TOWN OF SCARBOROUGH, MAINE

Town of Scarborough Conservation Commission

March 25, 2026 | 6:00 pm | Hybrid: Town Hall and via Zoom

Minutes

Present in person:
Commission: Kate Borduas, Carrick Gambell, Randi Hogan, Christine Labaree, Crescie Mauer, Cathleen Miller, Abel Plaud, Crayton Silsby
Staff: Angela Blanchette, Jami Fitch
Guest: Andrew Mackie, Scarborough Land Trust (SLT)

Present on Zoom:
Staff: Autumn Speer
Town Council: Karin Shupe

Meeting recording

Call to order

1. Meeting is called to order at 6:04 pm.
2. Cathleen offers a land acknowledgement to recognize the Wabanaki People as traditional stewards of Scarborough.
3. Abel motions to accept minutes from the 2/4/25 meeting, Christine seconds. Vote is unanimous. Motion passes.

Public Comment

1. Andrew Mackie of SLT shares that the Land Trust and partners are hosing the World Trail Film Festival at USM on 3/28.

Old Business

1. Low Impact Development (LID) Ordinance
   - The Commission reviews proposed LID standards that were developed based on past Commission discussions and staff recommendations.
   - Commission comments on proposed standards:
     - 5,000 sq. ft. threshold is good, and include compliance to the maximum extent practicable for sites <5,000 sq. ft.
     - Buffer width – set 50' minimum and offer additional points for wider buffers.
     - Need to determine the minimum number of points needed for a site to comply with the ordinance.
     - What would incentivize a developer to meet an optional higher standard?
     - The Commission asks if fees can be reduced if developers meet a higher standard.
     - Suggestion to assign points that meet DEP's minimum standards, but require the Town's minimum point total to be higher than DEP's standard. This approach would allow sites to achieve a higher standard as it makes sense for the specific site. For example, if a site needs 100 points to meet the Town's standard, DEP minimum requirements could total 90 points,

and the developer would need to reach 100 points by implementing additional measures as it makes sense for that site.
    - The Commission also suggests that the recommended local standard be considered for the minimum standard and additional bonus points still be required. The standards would need to be run through various scenarios to understand how sites will be designed in compliance with the standards.
    - The Commission would like to require minimum vegetative cover, particularly tree cover, for lots.
- Abel suggests starting at the end – what do we want sites to look like in Scarborough – then work out how to achieve those results through the ordinance development process.
- Autumn suggests that required standards could vary based on the size of the site or amount of disturbance. Sites with more disturbance would need to meet more or higher standards.
- The LID ordinance would apply to any development that goes before the Planning Board. Autumn would like to add some of the standards to residential zoning districts.
- Is there any opportunity to measure the impact of wetland setbacks ordinance? Angela suggests that we try to estimate the amount of wetlands that would have been filled if the ordinance was not in place.
- Commission would like to see the proposed ordinance be used to evaluate real-world examples.
- Autumn asks if some of the requirements can be met by changing requirements in the Zoning ordinance. Jami suggests adding a reference in the LID ordinance to other ordinances where the requirements.
- Councilor Shupe recommends making the ordinance as protective as possible.
- Staff will work on the structure of the ordinance and bring it back to the Commission at the next meeting.

2. Stewardship Guide for Homeowners - tabled

Updates

1. Town Council
    - Councilor Shupe notes that there are not many Town Council goals related to conservation. 30x30 continues to be a priority.
    - The Council would like to limit tree cutting in commercial development.
    - Councilor Shupe notes a letter received from the Maine Department of Inland Fisheries and Wildlife regarding the Town's Animal Control Ordinance as it applies to endangered piping plovers. There is a Town Council workshop on this topic on 4/15.
    - Town Council is also reviewing a short-term rental ordinance.
2. Parks and Conservation Land Board (PCLB)
    - PCLB is revising the evaluation criteria to align it with the Open Space Plan.
3. Transportation Committee
    - Metro seeks to provide a fixed route bus route from Portland to Rt. 1, through The Downs, and to Cabela's. Metro also proposes a micro-transit pilot that will cover a larger portion of Scarborough. There will be a Town Council workshop on 4/1.
    - MaineDOT proposes a lane closure pilot on Rt. 1 across the marsh during the summer to determine if one north-bound lane could be closed to accommodate bike and pedestrian facilities. There will be a Town Council workshop with MaineDOT to discuss the pilot on 4/22.
4. Sustainability Committee
    - Sustainability Committee is reviewing state legislation related creating a climate superfund. They hope to bring a resolution in support of the legislation to the Town Council.
5. Climate Action Plan

- Jami asks the Commission to take the Quick Poll that is on SustainingScarborough.org and share the poll with others. The next poll will be posted in April.

6. Scottow Hill Road
   - A Town Council workshop about Scottow Hill Road is scheduled for 2/4/26 and a Councilor Corner Live on 2/1/26.
   - The Council will consider multiple options to address the culvert failure of Scottow Hill Road. The Town received a grant to remove the culvert and restore the stream (the Commission provided a letter of support for the proposal). The Council will hear options for the road, including culvert removal and two options to replace the culvert.

Next meeting: May 27, 2026 at 6:00 pm.
Meeting adjourned at 7:45 pm.