

Town of Scarborough
Parks and Conservation Land Bond
Minutes

Meeting of Monday, June 22, 2026 – 10 to 11:30 AM
Location: Town Hall Council Chamber A or Zoom

1. Call to Order and Welcome – Steve Zamierowski

Roll Call

- ✓ Stephen Zamierowski
- ✓ Anton Bodor
- ✓ Rick Murphy
- ✓ Richard Harvey
- ✓ Nicole Hall
- ✓ Susan Williams
- ✓ Noah Perlut (zoom)
- ✓ Betts Armstrong
- ✓ Jessica Sargent (zoom)
- ✓ Karen Shupe, Town Councilor Liaison
- ✓ Maggie Vishneau

Public: from Scarborough Land Trust

- Andrew Mackie, Scott Kunkler

2. Acceptance of May minutes

- Motion to accept minutes as is: Betts
- Motion seconded: Rick
- Unanimous vote: yea

3. Public Comments

Andrew reminded the Board about the Broadturn Farm Bash on August 27, 2026, 6-9:00pm @ Broadturn Farm

4. Talk of the Town

Growth

Karen updated the Board re: the Town Council budget process

- Some town land connected to a cemetery (40 acres of wooded land on Blue Point Road) to be conserved by the town; the Council tabled this discussion for another time
- Goal for coming year: use the Land Bond for recreation purposes as other funding becomes more difficult; the Council will also look for alternative funds to supplement Land Bond funding
- Community services to develop a recreational version of the PCLB evaluation to use for recreational parcel applications

Clear Cutting

- Another Council goal is to eliminate clear cutting for commercial development
- Currently there is no adequate deterrent, since developers will simply pay the fine and not adequately restore the area
- There are towns that have a policy to stop/delay applications for development if a developer does not comply
- Working on support from Town Council to increase the fines and delay applications for those developers not complying w/ restoration of property

Housing Study

The Housing Alliance is engaging a consultant to develop a strategic plan for affordable housing in the town

5. Old Business

Re-evaluation of benchmark parcels under AEP 2.0

- Susan and Zam will complete this process for 5 remaining parcels

Update on public-facing PCLB materials

- Update at next Board meeting

6. New Business – Review application using our new AEP 2.0 form

Presentation by Scott of SLT application for Salamander Forest Preserve, 255 Payne Road

- 46 acres of undeveloped aquatic buffer area with forests, wetlands/streams, and 3 vernal pools
- Property supports the spotted salamander and overlies significant sand/gravel aquifer; it is located in federal waterfowl focus area and offers green space/trails for nearby residential areas, including apartment homes
- Parking options are being considered
- Application request: \$750,000; once \$380,000 from NAWCA is applied, the total amount will be reduced to \$370,000

The Board reviewed the application using LAAF 2.0, updating the total score

- Motion to recommend approval of this application to the Town Council at the July meeting: Betts
- Second: Rick
- Unanimous vote: yea

7. Adjournment

- Town Manager has asked PCLB to review 10 parcels of land as a unit; this will be discussed at the next meeting, with a summary and map to facilitate the discussion
- **Adjourn: 11:30am**
- Motion to Adjourn: Maggie Seconded: Betts

Next Meetings

Thursday, July 16th Thursday, September 10th Thursday, November 12th