

Town of Scarborough
Parks and Conservation Land Board

Meeting Agenda

Thursday, September 10 – 10:00-11:30 am
Town Hall Council Chamber B or Zoom

<https://scarboroughmaine.zoom.us/j/89748300422>

1. Call to order and roll call

2. Acceptance of July minutes

3. Public comment

4. New Business

- 4.1. SLT application review of Blueberry Preserve

5. Talk of the Town

- 5.1. SLT names Scarborough residents Conservators of the Year

6. Old Business

- 6.1. Town Council approves Salamander Preserve
- 6.2. PCLB signage at partner sites
 - 6.2.1. “This land conserved in partnership with the residents of Scarborough through the Parks and Conservation Land Bond”
- 6.3. Update on public-facing PCLB material
- 6.4. Parcel re-evaluation results using LAAF 2.0 application

7. Next meetings

- 7.1. September 15 – Town Parcel Tour
- 7.2. September 24 – Discuss Town Parcels
- 7.3. November 12 – Regularly scheduled meeting

8. Adjournment

Town of Scarborough
Parks and Conservation Land Board
Thursday July 16, 10-11:30am
Draft Minutes

1. Call to Order and roll call

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

Guests: Tom Hall, Town Manager; Scott Kunkler, SLT

2. Acceptance of June Minutes

Motion to accept: Jessica, seconded Betts, all voted yea (except Noah who abstained because he was not present @ last meeting)

3. Public Comment

none

4. Talk of the Town

Tom Hall spoke of the towns interest in expanding passive and active recreational opportunities, especially active recreation. Establishing and maintaining bike trails are increasingly important.

5. Old Business

Review of Phase II Scoring of Benchmark Parcels

Steve and Susan rescored 5 properties using the updated evaluation tool. All passed the criteria in the tool, some were rated higher, others lower. All the scoring centered around 600 points.

Update on public-facing PCLB materials

It was agreed that the current flyer on the website will not be updated until 2027, although SLT will be added as a partner.

The update of materials will be scheduled for the January 2027 agenda to allow for inclusion of 2026 data.

Steve will speak with SLT about posting a sign noting Bond Fund participation at SLT properties

6. New Business

Transfer of 10 parcels of Town land to Scarborough Land Trust

The transfer of parcels from the Town to the SLT has been reviewed by the Historical Society, the School district, and the Planning Director. PCLB will evaluate this transfer in September.

Scott Kunkler presented the properties.

- Hunnewell Hill Conservation is adjacent to the Nonesuch River, a wildlife corridor & feeder to the marsh. This will allow SLT to protect water resources (Parcels 1-2)
- Parcels adjacent to the Nonesuch Oak Preserve: 65 acre parcel + several small parcels. These parcels will be impacted by sea level rise; this will be important for SLT to manage for climate change. The properties are ideal for marsh migration. (Parcels 3, 4, 5)
- Fuller Farm Preserve extension to other side of Nonesuch River. The parcel is mostly creek and wetlands and ownership will help SLT manage waterways. They have recently repaired the bridge, maintained some snowmobile trails and put in a kiosk. Recently mammoth bones were found! (Parcel 6)
- Property adjacent to Hemlock Growth Preserve: the SLT owns the property next to it. Circa 2005-2006 the TC had requested transferring this piece to SLT. SLT has added parking and trails. (Parcels 7 & 8)
- Property adjacent to Joss Hill Preserve consists of 69 acres along the Nonesuch River at the Saco/Scarborough border. There are currently trails with no public access on the property. This will allow SLT to manage stewardship of the river. (Parcels 9-10)

Next Steps

We will have 2 meetings in September: regularly scheduled September 10 meeting and additional September 24 meeting.

- September 10 meeting: Scott will present a new property for conservation consideration
- September 24 meeting: review of transfer properties to SLT
- Scott will suggest 3 dates for site visits of the transfer properties: 1 date in late August and 2 in September

7. Next Meeting September 10th

8. Adjournment

Motion to adjourn: Betts; seconded: Jess; all in favor

2026 Meetings

Thursday September 10

Thursday September 24

Thursday November 10

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:** 7-24-26

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?

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

Yes ☒ No ☐

See Budget

Property Name: Blueberry Preserve

Property Address: 8 Blueberry Lane
Scarborough, ME 04074

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

Tim Boardman

LAND/PARCEL DESCRIPTION

Deed Type: Warranty Book/Page: 30550/ 304

Tax Map # R003 Lot # 11 Zoning District RF

Total Acres: 65 Proposed purchase acres: 58

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	<u>Sept 2</u>	between the hours of	<u>11:00</u>	☒ AM or ☐ PM	and	<u>12:00</u>	AM or ☒ PM
Date	<u>Sept 3</u>	between the hours of	<u>2:00</u>	AM or ☒ PM	and	<u>3:00</u>	AM or ☒ PM
Date	<u>Sept 9</u>	between the hours of	<u>2:30</u>	AM or ☒ PM	and	<u>3:30</u>	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 Tricolored Bat (Fed Endangered- proposed), Spotted Turtle (ME threatened), Wood Turtle (ME Species of Concern), Wood Thrush (ME Species of Concern), Brook Trout (high priority), Canada Warbler (ME Species of Concern)

Organization/Agency US Fish and Wildlife Service, Maine Inland Fisheries and Wildlife

- 2) What significant species or evidence of significant species have been observed on the parcel?
Fairy Shrimp, Wood Frogs and Spotted Salamander eggs in vernal pools. At least 7 of the pools are 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: Blueberry Preserve abuts 28 acres of conserved land.

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

Describe: SLT's Fuller Farm Preserve is located nearby.

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 conserve 58 acres of upland forest, forested wetlands, frontage along the South Branch of the Stroudwater River (SBSR), and 24 vernal pools. These natural features provide abundant benefits for wildlife, water, and the people of Scarborough — advancing local, state, and federal conservation priorities.

Aquatic Resources and Water Quality. The Stroudwater River is designated as part of an Aquatic Core Network by Nature's Network, a collaborative led by the U.S. Fish and Wildlife Service. 45 acres of the parcel serve as an Aquatic Buffer along this stream, filtering runoff, safeguarding water quality, and supporting ecological connectivity. The Stroudwater feeds Casco Bay, designated as an Estuary of National Significance. Protecting Blueberry Preserve extends permanent protection to nearly 85% of the SBSR's 5.5 miles within Scarborough, including its Silver Brook and Fogg Brook tributaries.

Wetlands and Vernal Pools. The property protects 10 acres of forested wetlands — a nationally declining wetland type — along with 24 vernal pools. During a recent site visit, SLT documented exceptional vernal pool habitat: 19 of the 24 vernal pools contained wood frog and/or salamander egg masses, and 7 supported substantial fairy shrimp populations. Maine's Natural Resources Protection Act designates any vernal pool with even one fairy shrimp as state Significant Wildlife Habitat. In addition, protecting the wetlands help retain water and release it slowly, reducing the impacts of storms, flooding, and drought, especially in light of continued climate change. They filter water by trapping sediments and removing nutrients as the water works its way toward Casco Bay.

Groundwater Protection. 30 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. Permanent protection will safeguard the recharge zone of this critical water resource.

Biodiversity and Wildlife Habitat. The varied geology, soils, and terrain found on this parcel are known contributors to biodiversity. Its vernal pools and surrounding forests sustain amphibians such as wood frogs and spotted salamanders, while the U.S. Fish and Wildlife Service has identified the property as potential habitat for five vulnerable species: the Tricolored Bat (proposed for federal endangered status), Spotted Turtle (state-threatened), Wood Turtle, Wood Thrush, and Canada Warbler (all three state species of concern). Wild Brook Trout inhabit the Stroudwater as well. As trout numbers fall elsewhere across the country, the Maine Department of Inland Fisheries and Wildlife has made protecting, restoring, and sustaining this population a top priority.

Community Access and Public Benefit. SLT will provide permanent public access for activities such as walking, wildlife observation, and hunting.

Town Goals. It will advance three Town goals. (1) 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." (2) The property is prioritized within the Focus Area of the Town's Open Space Plan. (3) Will add to 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

B. Appraiser's license number CG3574

C. Appraised value \$ 650,000

D: Comments: _____



Land Acquisition Application APPLICANT ATTESTATION (Exhibit B)

To be completed by the Applicant:

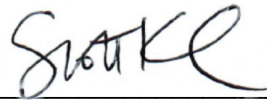
I, Scott Kunkler, hereby certify that the appraisal
First Name, Last Name

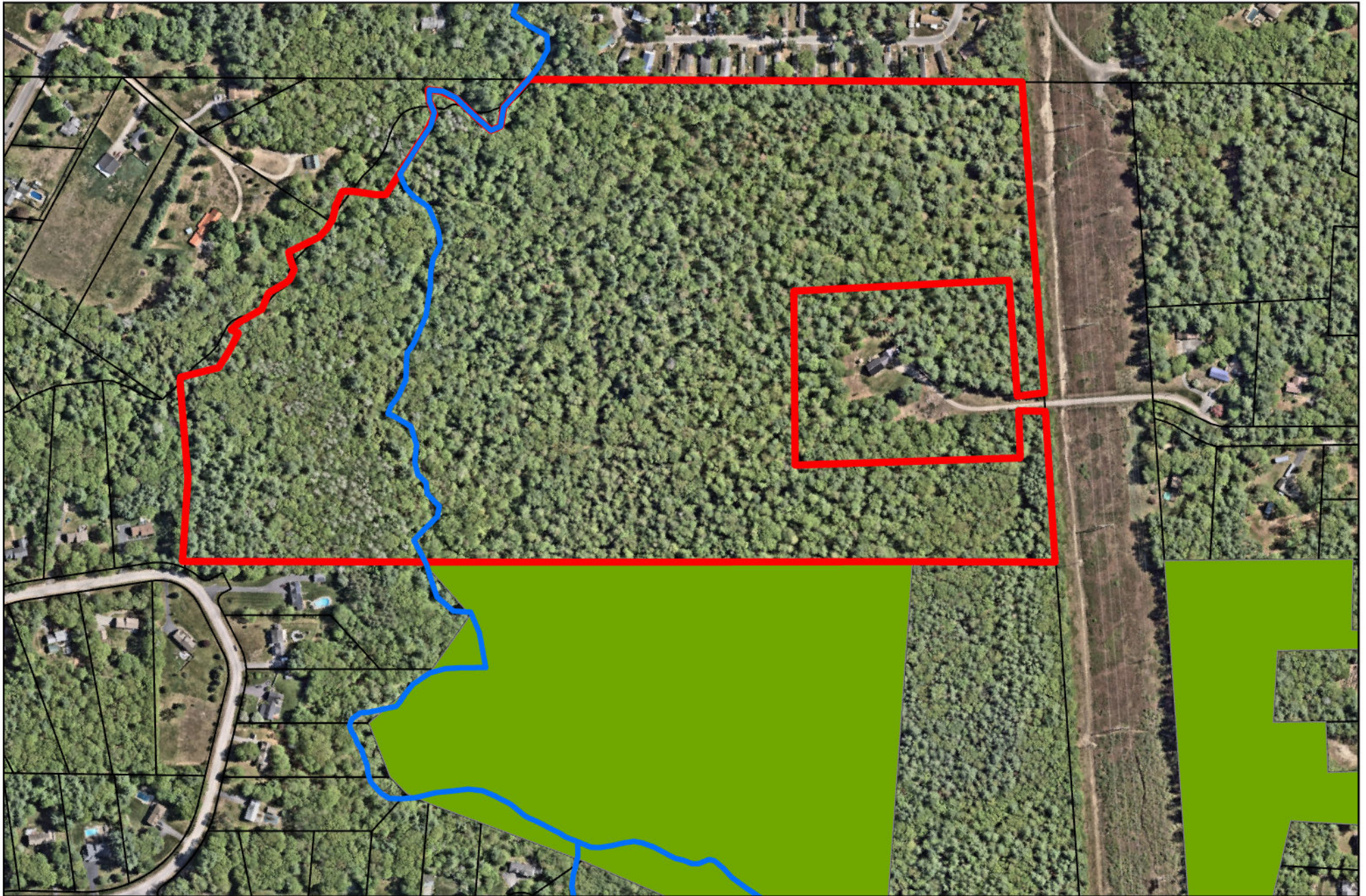
for the property located at 8 Blueberry Lane,
Physical Location or Other Identifier

provided by a licensed appraiser on the appraisal report dated March 14, 2025,
Date of Appraisal

yielded a value of \$650,000.
Appraised Value

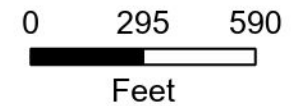
7-24-26
Date


Signature



Blueberry Preserve

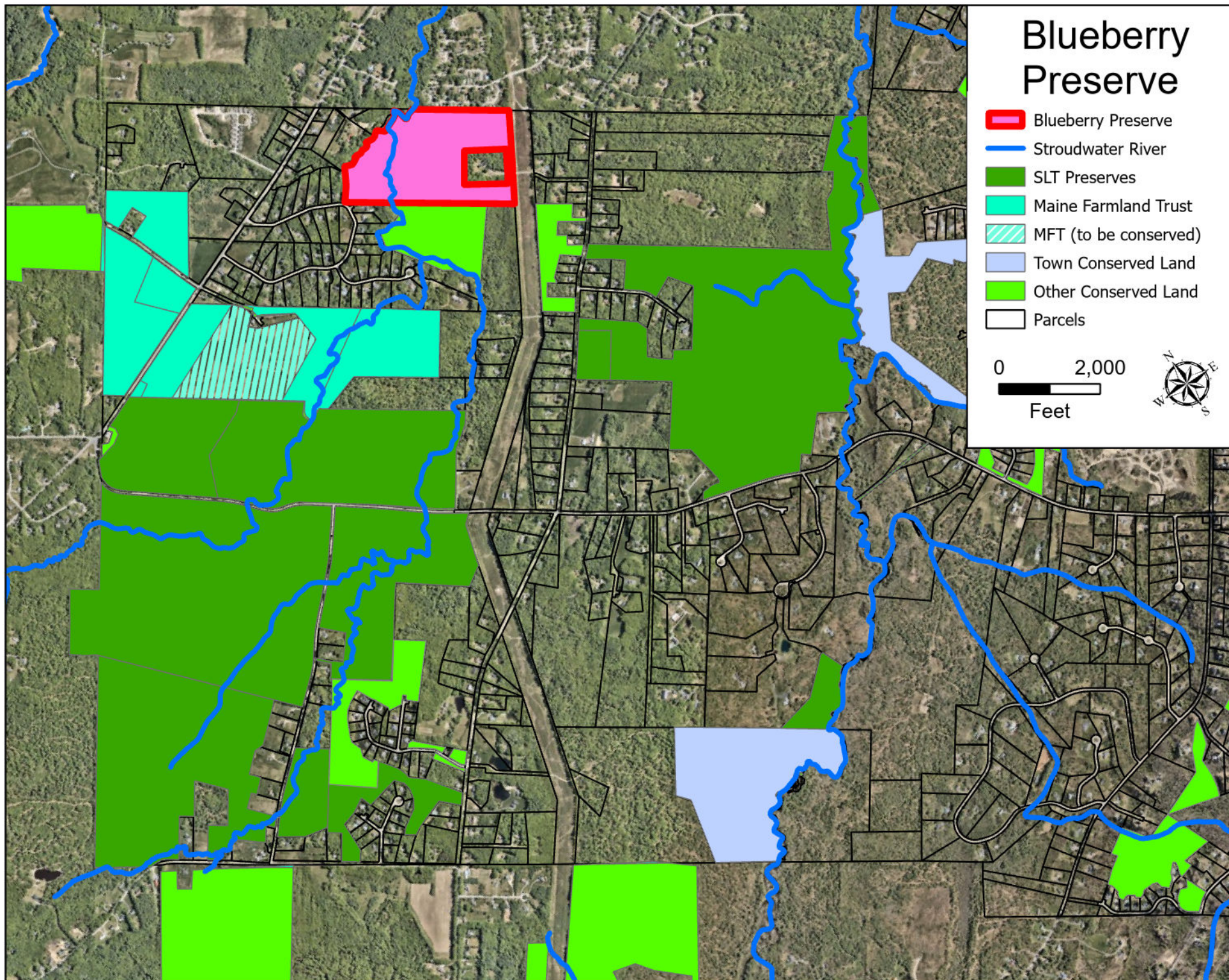
-  Blueberry Preserve
-  Stroudwater River
-  Other Conserved Land
-  Parcels

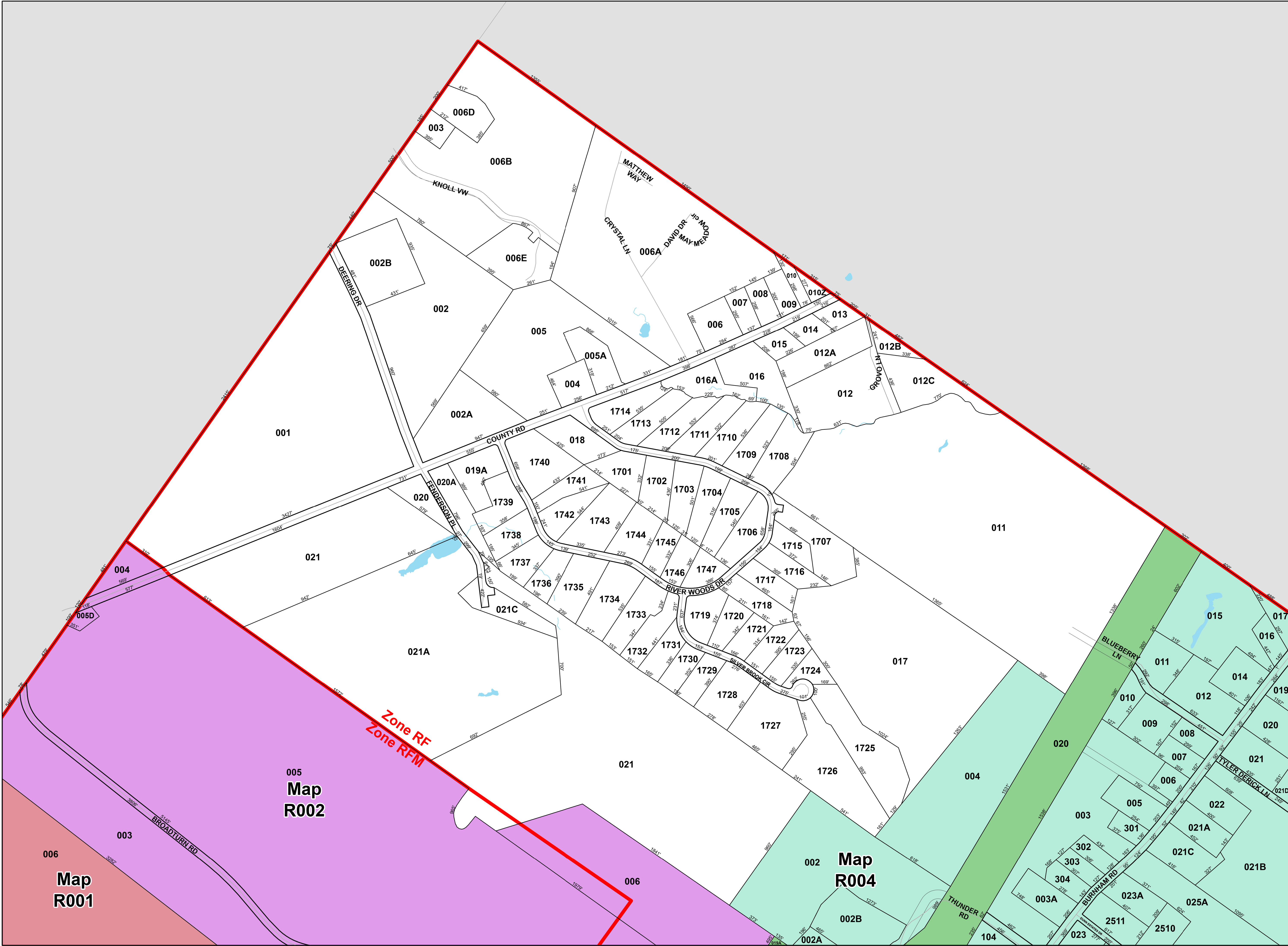


Blueberry Preserve

-  Blueberry Preserve
-  Stroudwater River
-  SLT Preserves
-  Maine Farmland Trust
-  MFT (to be conserved)
-  Town Conserved Land
-  Other Conserved Land
-  Parcels

0 2,000
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
- Zoning
- Water Bodies

April 1, 2023



Scale:
1:3,400

Map
Number
R003



Blueberry Preserve

58 acres of upland forest, forested wetlands, frontage along the South Branch of the Stroudwater River, and 24 vernal pools, providing abundant benefits for wildlife, water, and the people of Scarborough.



Vernal Pools

During a recent site visit, SLT documented exceptional vernal pool habitat: 19 of the 24 vernal pools contained wood frog and/or salamander egg masses, and 7 supported substantial fairy shrimp populations. Maine's Natural Resources Protection Act designates any vernal pool with even one fairy shrimp as state Significant Wildlife Habitat.

Top: one of 24 vernal pools. Right: wood frog eggs. Lower right: Fairy Shrimp.





Wetlands

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



Stream Protection

The property serves as an aquatic buffer along the Stroudwater River, filtering runoff, safeguarding water quality, and supporting ecological connectivity. The Stroudwater feeds Casco Bay, designated as an Estuary of National Significance.



Wildlife

The varied geology, soils, and terrain found on this parcel are known contributors to biodiversity.

Photo: Left: A fisher looks down from a tree. Right: A bobcat takes a break from hunting on the property.



Community Access and Public Benefit

The preserve will provide permanent public access for activities such as walking, wildlife observation, and more — while advancing three important Town goals.

Blueberry Preserve
Scarborough Land Trust

<i>Expense</i>	<i>Estimate</i>	<i>Actual</i>
Purchase price of property		\$650,000
Appraisal		\$1,000
Environmental Review		\$800
Survey		\$7,000
Legal Fees	\$5,000	
Closing costs including title policy	\$5,000	
Stewardship		\$58,000
Land Protection Staff Costs	\$18,720	
Overhead and Administration	\$18,638	
Total		\$764,158

<i>Revenue</i>	<i>Planned</i>	<i>Received</i>
Town of Scarborough Land Bond	\$380,000	
Maine Outdoor Heritage Fund		\$25,000
Casco Bay Estuary Partnership		\$20,000
Foundations	\$65,000	
SLT Fundraising	\$244,158	\$30,000
Totals		\$764,158

Scarborough PCLB LAAF 1.0 vs. LAAF 2.0 Comparison

Date	Address	Name	Acres	Type	1.0 Score	2.0 Score
8/31/2021	196 Gorham Rd	Libby Property	17	Purchase	549	629
4/30/2024	65 Hanson Rd	Silver Brook Preserve	130	Purchase	922	675
2/1/2025	49 Grant Rd	Beaver Brook Preserve	146	Purchase	445	645
7/7/2025	3 Fenderson Place	O'Donal-Deering Farm	39	Ag Easement	570	475
8/12/2025	91 Mussey Rd	Nonesuch River Preserve	30	Purchase	475	679

Parcels scored for first time under LAAF 2.0

8/2/2026	255 Payne Rd	Salamander Forest Prese	46	Purchase		595
Pending	8 Blueberry Ln	Blueberry Preserve	58	Purchase		pending