

Town of Scarborough
Parks and Conservation Land Board

Meeting Agenda

Monday, June 22 – 10:00-11:30 am

Town Hall Council Chamber B or Zoom

<https://scarboroughmaine.zoom.us/j/83105158465>

1. Call to order and roll call
2. Acceptance of May minutes
3. Public comment
4. Talk of the Town
 - 4.1. Growth
 - 4.2. Housing Study
5. Old Business
 - 5.1. Re-evaluation of benchmark parcels under AEP 2.0
 - 5.1.1. Zam and Nicole to perform phase II scoring for review by Board at July meeting
 - 5.2. Collaboration with Community Services Advisory Board
 - 5.3. Update on public-facing PCLB materials
 - 5.3.1. Volunteer
6. New Business
 - 6.1. Application review for SLT's purchase for 255 Payne Road
7. Next meeting
 - 7.1. Transfer of 10 parcels of Town land to SLT
 - 7.1.1. Eval process?
 - 7.2. Review of Phase II scoring of Benchmark Parcels
 - 7.3. Public-facing materials update
8. 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 Thursday, March 14, 2026 – 10 to 11:30 AM
Location: Town Hall Council Chamber A or Zoom

1. Call to Order and Welcome – Steve Zamierowski

2. Attendance

- √ Stephen Zamierowski
- √ Anton Bodor
- √ Rick Murphy
- √ Richard Harvey
- √ Nicole Hall
- √ Susan Williams
- √ Noah Perlut (zoom)
- √ Betts Armstrong (zoom)
- √ Jessica Sargent (zoom)
- √ Maggie Vishneau (zoom)

Public: from Scarborough Land Trust

- Andrew Mackie, Scott Kunkler

3. Acceptance of January minutes

Motion to accept minutes as is: Noah

Motion seconded: Betts

Unanimous vote: yea

4. Public Comments

SLT will be having a plant sale on Saturday May 30 from 9am-12:00pm at Broadturn Farm

5. Talk of the Town

- There was a spirited discussion at the Town Council meeting re: tax increase: 0% tax increase? 7.9% or leave @ 2.4%, current rate?
- There was no discussion of land conservation or growth

6. Old Business

- The Town Council reviewed the AEP 2.0 and it was decided that no vote was required for approval; the Board can go ahead using it
- Steve met with Community Services re: non-conservation parcels. Currently there is no mechanism for screening/approving parks and recreation parcels
 - Noah asked if there was a report from the Planning Office re: additional conservation that may be planned for purchase, based on development
 - Nicole will check on this
- Community Services will review our form and determine their own screening protocol for parks & recreation, present their recommendation to PCLB for acceptance, then present to Town Council
- There is no special form for Historic Presentation parcels
 - Susan will check with Historical Society to see if they want to have a specialized process
- Anton observed the TC has set conservation as a priority (vs. recreation)
- Nicole stated that there have not been enough sports fields for growing population need for quite a while

7. PCLB agreed that our “By the Numbers” public-facing flyer will be updated every 2 years

8. New Business – rescore/review properties using our new AEP 2.0 form

- 91 Mussey Road was reviewed line by line, with points revisited based on new form
- Key discussion points: include flora (rare plants), as well animals, adding “habitat for significant rare plants that are vulnerable, threatened, or unique”
- Key discussion points re: budget breakdowns on form: are funds allocated for improvements that are not including in ongoing stewardship, such as restoration improvements or initial capital stewardship costs (that may not be ongoing)

9. Adjournment

- Because it took the entire time to review one property, we decided to schedule another meeting next month: June 22, 10-11:30
- Topic for discussion at next meeting: SLT repayment to the land bond: should this be taken off our financial records entirely or shown as an expenditure that promoted conservation?
- **Adjourn: 11:30am** Motion to Adjourn: Rick; seconded: Betts

2026 Meetings

Monday June 22nd

Thursday, July 16th

Thursday, September 10th

Thursday, November 12th

Land Acquisition Assessment Form 2.0

Creation Time: June 11, 2026 10:07 AM

Property / Project Name: 255 Payne Road (Salamander Forest Preserve)

Project Type: Proposal

Total Score: 325

* 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	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		100	

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:				

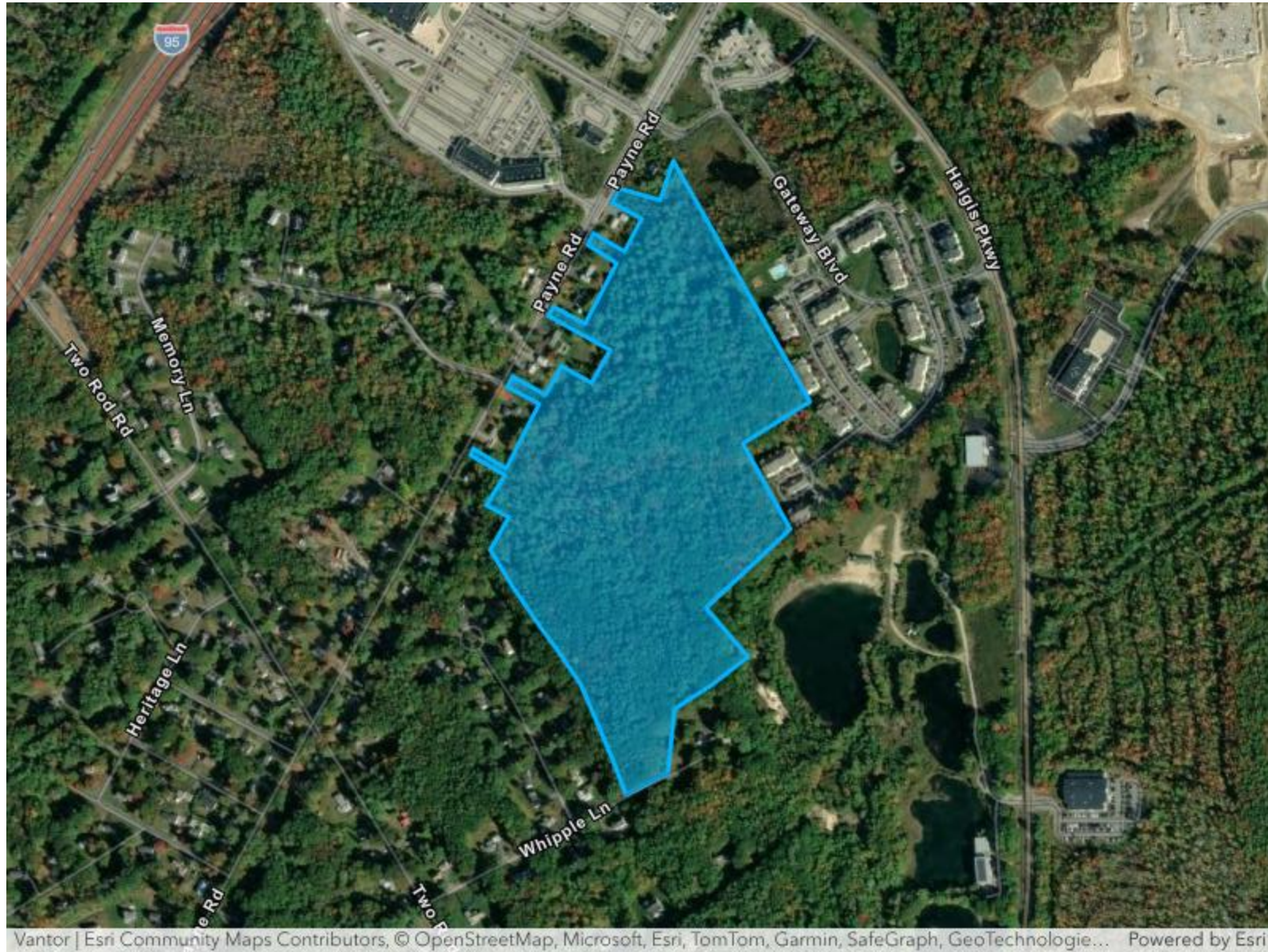
H4.1	Wildlife Corridor	10 points assigned if data overlaps with site	10	Wild Brook Trout Priority Conservation Habitat (MDIFW)*, Riparian Stream and River Buffers (Beginning with Habitat)*, Aquifer Recharge Areas (Scarborough Open Space Plan, 2025), National Wetlands Inventory (2025)
H4.2	Ecosystem of 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	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	0	Scarborough Trails (Open Space Plan)*
RC3	Parcel abuts protected lands	50 points assigned if site abuts at least one protected land parcel	0	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		25	
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:			325	

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



Parks and Conservation Land Board Land Acquisition Application

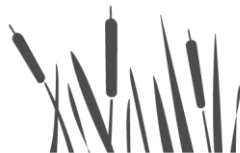
LAND ACQUISITION APPLICATION SUBMITTALS

1. Complete the Land Acquisition Application in full. Please be sure to sign where necessary.
2. Compile required items as outlined in checklist below. Details may be found in the [Land Acquisition Application Instructions](#) document.
3. Submit the completed application and required materials to **pclbapplications@scarboroughmaine.org**. Questions about the process or the application may also be directed through this same email address.

LAND ACQUISITION APPLICATION CHECKLIST

The applicant must complete the following checklist and include it with the application to the Parks and Conservation Land Board. Please check each required box and acknowledge the applicable item has been included with the application. See Instruction document for more details.

REQUIREMENTS	X
Site Location Map	X
Assessor's Map (<i>with abutting properties</i>)	X
Photo(s)	X
Budget (<i>please refer to Instructions for details</i>)	X
Valuation Attestation (<i>please refer to Instructions for details</i>)	X
Acknowledge presentation requirement	X
Provide THREE site visit date options (below)	X



Land Acquisition Application Form GENERAL INFORMATION

Applicant Name: Scarborough Land Trust **Date:** 5-22-26

Type of Applicant (please select one): **Non-Profit** ☒ **Government** ☐ **Corporation** ☐ **Individual** ☐

Contact Person: Scott Kunkler

Phone: 207-289-1199 **Email:** skunkler@scarboroughlandtrust.org

Mailing Address: PO Box 1237 Scarborough, ME 04070

This transaction is a (please select one): **Sale** ☒ **Donation** ☐ **Bargain Sale** ☐

Note: Bargain Sale includes a sale at a discounted price or a cash contribution back to the buyer.

Type of transaction (please select one): **Land Ownership** ☒ **Conservation Easement** ☐ **Other** ☐

If this is a Conservation Easement, is it an Agricultural Easement? **Yes** ☐ **No** ☐

Are there other committed sources of funds for this transaction besides the Applicant and Scarborough PCLB?

Yes ☐ **No** ☐

If yes, please provide source(s) and amount(s):

The project will be included in an application to NAWCA
to be submitted in July 2026. See budget for other sources.

Property Name: Salamander Forest Preserve

Property Address: 255 Payne Rd
Scarborough, ME 04074

Landowner(s) – Please list full names of all owners (and lien holders, if any)

Eileen Adams, as Personal Representative of the Estate of Lee Adams, Jr

M. Gino Mancini, Trustee of the Scarborough – GJJ Realty Trust

LAND/PARCEL DESCRIPTION

Deed Type: Quitclaim Deed **Book/Page:** 6417/ 122

Tax Map # R040 **Lot #** 26 **Zoning District** HPZ- Haigis Parkway

Total Acres: 46 **Proposed purchase acres:** 46

Proposed purchase easement acres: _____

Proposed donation acres: _____

LAND/PARCEL DESCRIPTION (cont.)

Are there buildings on the property? Yes ☐ No ☒

If yes, are they a part of the proposed purchase? Yes ☐ No ☐

Does the parcel contain any known hazardous waste? Yes ☐ No ☒

If yes, describe _____

Is there an existing boundary survey? Yes ☐ No ☒

Is there a potential boundary dispute? Yes ☐ No ☒

If yes, describe _____

Please provide three date and time blocks the week following the application submission date when the applicant is available to host a site visit.

Date 6-10-26 between the hours of 1 AM or ☒ PM and 2 AM or ☒ PM
 Date 6-17-26 between the hours of 11 AM or ☒ PM and 12 AM or ☒ PM
 Date 6-17-26 between the hours of 1 AM or ☒ PM and 2 AM or ☒ PM

SITE DESCRIPTION

- 1) Has any local, state, federal, or private organization or agency identified any portion of this parcel as potential habitat for any significant species?

Yes ☒ No ☐ Unknown ☐

Species Northern Long-eared Bat (Fed endangered), Tricolored Bat (Fed Endangered- proposed), Spotted Turtle (Maine Threatened), Wood Thrush (Maine SGCN), Prairie Warbler (Maine SGCN)

Organization/Agency US Fish and Wildlife Service / Maine IFW

- 2) What significant species or evidence of significant species have been observed on the parcel?

Spotted Salamander and Wood Frog eggs in the vernal pools. One of the pools is considered state-significant.

Is there photographic evidence of these species being on this parcel? Yes ☒ No ☐

If yes, please provide in photo attachment.

- 3) Does this parcel abut any public or protected lands? Yes ☒ No ☐

Describe: There is a 27-acre conserved open space area located across Payne Road from the property.

- 4) Are there Public or protected lands nearby? Yes ☒ No ☐

Describe: SLT's Warren Woods is located up Payne Rd from the parcel.

SITE DESCRIPTION (cont.)

5) Does the parcel contain any of the following? (check all that apply)

- ☐ Ocean or beaches
- ☐ Saltwater marsh or tidal river
- ☒ Upland river, stream, lake, pond, or fresh-water marsh
- ☐ Farmland
- ☒ Fields and Forest
- ☒ Vernal Pools
- ☒ Wetlands

6) This parcel includes erodible bluffs or steep slopes. Yes ☐ No ☒ Unsure ☐

7) Will the parcel offer public access for recreation? Yes ☒ No ☐

Will the parcel offer trails for public access? Yes ☒ No ☐

Is there a plan to add new trails? Yes ☒ No ☐

8) Will the parcel provide public access for the following?
(Check all that apply)

- ☒ Pedestrian activities like walking, skiing, snowshoeing, picnicking, birding
- ☐ Kayaking, canoeing, paddleboarding, and other boating.
- ☐ Non-motorized biking
- ☐ Electric biking
- ☐ Motorcycles, ATVs or snowmobiles
- ☐ Horseback riding
- ☒ Hunting
- ☐ Fishing
- ☒ Educational programs
- ☒ Scientific research
- ☐ Other (please specify) _____

9) Will the parcel provide views of any of the following from a public roadway?
Check all that apply

- ☐ Marsh, beaches, bay, river, pond, or other water
- ☐ Field or farm
- ☐ Forestland
- ☐ Historical sites, cemetery, significant archeological or geographical site

SITE DESCRIPTION (cont.)

10) Does this parcel include any agricultural uses? (check all that apply)

Current ☐

Future ☐

Describe: _____

PROJECT SUMMARY

Please provide a brief summary of what makes this parcel suitable for public acquisition, including special features, proximity to existing public lands and the value to the people of Scarborough.

This project will permanently protect 46 acres of undeveloped land encompassing upland forests, forested wetlands, streams, and three vernal pools. The property delivers measurable ecological, hydrological, and community benefits aligned with local, state, and national conservation priorities.

Aquatic Resources and Water Quality. The property contains a tributary of Mill Brook, designated as part of an Aquatic Core Network by Nature's Network, a collaborative led by the U.S. Fish and Wildlife Service. The entire 46-acre parcel functions as an Aquatic Buffer for this stream, filtering runoff, protecting water quality, and supporting ecological connectivity — permanently securing these functions for the Mill Brook watershed.

Wetlands, Vernal Pools, and Climate Resilience. The project protects 27 acres of forested wetlands — a nationally declining wetland type — and 3 vernal pools. These systems function as natural climate resilience infrastructure, absorbing stormwater, reducing flood risk, and sustaining base flows during drought. Vernal pools serve as hydrologic refugia, retaining water into dry seasons and supporting species vulnerable to climate stress, while collectively enhancing regional biodiversity as climate extremes intensify.

Groundwater Protection. Five acres of the property overlie a significant sand and gravel aquifer mapped by the Maine Geological Survey. The property's forests, wetlands, and soils recharge and naturally filter this aquifer — removing pollutants before they reach groundwater supplies. Permanent protection will safeguard both the recharge zone and the filtration function of this critical water resource.

Biodiversity and Wildlife Habitat. The property's diverse geophysical settings are proven drivers of biodiversity. Located within the Federal Atlantic Coast Joint Venture Waterfowl Focus Area, it conserves USFWS priority habitat for American Black Duck, Wood Duck, and other migratory species. Vernal pools provide habitat for amphibians including wood frogs and spotted salamanders. USFWS has also identified the property as potential habitat for five imperiled species: Northern Long-eared Bat (Federally Endangered), Tricolored Bat (Federally Endangered-Proposed), Spotted Turtle (Maine Threatened), Wood Thrush (Maine Species of Greatest Conservation Need), and Prairie Warbler (Maine Species of Greatest Conservation Need).

Community Access and Public Benefit. SLT will provide permanent public access for activities such as walking, wildlife observation, and hunting. Surrounded by significant residential development, this preserve will serve as a vital neighborhood green space — fostering community vitality, recreational opportunity, and environmental stewardship in one of Scarborough's most developed corridors.

Town Goals. It will advance two Town goals. The first is the Town's Comprehensive plan, as it states, "Continuing to preserve open spaces... is integral to the health and well-being of residents, visitors, and ecosystems. The Town's public spaces are central to its ability to foster neighborhood vitality, sense of community, recreational opportunities, environmental health, ... and local mobility. A walkable ... network of open spaces is an invaluable element of an equitable, healthy, and vibrant future." The second is the Town's 30x30 goal.



Land Acquisition Application Form VALUATION ATTESTATION

1. An appraisal is required, in most cases. Has an appraisal been done by a licensed appraiser on this parcel in conjunction with this transaction?

Yes ☒ No ☐

If yes, please complete A-C below and include a copy of the appraisal report.

If no, describe why in D below.

If an appraisal has been done, but the report cannot be made available, please complete A-C below and have appraiser complete the Appraiser Attestation (Exhibit A)

If appraiser is unable to provide the Appraiser Attestation, complete A-C below and complete the Applicant Attestation (Exhibit B)

A. Licensed appraiser's name: Associated Appraisers of Maine, Inc

B. Appraiser's license number CG3574

C. Appraised value \$ 1,140,000

D: Comments: _____



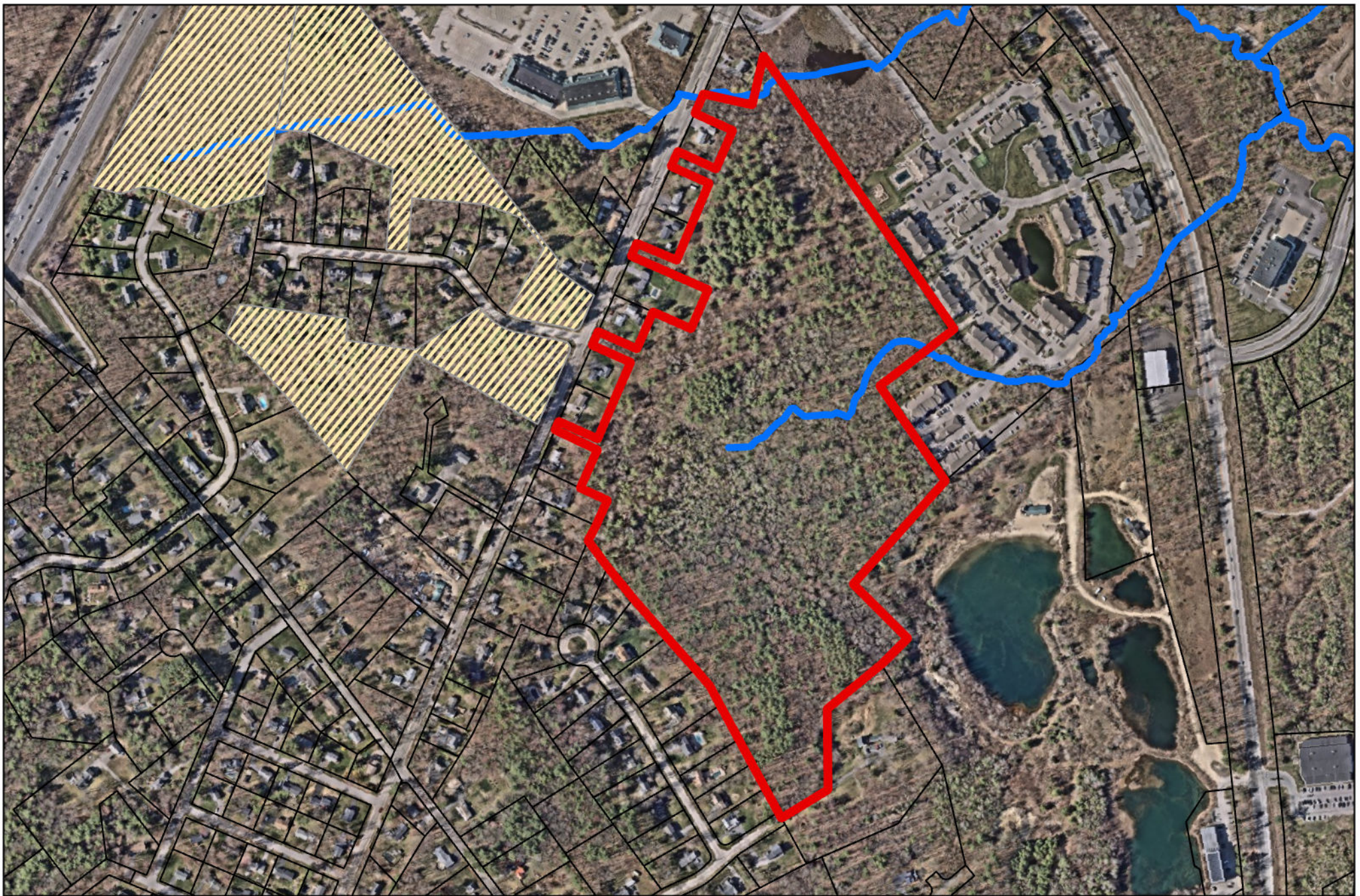
Land Acquisition Application APPLICANT ATTESTATION (Exhibit B)

To be completed by the Applicant:

I, Scott Kunkler, hereby certify that the appraisal
First Name, Last Name
for the property located at 255 Payne Rd, Scarborough,
Physical Location or Other Identifier
provided by a licensed appraiser on the appraisal report dated December 8, 2025,
Date of Appraisal
yielded a value of \$1,140,00.
Appraised Value

5-22-26
Date

SKUNK
Signature



Salamander Forest Preserve

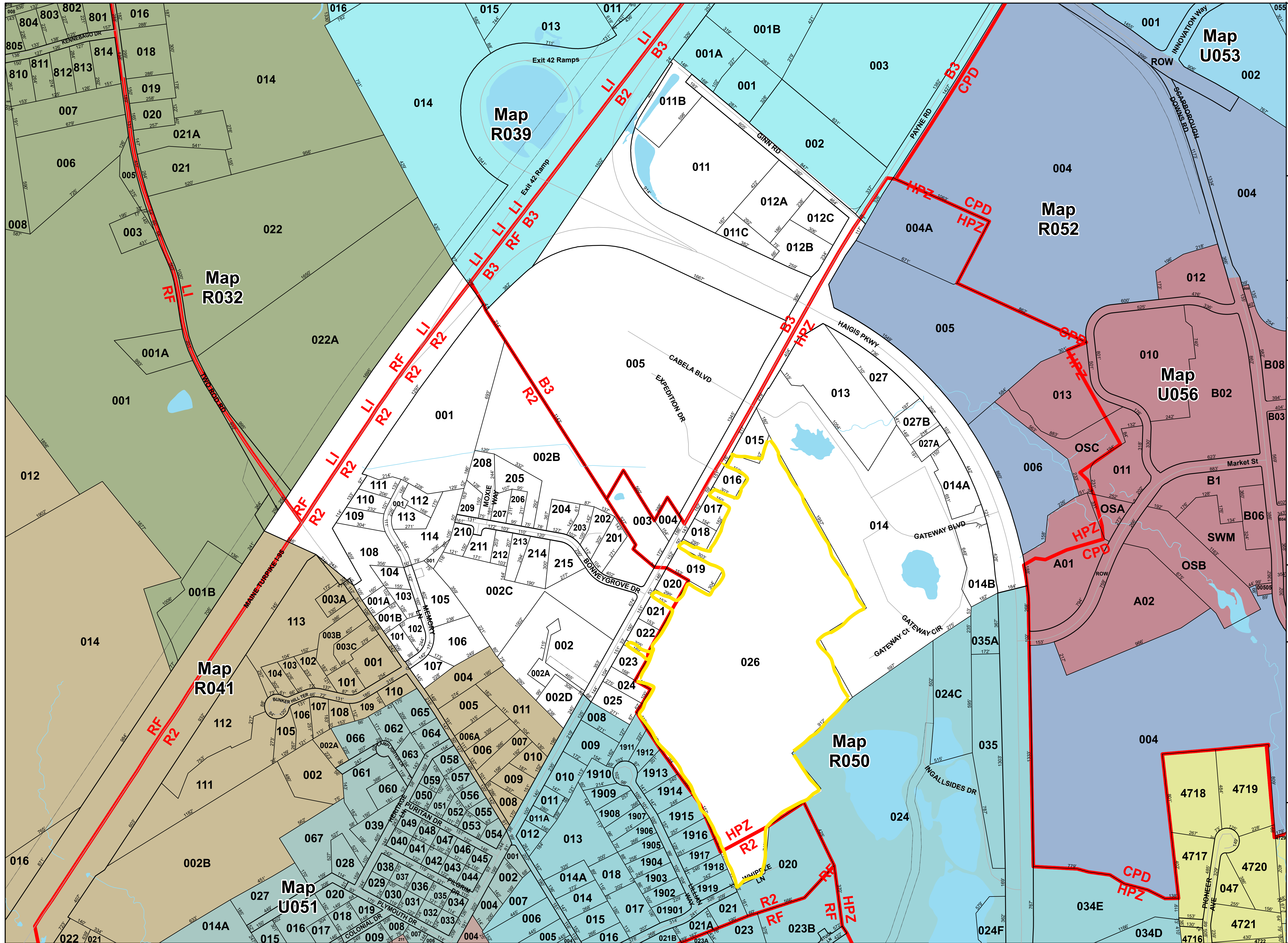
-  Property to Conserve
-  Streams
-  Conserved Open Space

 Parcels



0 170 340

Feet

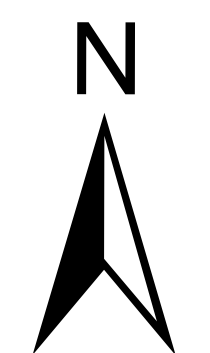


Town of
Scarborough
Maine

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
- Water Bodies

April 1, 2025



Scale:
1:3,000

Map
Number
R040

Exhibit



Salamander Forest Preserve

46 acres of undeveloped land encompassing upland forests, forested wetlands, streams, and three vernal pools, delivering measurable ecological and community benefits aligned with local, state, and national conservation priorities.



Vernal Pools

Serve as hydrologic refugia by retaining water into dry seasons and supporting species vulnerable to climate stress. They provide crucial breeding habitat for amphibians while collectively enhancing regional biodiversity as climate extremes intensify. Top: Vernal pool. Right: wood frog eggs. Lower right: Spotted Salamander eggs.



Photo: Basswood Environmental



Wetlands

function as natural climate resilience infrastructure, absorbing stormwater, reducing flood risk, and sustaining base flows during drought.





Community Access and Public Benefit

Surrounded by significant residential development, this preserve will serve as a vibrant neighborhood green space — fostering community vitality, recreational opportunity, and environmental stewardship in one of Scarborough's most developed corridors — while advancing important Town goals.

Salamander Forest Preserve
Scarborough Land Trust

<i>Expense</i>	<i>Estimate</i>	<i>Actual</i>
Appraised value of property		\$1,140,000
Appraisal		\$1,000
Environmental Review		\$900
Survey		\$8,400
Legal Fees	\$5,000	
Closing costs including title policy	\$4,000	
Stewardship	\$46,000	
Land Protection Staff Costs	\$14,040	
Overhead and Administration	\$30,484	
Total		\$1,249,824

<i>Revenue</i>	<i>Planned</i>	<i>Secured</i>
Contribution from landowner		\$390,000
Land Bond	\$750,000	
Maine Outdoor Heritage Fund	\$25,000	
Cabelas Outdoor Fund	\$10,000	
Private Foundations	\$15,000	
Individual Contributions	\$39,824	\$20,000
Totals		\$1,249,824

**We are currently applying to NAWCA
for \$380,000 to help reduce the
amount of Land Band funding needed.**



June 2, 2026

Stephen Zamierowski
Chair
Parks and Conservation Land Board
Town of Scarborough
Scarborough, ME 04074

Dear Stephen,

The Scarborough Land Trust (SLT) is applying for \$750,000 in Land Bond funding for the purchase of a property located at 255 Payne Rd -Lot R004-026. SLT has executed a purchase and sale agreement and are looking to close by December 2026.

SLT is also applying to the North American Wetlands Conservation Act (NAWCA) grant for \$380,000 to fund this same property. The NAWCA grant application will be submitted in July 2026 with an expected award date of April 2027. Funds are anticipated to be released by April of 2028. 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 \$380,000 (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,

Scott Kunkler
Conservation Director