025)
CW4	Parcel includes highly erodible soils	20 points assigned if data overlaps with site	0	Erodible Soils (Soil Survey Geographic Database, NRCS, 2025)
	Additional CW Considerations (Notes)			User Input
	Additional CW Points Awarded			User Input
CW	Clean Water Total		50	

Environmental Hazards				
ID	Field Name	Scoring Description	Score / Value Assigned	Data Source(s)
EH1	Parcel includes land within or adjacent to the 10.9 ft sea level rise migration plain	1/2 point per acre that overlaps with site, maximum 40 points	0	Sea Level Rise Scenarios (Maine Geological Survey, 2025)
EH2	Part or all of parcel is in the 100 year floodplain	1/2 point per acre that overlaps with site, maximum 20 points	0	FEMA Flood Maps (Flood Zones, 2025)
EH3	Parcel is included in, or adjacent to, a Resource Protection Zone	20 points assigned if data overlaps with or is adjacent to site	0	Resource Protection Overlay (Town of Scarborough, 2025)
EH4	Parcel is included in or adjacent to Shoreland Zone	20 points assigned if data overlaps with or is adjacent to site	0	Shoreland Zone Overlay (Town of Scarborough, 2025)
EH5	Size of parcel in acres	< 20 acres = 20 pts 21-50 acres = 30 pts 51-100 acres = 40 pts > 100 acres = 50 pts	40	Area of polygon drawn by user
Additional EH Considerations (Notes)				
Additional EH Points Awarded				
EH	Environmental Hazards Total		40	
Habitat				
ID	Field Name	Scoring Description	Score / Value Assigned	Data Source(s)
H1	Parcel includes potential habitat for significant species	50 points assigned if data overlaps with site	50	Scarborough Habitat Data Layer (Open Space Plan, 2025)
H2	Parcel contains significant species	20 points assigned if data overlaps with site	0	Endangered, Threatened, and Special Concern Habitat (MDIFW)*
H3	Parcel includes wetlands	50 points assigned if data overlaps with site	50	National Wetland Inventory (2025)
Parcel includes habitat feature or designation, including:				

H4.1	Wildlife Corridor	10 points assigned if data overlaps with site	10	Wild Brook Trout Priority Conservation Habitat (MDIFW)*, Riparian Stream and River Buffers (Beginning with Habitat)*, Aquifer Recharge Areas (Scarborough Open Space Plan, 2025), National Wetlands Inventory (2025)
H4.2	Ecosystem of Significance	10 points assigned if data overlaps with site	0	Ecosystems of Significance (Maine Natural Areas Program, 2025)
H4.3	Deer Wintering Area	10 points assigned if data overlaps with site	0	Deer Wintering Areas (MDIFW)*
H4.4	Significant Vernal Pools	20 points assigned if data overlaps with site	0	Significant Vernal Pools (MDIFW)*
H4.5	Riparian/Road Connectors	10 points assigned if data overlaps with site	0	Riparian/Road Habitat Connectors (Beginning with Habitat, 2025)
H4.6	Tidal or Inland Wading Bird Waterfowl Habitat	10 points assigned if data overlaps with site	0	Tidal Wading Bird Waterfowl Habitat (MDIFW)*, Inland Wading Bird Waterfowl Habitat (MDIFW)*
	Additional H Considerations (Notes)			
	Additional Points Awarded			
H	Habitat Score Total		110	
Recreation & Connectivity				
ID	Field Name	Scoring Description	Score / Value Assigned	Data Source(s)
RC1	Creates a link between protected parcels	50 points assigned if site abuts 2+ protected land parcels	50	Scarborough Protected Lands (Open Space Plan)*

RC2	Parcel creates a link between trails	50 points assigned if site is within 100 meters of an existing trail	0	Scarborough Trails (Open Space Plan)*
RC3	Parcel abuts protected lands	50 points assigned if site abuts at least one protected land parcel	50	Scarborough Protected Lands (Open Space Plan, 2025)
RC4	Parcel is near protected lands	25 points assigned if site is within 800 meters of a protected land parcel	25	Scarborough Protected Lands (Open Space Plan)*
Public Access				
RC5.1	Provides public access for passive recreation	20 points assigned if user selects "yes."		User Input
RC5.2	Potential to Add or Expand Passive Recreation Opportunities	20 points assigned if user selects "yes."		User Input
RC5	Passive Recreation Opportunities Total		0	
RC6.1	Public Access to Ocean or Beaches	20 points assigned if there will be public access and feature is adjacent to or within site.	0	National Hydrography Dataset (2025)
RC6.2	Public Access to Saltwater Marsh or Tidal River	20 points assigned if if there will be public access and feature is adjacent to or within site.	0	National Wetlands Inventory (2025), National Hydrography Dataset (2025)
RC6.3	Public Access to Upland River, Lake, Pond, Freshwater Marsh	10 points assigned if if there will be public access and feature is adjacent to or within site.	0	National Wetlands Inventory (2025), National Hydrography Dataset (2025)
RC6.4	Public Access to Fields and Forest	10 points assigned if the user selects "yes."	0	User Input

RC6.5	Public Access to Another Area	10 points assigned if user selects "yes."	0	User Input
RC6	Public Access Total Score		0	
RC7	Passive Recreation Access/Distribution	20 points assigned if there are no other passive recreation opportunities within 1/2 mile	0	User Input
Scenic Views	Parcel offers scenic views of any of the following from a public roadway:			
RC8.1	Marsh, Tidal River, Beaches, Bay			User Input
RC8.2	Field or Farmland			User Input
RC8.3	Forest Land			User Input
RC8.4	Rural Road Corridors			User Input
RC8.5	Special or Unique Vistas			User Input
RC8.6	Historical Significance, Archeological Site, Cemetery			User Input
RC8.7	Working Forest, Pasture, Farm			User Input
	Scenic Views Notes			User Input
RC8	Scenic Views Total	20 points assigned if there is a scenic view of any of the above.	0	User Input
	Additional RC Considerations (Notes)			User Input
	Additional RC Points Awarded			User Input
RC	Recreation and Connectivity Score Total		125	
Working Lands				
ID	Field Name	Scoring Description	Score / Value Assigned	Data Source(s)
WL1	Does this area contain crops, grazing land, or tree farming, and will it continue to be used for that?	30 points assigned if user input is "yes."		User Input

	Additional WL Considerations (Notes)			User Input
	Additional WL Points Awarded			User Input
WL	Working Lands Score Total		0	
Other Considerations				
ID	Field Name	Scoring Description	Score / Value Assigned	Data Source(s)
Funding Sources				
OC1	Leveraged Investment	50 points assigned if the percent of Land Bond funding is 50% or less. 20 points assigned if the percent of Land Bond funding is 51-75%.	0 (based on % Land Bond Funding)	User Input
OC1.1	Private Funding			User Input
OC1.2	State Funding			User Input
OC1.3	Federal Funding			User Input
OC1.4	Other Funding			User Input
OC1.5	Non-Town Funds Allocated for Parcel Maintenance and Improvement	20 points assigned if there are non-Town funds allocated for maintenance/improvement of the site.	0	User Input
OC2	Is a portion of this parcel included in the 2025 Open Space Plan High Value or Focus Areas?	50 points assigned if data overlaps with site	50	High Value Focus Areas (Scarborough Open Space Plan, 2025), Contiguous Focus Area (Scarborough Open Space Plan, 2025)
	Additional OC Considerations (Notes)			User Input
	Additional OC Points Awarded			User Input
OC	Other Considerations Total Score		50	
Total Score:			375	

Note: To view more detail or adjust scoring, please see the online Scarborough Land Aquisition Assessment Form.

