

Town of Scarborough Sustainability Committee

May 27, 2026 | 8:00 – 9:30 a.m. | Hybrid Meeting – Town Manager’s Conference Room and Zoom

To participate in the Sustainability Committee’s meeting, please use the following link:
https://scarboroughmaine.zoom.us/webinar/register/WN_9tdfESmmS4qS203b48Y00A

To view in the Sustainability Committee’s meeting, please use the following link:
<https://www.youtube.com/channel/UCD5Y8CFy5HpXMftV3xX73aw>

Agenda

- 8:00 am** **Call to order and attendance**
- (1) Welcome and introductions
 - (2) Vote on minutes from 4/22/26
 - (3) Review 5/27/26 meeting agenda
 - (4) Public Comment
- 8:10 am** **Old Business**
- (1) METRO Transit Pilot – update on Council decision, timeline
 - (2) Climate Action Plan – update on process
- 8:25 am** **New Business**
- (1) Data Centers
 - Town Council approved first reading of a 6-month moratorium at 5/20 meeting (see attached). Public hearing and second reading scheduled for 6/3.
 - Discuss Committee’s role in Zoning Ordinance amendment development/review
 - Identify information/resources Committee needs to support Town’s effort
- 9:15 am** **Updates**
- (1) Town Council
 - (2) Planning Board
 - (3) Transportation Committee
 - (4) Conservation Commission
 - (5) Scarborough Public Library
 - (6) Route 1 lane closure pilot
- 9:25 am** **Next meeting**
June 24, 2026
- 9:30 am** **Adjourn**

Engineering & Technical Services

259 US Route One | PO Box 360 | Scarborough, ME 04070 | P: 207.730.4400 | scarboroughmaine.org

Town of Scarborough Sustainability Committee

April 22, 2026 | 8:00 – 9:30 a.m. | Scarborough Town Hall and via Zoom

Meeting Minutes - DRAFT

Attendance

Committee (in person): Ron Allen, Anton Bodor, Lydia Jopp, Deb McDonough, Dan Shapiro

Committee (Zoom): Geoff Gezik,

Town Council: Bill Donovan

Staff: Angela Blanchette, Jami Fitch, Autumn Speer

Guests: Mike Tremblay, Greater Portland Metro

[Meeting recording](#)

Call to Order

1. The meeting is called to order at 8:03 am.
2. Lydia motions to approve the minutes, Ron seconds. Vote was unanimous. Motion passes.

Public Comment

1. None.

Old Business

1. Metro Transit Pilot
 - Mike Tremblay of Greater Portland Metro provides a presentation about the proposed fixed-route and micro transit pilot (slides attached).
 - Questions and comments from the Committee:
 - Will Metro coordinate service with BSOOB?
Yes – Metro's Route 1 stops will be the same as BSOOB's stops. BSOOB's frequency is lower than Metro's (BSOOB = 2 hrs, Metro = 45 mins), so there may be wait times for transfers between the lines.
 - Deb notes that people with cars may still park their car and ride transit to Portland to save on parking, multi-task, etc.
 - Could the micro transit zone change?
If there is demand from areas not currently served by micro transit, Metro is open to adjusting the zone.
 - Does South Portland also have micro transit?
No, but they have more fixed routes. South Portland is interested in micro transit, but they have not allocated the required cost-sharing.
 - Deb suggests speaking with local businesses close the fixed route about designating a spot or two as a park and ride space to access Metro.
 - What is the micro transit vehicle and how does it work?
The vehicles is a 15-passenger bus. People will be picked up at their home or the

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nearest cross-street (goal is for the pick up location to be less than a 3 minute walk). The bus will bring them to the fixed route or a location within the micro transit zone. A return trip can be booked in advance via Metro's app or calling them to book the trip.

- Do kids ride micro transit?
Yes. Metro does not have policies around who rides with adults. There are reduced rates for youth riders.
 - What is the current fare?
\$2/trip for most people. Seniors, youth, veterans, etc. qualify for reduced fare (\$1).
 - What is Metro's funding structure?
About 20% of Metro's costs are covered by fares, ~50% is subsidized by the Federal government, and the rest is covered by partner municipalities. Rider fare is taken off the municipality's cost, so the more riders a community has, the lower the financial contribution for the municipality.
 - Will there be a way to see when the bus will arrive at the bus stop?
Yes, all busses are equipped with trackers that can be viewed on a smart phone app. Metro is also working on launching signage at bus stops. Portland stops will receive the signage first. The stops in The Downs may also have them, because The Downs is funding the stops within their development.
 - Angela shares that Scarborough's Age Friendly Committee is strongly advocating for improved transit service, and the Transportation Committee supports transit as a solution for Scarborough's traffic challenges.
 - Will Metro collect data during the pilot?
Yes, Metro collects data on ridership, on and off points, etc. Metro will also survey riders and non-riders to understand community opinions on the service. The data will help the Town decide whether to enter into a long-term commitment with Metro after the three-year pilot.
 - Will any of the buses be electric?
No. Metro has experienced challenges with their current electric buses so they're waiting until the technology improves before incorporating more into their fleet.
 - Are consistent micro transit trips with one passenger a success?
No. Metro will make adjustments to the program to achieve more pooled trips.
 - The Committee suggests taking transit to the September meeting.
 - The Sustainability Committee discusses providing a memo to the Town Council in support of the Metro pilot. The letter should note the importance of transit to achieving climate and emissions goals and that improved transit is supported by the Town's 2017 Energy and Sustainability Plan.
 - *Ron motions to authorize Jami to draft a memo on behalf of the Sustainability Committee in support of the transit pilot. Lydia seconds. Vote is unanimous. Motion passes.*
 - Committee members are encouraged to also provide public comment at the Town Council's 5/6 meeting.
 - **ACTION: JAMI will draft a memo and send it to DEB and LYDIA for review. DEB will send the memo to the Town Council once final.**
2. Climate Action Plan (tabled)
- Jami encourages the Committee to review the proposed actions that were provided with the meeting materials.

Updates

1. Town Council
 - Bill plans to speak to fellow Councilors about supporting the transit pilot.

- Town Council will have a workshop on the Route 1 lane closure pilot before the 5/6 meeting.
- 2. Planning Board
 - Planning Board will review the proposed on short term rental ordinance.
 - Planning Board recently received an application for a data center off Holmes Road.
 - There is a role for the Sustainability Committee to provide input on the Town's policy/ordinance on data centers. Jami will look for resources to share with the group and explore inviting an expert on the issue to attend a future meeting.
- 3. Conservation Commission
 - Conservation Commission continues to support the development of a Low Impact Development ordinance.

Meeting adjourned at 9:38 am.

Next Meeting: May 27, 2026 at 8:00 am.

Future Projects List:

- School Building Process
- Communications, outreach, and engagement
- Community solar / municipal solar array
- Revamp [Sustainability Committee webpage](#)
- Recycling information for homeowners when houses change hands
- Composting/food waste
- Residential energy efficiency grants
- Coordination with Scarborough Public Schools
- Municipal building energy audits
- Electric school buses
- Tree preservation ordinance
- Swap shop
- Energy stretch code
- Incremental fees for trash bins
- 10-year cost-benefit analysis for building systems
- Storm drain stenciling

GREATER PORTLAND METRO

Scarborough Town Council Workshop

April 1, 2026



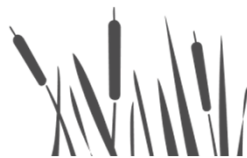
Glenn Fenton

Executive Director

Greater Portland Metro

Presentation Overview

- Review of planning activities
- Implementation plan
- Project budget review
- Intergovernmental agreement terms



TOWN OF
SCARBOROUGH, MAINE



Service Planning

Public Outreach

- Public outreach for Scarborough service conducted in November/December 2025
 - Combined with South Portland service change outreach
- 3 public meetings
- Survey
 - 300+ responses
 - Online, available in print



GREATER PORTLAND
metro
next stop!
South Portland | Scarborough

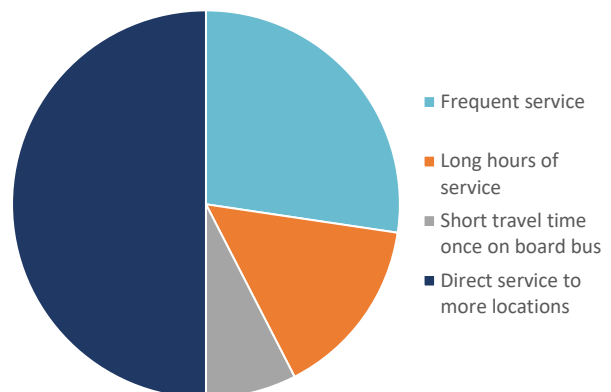
Service Planning

Summary of Public Outreach

- Reasons for Travel
 - Shopping (70%)
 - Social Activities (54%)
 - Health services (51%)
 - Work (41%)
- Origins and destinations in Scarborough
 - Hannaford
 - Beaches
 - MaineHealth
 - The Downs (Costco)
 - Route 1
 - Walmart
 - Prouts Neck

GREATER PORTLAND
metro
next stop!
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Top Service Priority



Service Planning

Summary of Public Outreach

- Likelihood to use transit service
 - 79% likely/very likely to use service
 - 96% likely/very likely among those who don't drive

What would encourage you to use bus service in Scarborough?

- Direct routes to Portland and South Portland
- Convenient stop locations that are walkable from home
- Frequent service
- Fast service
- Park and ride in Scarborough

Direct service to the beach to reduce parking pressure

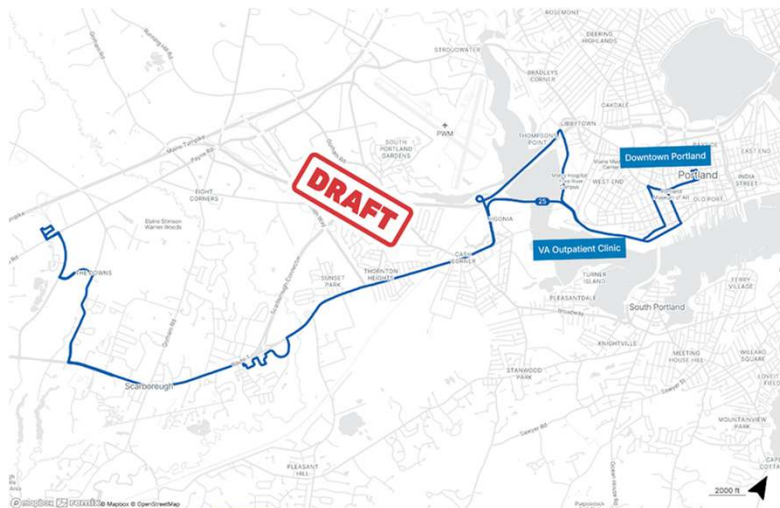
Bus service may exacerbate crowding at beaches

Transit in Scarborough

Route 25

Current DRAFT schedule:

- 45 minute frequency service (Mon-Sat)
- 60 minute frequency on Sundays
- 6:00 am to 10:00 pm



Transit in Scarborough

Microtransit

Microtransit Zone

- Refined by Metro and Town staff
- Operates 7 days a week.
- Service hours similar to fixed route service.
- Covers numerous Town services, recreational and commercial areas.
- Approx. 10,000 population
- Approx. 11,300 jobs



Implementation Plan

Service Launch

- Fleet acquisition (June)
- Bus stop installation (July)
- Operator training (June/July)
- Public outreach/promotion (Summer 2026)
- Service soft launch (early July)
- Microtransit launch (July 13)
- Route 25 launch (late August)



Transit in Scarborough

Funding Plan

The service is fully funded for 3+ years with Scarborough's approval.

Scarborough's financial commitment for the pilot phase:

Fiscal Year	Town's Share of Capital Expense	Town's Share of Operating Expense	Total Payment	Payment Due Date
2026-27	\$65,000	\$0	\$65,000	July 31, 2026
2027-28	\$0	\$145,000	\$145,000	July 31, 2027
2028-29	\$0	\$159,500	\$159,500	July 31, 2028

Project funding sources:

Funding Source	Amount
Maine Turnpike Authority	\$3,555,771
Federal Transit Administration	\$1,356,250
MaineDOT	\$230,000
Scarborough (over 3 years)	\$369,500
Total Funding	\$5,511,521

Note: Metro is currently in negotiations with the Downs to assist with capital funding for bus stop improvements in Scarborough. Total funding amount to be determined.



TOWN OF
SCARBOROUGH, MAINE



Greater Portland Metro

Intergovernmental Agreement

- Same format used for the Towns of: Brunswick, Freeport, and Yarmouth prior to joining Metro.
- Outlines the responsibilities of the parties.
- Details the financial commitments of the parties.
- Sets deadlines for certain milestones.



Greater Portland Metro

Intergovernmental Agreement

Terms of the agreement

Metro responsibilities:

- Regular reporting on service performance
- Maintenance of bus stops in the Town
- Consultation with the Town on service changes
- Compliance with all federal and state laws pertaining to transit operations
- Recommendation based on service performance at the end of the pilot period



Greater Portland Metro

Intergovernmental Agreement

Terms of the agreement

Scarborough responsibilities:

- Report damaged or vandalized bus stops.
- Fund the service as specified for three years (\$369,500 total).
- Hold a vote to consider joining Metro.



Greater Portland Metro

Intergovernmental Agreement

Terms of the agreement

Other terms:

- Termination by either party with 120 days notice, Metro to retain funding for capital investments (\$65,000).
- Unspent funding at the end of the pilot phase will be applied solely to support the continuation of the service.
- Service launch will be no later than September 1, 2026.
- Scarborough must decide to join or not join Metro by July 15, 2028.



Questions and Discussion



Glenn Fenton

Executive Director

gffenton@gpmetro.org

(207) 517-3025

Scarborough Town Council Meeting

Council Meeting Date: May 20, 2026

ACTION ITEM: Order No. 26-046.

SUBJECT:

Order No. 26-046. First reading and schedule public hearing and a second reading on the request for a 180-day temporary moratorium entitled “Town of Scarborough Ordinance Establishing a Temporary Moratorium on Data Centers.”[*Town Council Chair*]

PURPOSE:

To consider a moratorium on data centers to allow the Town time to better understand the impacts of such uses.

BACKGROUND:

The Town has recently seen interest in locating a large-scale data center in the Light Industrial Zoning District. Data center uses would currently fall under the High Technology Use category further defined as :

High Technology Facility:

The use of land, buildings or structures for research, development, light assembly, or light manufacturing activities that does not create any danger to health or safety in surrounding areas, does not create offensive noise, vibration, smoke, dust, odor, heat or glare, that by reason of the high value of the product in relation to its size and weight does not create large volumes of truck traffic, and that conforms to the performance standards of Section IX(M).

The performance standards include the following:

M. PERFORMANCE STANDARDS – HIGH TECHNOLOGY FACILITIES [adopted 04/16/08][Amended 07/18/12; 03/19/25]

All high technology research facilities, light assembly, and light manufacturing uses permitted in the B2, B3, BOR, RH, RH2, CPD, LI, I and HP districts may be undertaken only after the Planning Board has reviewed and approved the use in accordance with the Site Plan Review Ordinance and if the Planning Board finds that the proposed use, with any reasonable conditions the Planning Board deems necessary, will conform to the following standards and requirements:

- 1. The use will not create any unhealthy or offensive smoke, dust, odor, or airborne discharge;*
- 2. The use will not create any offensive noise or vibration to abutting landowners;*
- 3. The use will not involve the handling, storage, or disposal of hazardous waste material in a manner that will threaten public health;*
- 4. The use will not include any outdoor storage of equipment or material;*
- 5. The use will not create unsafe traffic conditions or excessive traffic that would either adversely affect neighborhood character or unduly burden the ability of the Town to maintain the existing roads;*
- 6. The design and external appearance of any proposed building and site improvements will constitute an attractive and compatible addition to its neighborhood and be consistent the Design Standards for Scarborough’s Commercial Districts;*

7. *All activities associated with the use(s) shall take place entirely within its principal structure(s)*

There are very few data centers in Maine and have been more recently scrutinized for their potential impacts to infrastructure, the environment and neighboring properties. The moratorium will allow the Town time to learn more to determine if this is a use that should be permitted as part of the High Technology Facility uses or if additional performance standards or other processes should be required.

FISCAL IMPACT:

N/A

STATUS / PROCESS TO DATE:

- Town Council First Reading: May 20, 2026

PROPOSED ACTION:

Recommend approval of the first reading on Order No. 26-046 and schedule the public hearing and second reading for Wednesday, June 3, 2026.

ATTACHMENTS:

- Copy of Moratorium

TOWN OF SCARBOROUGH ORDINANCE ESTABLISHING A TEMPORARY MORATORIUM ON DATA CENTERS

WHEREAS, the Town has experienced increasing interest in the siting and development of data centers, which are large-scale facilities used for the processing, storage, and transmission of digital information; and,

WHEREAS, data centers are intensive uses requiring substantial and continuous electrical power, raising concerns regarding impacts on local grid capacity and infrastructure reliability; and,

WHEREAS, such facilities rely on extensive machinery and systems that may generate noise, heat, and emissions affecting surrounding properties and natural resources; and,

WHEREAS, data centers may require significant water usage and place demands on local water supplies and municipal systems; and,

WHEREAS, the construction and operation of data centers may increase traffic, road wear, and strain on public infrastructure; and,

WHEREAS, data centers often occupy large areas, raising concerns regarding efficient land use and consistency with the Town's planning goals; and,

WHEREAS, there is a strong likelihood of continued development pressure for data centers due to regional and national demand; and,

WHEREAS, the Town of Scarborough's Zoning Ordinance is "designed to encourage the most appropriate use of land throughout the municipality" and otherwise to promote public health, safety, and welfare; and,

WHEREAS, pursuant to 30-A M.R.S. § 4356(1), the Town's existing Zoning Ordinance does not provide an adequate mechanism to address the concerns related to the construction and operation of data centers and to prevent public harm from an overburdening of public facilities and potential adverse effects on neighborhoods due to environmental concerns and traffic that may create a public nuisance or hazard; and,

WHEREAS, the Town will need at least 180 days to study the impact of the construction and operation of data centers, develop and implement amendments to the Zoning Ordinance which appropriately and adequately regulate the construction and operation of data centers to minimize or eliminate the public health, safety, and welfare risks posed by the aforementioned development pressures; and,

NOW THEREFORE, pursuant to the authority granted to it by 30-A M.R.S. § 4356, be it hereby ordained by the Town Council of the Town of Scarborough as follows:

1. DEFINITIONS:

As used in this Ordinance, the following term has the following meaning:

"Data center" shall mean any facility, which may be a freestanding structure or a facility within a larger structure, that primarily contains electronic equipment used to process, store, and transmit digital information that uses environmental control equipment to maintain the proper conditions for the operation of electronic equipment.

2. APPLICABILITY AND PURPOSE.

This Ordinance shall apply to any proposal to develop, establish, operate, or expand data centers on or after April 1, 2026. Notwithstanding anything to the contrary in 1 M.R.S. §302 or any other law, this Ordinance applies retroactively to any application submitted on or after April 1, 2026, relating to the development, establishment, operation, or expansion of data centers in the Town of Scarborough, whether or not such application had become a “pending proceeding” as defined in 1 M.R.S. § 302.

3. PROHIBITION.

During the time this Ordinance is in effect, no official, officer, board, body, agency, agent or employee of the Town of Scarborough shall accept, process or act upon any application for any approval, including but not limited to a building permit, certificate of occupancy, site plan review, conditional use, license, or any other approval, relating to the establishment, operation, or expansion of data centers. No person shall develop, establish, operate, or expand the use of property for a data center in the Town of Scarborough based on any application for any approval submitted after April 1, 2026.

4. ENFORCEMENT, VIOLATION AND PENALTIES.

This Ordinance shall be enforced by the Code Enforcement Officer of the Town of Scarborough. Any person who violates this Ordinance shall be subject to civil penalties and other remedies as provided in 30-A M.R.S. § 4452.

5. EFFECTIVE DATE.

This Ordinance shall become effective immediately upon its adoption and shall remain in full force and effect for a period of 180 days thereafter, unless extended pursuant to law or until a new and revised set of regulations is adopted by the Town, whichever shall first occur.

6. SEVERABILITY.

Should any section or provision of this Ordinance be declared by any court to be invalid, such a decision shall not invalidate any other section or provision.