

Town of Scarborough
Parks and Conservation Land Board

Meeting Agenda

Thursday, September 24 – 10:00 am -12:00 pm
Town Hall Council Chamber B or Zoom

<https://scarboroughmaine.zoom.us/j/81667804837>

1. Call to order and roll call

2. Acceptance of September 10 minutes

3. Public comment

4. New Business

4.1. Review of Town Parcel Transfer Request from SLT

5. Next meetings

7.1. November 12 – Regularly scheduled meeting

8. Adjournment

Town of Scarborough
Parks and Conservation Land Board
Thursday September 10, 10-11:30am
DRAFT MINUTES

1. Call to Order and Roll Call

- Stephen Zamierowski (on zoom)
- Anton Bodor
- Rick Murphy
- Nicole Hall
- Susan Williams
- Noah Perlut
- Betts Armstrong
- Jessica Sargent
- Maggie Vishneau
- Guest: Scott Kinkler, SLT

2. Acceptance of July Minutes

Motion to accept: Noah, seconded Rick. Approval: unanimous.

3. Public Comment

On September 10 @ 7:30pm, the SLT will sponsor the Maine Outdoor Film Fest, consisting of 8 short videos, @ Memorial Park

4. New Business

Jessica, Susan, and Betts previewed the Blueberry Preserve property on a Site Visit. They were all favorably impressed by the property.

Scott presented the proposal from SLT for use of the Land Bond fund to conserve the Blueberry Preserve. The property consists of 58 acres, including 24 vernal pools, and 30 acres of sand/gravel aquifer. There are many benefits to vulnerable wildlife, water, and the people of Scarborough to conserving this property. SLT is asking for \$380,000 from the Land Bond fund; \$30,000 in donations and \$45,000 in grants have already been secured.

After the review of the property using the LAAF 2.0 tool, Noah moved to recommend that \$380,000 from the Land Bond fund be used to support the purchase of 58 acres of Blueberry Preserve by the Scarborough Land Trust.

Betts seconded the motion; unanimous approval.

5. Talk of the Town

Zam will work with Tom Hall to get Blueberry Preserve before the Town Council for a first reading by the end of September.

The SLT Broadturn Bash Fundraising Gala named the People of Scarborough as outstanding Conservators for the year 2026.

Scarborough voters have approved the land bond five times

Residents serve on various conservations committees that have developed an open space plan, set forward wetland setbacks for approval, and identified 30x30 as a town goal for conservation

The honor was accepted by Cory Fellowes of the Town Council @ the event.

6. Old Business

At their August 19, 2026 meeting, the Town Council unanimously approved the expenditure of Land Bond Funds to assist Scarborough Land Trust with their purchase and conservation of 46 acres at 255 Payne Road, also referred to as Salamander Forest.

All agreed to add signage at partner sites that say: "This land conserved in partnership with the residents of Scarborough through the Parks and Conservation Land Bond." We will use the reserve fund to add this language to signage.

There will be a discussion at subsequent meetings re: updating the language on the PCLB website.

The re-evaluation of previously scored parcels using the new LAAF application has been a useful exercise.

Community Services has created an assessment tool re: active recreation proposals. This will be presented at the next meeting.

The Historical Society would like to be notified about any building or monument over 50 years old that is included on any property. They will review for historical significance and give us a recommendation.

7. Next Meetings

- September 15: Town Parcel Tour
- September 24: Discuss Town Parcels
- November 12: Regularly scheduled meeting

8. Adjournment

Betts moved to adjourn the meeting, seconded by Jessica, approved unanimously.



SCARBOROUGH LAND TRUST

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Christine Labaree
President

Tod Edgecomb
Treasurer

Cameron Boyd
Secretary

Betsy Barrett

Linwood Higgins

Heather Jamieson

Charlie Lee

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Steve Pinette

Nancy Ravin

Jeremy Wintersteen

Executive Director
Andrew Mackie

November 1, 2025

Thomas Hall
Town Manager
Town of Scarborough
259 U.S. Route 1
Scarborough, ME 04070-0360

Dear Mr. Hall,

Founded in 1977, the Scarborough Land Trust (SLT) is a not-for-profit organization with a rich history of people and community partners working together to conserve land in Scarborough, ME. As you know, we have conserved over 1,850 acres of valuable conservation lands in the Town. We protect open space, wildlife habitat, river corridors, marshland, and farmland for the benefit of wildlife and people.

SLT is proposing to partner with the Town to help further three important conservation goals of the Town. The first goal, Vision #1 of the Town of Scarborough's Comprehensive Plan, identifies the importance of our open space lands. As part of its action plan, the Town states, "significant natural resources, agricultural land, and open space should be protected, and an interconnected network of public open space developed where feasible." The second is conserving lands within the Town's Open Space Plan Focus Areas. The third is the Town's goal of conserving 30% of its lands by the year 2030.

To further these goals, the SLT proposes the following conservation measures:

1. The Town place a conservation easement to be held by SLT on the following Town-owned properties (see attached maps):

	Map-Lot	Address	Size
Adjacent to Hunnewell Hill Conservation Area			
1.	U048024A	37 Woodspell Rd	66.3 acres
2.	R057001B	47 Elmwood Ave	30.5 acres

2. The Town transfers ownership of the following Town-owned properties to the SLT with covenants and restrictions that would conserve the properties in perpetuity (see attached maps):

	Map-Lot	Address	Size (acres)
Adjacent to Nonesuch Cove Preserve			
3.	U014008	0 Hampton Circle	65.9
4.	U016030	11 Rhonda Dr	0.55
5.	U016028	12 Rhonda Dr	0.54
6.	U016029	13 Rhonda Dr	0.55
Adjacent to Fuller Farm Preserve			
7.	R009004	00 Broadturn Rd	61.65
8.	R009006B	00 Fengler Rd	7.85
Adjacent to Hemlock Grove Preserve			
9.	R047005A	Carpenter Court	14.3
Adjacent to Joss Hill Preserve			
10.	R006001	BROADTURN RD	69.0

All of these properties are adjacent to conserved lands and will add approximately 317 acres of conserved lands within Scarborough. More specifically:

Hunnewell Hill Conservation Area

These 2 properties (properties 1-2 in the table above) total approximately 95 acres and are both adjacent to Town-owned land that is conserved by SLT with a conservation easement. The properties are considered high value open space with in the Town's Open Space Plan and are within SLT's Nonesuch River Focus Area for conservation. Conserving these two properties with a conservation easement would create a continuous 511 acres of conserved lands along the Nonesuch River between the Maine Turnpike and US Route 1.

The Nonesuch River and Scarborough Marsh are considered critical resources within the Town because:

- the River supplies freshwater to the Scarborough Marsh and is key to maintaining Marsh health and quality.
- The Marsh is the largest contiguous salt marsh in Maine and has been identified in Vision Statement #1 in the Town's Comprehensive Plan as being central to the Town's identity. The State of Maine considers the Scarborough Marsh a Statewide Focus Area of Ecological Significance, and the Department of Inland Fisheries and wildlife (IFW) and other non-profit organizations have placed high value on the protection of the Marsh and its ecosystem.
- the River acts as a major wildlife corridor through the length of the Town and into two neighboring towns,
- the River and Marsh provide passive recreational opportunities to a cross section of residents in the region.
- The River and Marsh will play a critical role in any climate resiliency plan for the Town.

Both parcels contain wetlands, streams, and floodplain along the Nonesuch River making conserving them crucial to maintaining healthy water resources within Town for the benefit of people and wildlife.

Therefore, they would most likely not be suitable as future sites for any Town-proposed development. In fact, SLT maintains that conserving the sites as forever wild would be the most appropriate use of the land. This is because keeping the land in its natural state will best help protect the Nonesuch River and the Scarborough Marsh.

Both properties also contain an established trail system used by residents of the Town. Conserving the properties would ensure the protection of these trail systems for the benefit of residents.

Adjacent to Nonesuch Cove Preserve

These four parcels (properties 3-6 in the table above) total approximately 67 acres and are adjacent to SLT's newly acquired Nonesuch Cove Preserve. They are also adjacent to the State of Maine's Scarborough Marsh Wildlife Management Area.

They are within the floodplain of the Nonesuch River and are covered by wetlands. In addition, the parcels are located in the Town's Resource Protection zone. The State of Maine projects the properties will be impacted by flooding in both the 1.6 ft and 3.9 ft models of sea level rise. Conserving these properties will help provide the marsh with much needed migration space as sea levels rise, as well as protect the floodplain of the Nonesuch River.

SLT's Marsh Committee, led by former members of the Friends of Scarborough Marsh, will focus on management of the properties to protect the Marsh as changes occur due to anticipated climatic changes and sea level rise.

Transferring the properties to SLT would allow SLT to create a cohesive and coordinated management plan for protection of the resources as well as manage public access in the area.

Adjacent to Fuller Farm Preserve

These 2 properties (properties 7-8) total approximately 70 acres adjacent to SLT's Fuller Farm Preserve and would be added to the Preserve. The parcels have been reviewed and deemed undevelopable by the Scarborough Planning Board and are considered open space as part of the subdivision approval process. They contain wetlands, streams, and floodplains of the Nonesuch River crucial to maintaining healthy water resources for the benefit of people and wildlife. As previously stated, the Nonesuch River is considered a critical resource within the Town. Transferring the properties to SLT would allow SLT to create a cohesive and coordinated management plan for both sides of the Nonesuch River at this location.

The properties also include the historic mammoth site where SLT has installed an educational kiosk. Existing trails that access both the mammoth site, Fuller Farm Preserve, and snowmobile trail would continue to provide access to residents and be maintained by SLT. SLT has accepted

responsibility for maintaining the bridge across the Nonesuch River and is currently fundraising to restore the bridge so that public access can continue.

Adjacent to Hemlock Grove Preserve

Property 9 is approximately 14.3 acres and is adjacent to SLT's Hemlock Grove Preserve and would be added to the Preserve. SLT currently manages a trail system on both Hemlock Grove and the Town property and would continue to do so. Transferring the property to SLT would allow SLT to create a cohesive and coordinated management plan for the two parcels.

This property was purchased with Land Bond funding in 2007 under Bond Order #00-140. A portion of the original parcel was divided off and developed as low-income housing, with the explicit intent that the remainder be conserved. As part of the final approval by the Town Council on November 1, 2006, a motion was approved by the Council that the Town "maintain approximately three quarters of the land in the form of conservation easement or transfer of ownership to the Scarborough Conservation Land Trust." Conserving it now by transferring it to SLT would complete the requirements of the Town Council when it appropriated funding from the Land Bond.

Adjacent to Joss Hill Preserve

Property 10 is approximately 69 acres and is adjacent to SLT's Joss Hill Preserve and would be added to the Preserve. The property is located along the Nonesuch River just upstream from Fuller Farm Preserve. It is located within the Town's Open Space Focus Area and SLT's Nonesuch River Focus Area. As previously stated, the Nonesuch River is considered a critical resource within the Town. Transferring the properties to SLT would allow SLT to create a cohesive and coordinated management plan along the Nonesuch River at this location.

The property also contains a number of trails that SLT would maintain and improve, removing that burden from the Town.

Conserving these 10 properties will help meet local climate-resilience initiatives by protecting open space that will help mitigate changes to the climate, such as increased storms, flooding and drought. Protecting wetlands in particular helps absorb, slow down, and reduce the erosive capabilities of heavy rain events and overland flow. They are capable of trapping sediment and removing nutrients from nearby developed neighborhoods and roadsides. They also contain breeding and feeding resources especially for reptiles, amphibians, birds and invertebrates.

SLT manages its properties for natural resource protection and public access, and would extend that management to all 10 parcels. Furthermore, SLT would be willing to enter into a covenants and restrictions agreement with the Town that would protect the properties for their conservation values in perpetuity.

SLT would be responsible for the long-term management and associated costs of the properties. SLT adheres to nationally recognized Land Trust Alliance standards and practices for best management

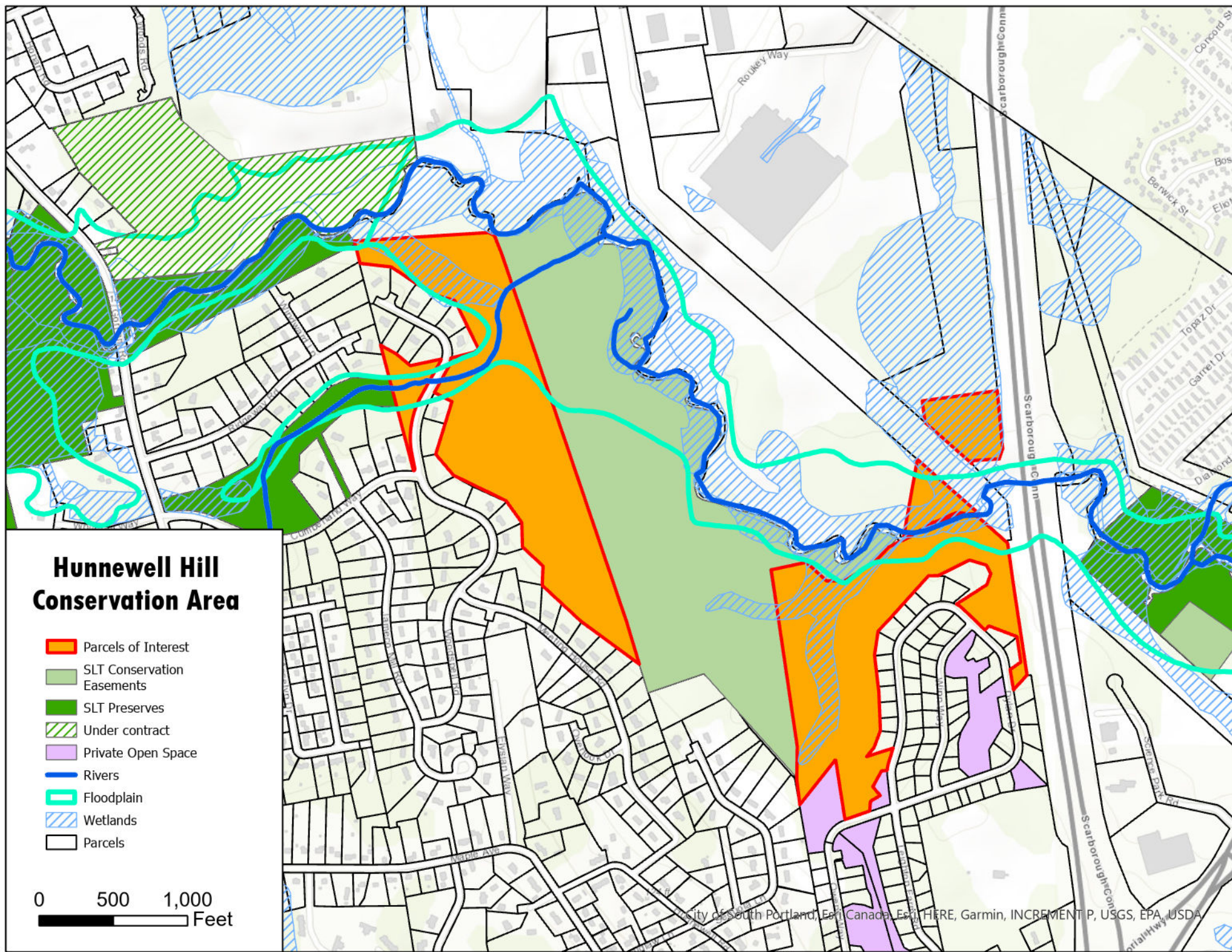
practices. SLT's mission of protecting land includes stewarding the property in perpetuity for the benefit of wildlife, watershed protection, and people. With a professional staff supplemented by dedicated volunteers, we have the capacity to effectively remove invasive plants, monitor and manage wildlife habitat, increase public access, provide educational programs for all ages, and ensure these lands thrive today and for future generations.

We thank you for your consideration of our proposal. Feel free to contact me with any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Andrew Mackie', with a large, loopy flourish extending to the right.

Andrew Mackie
Executive Director



Hunnewell Hill Conservation Area

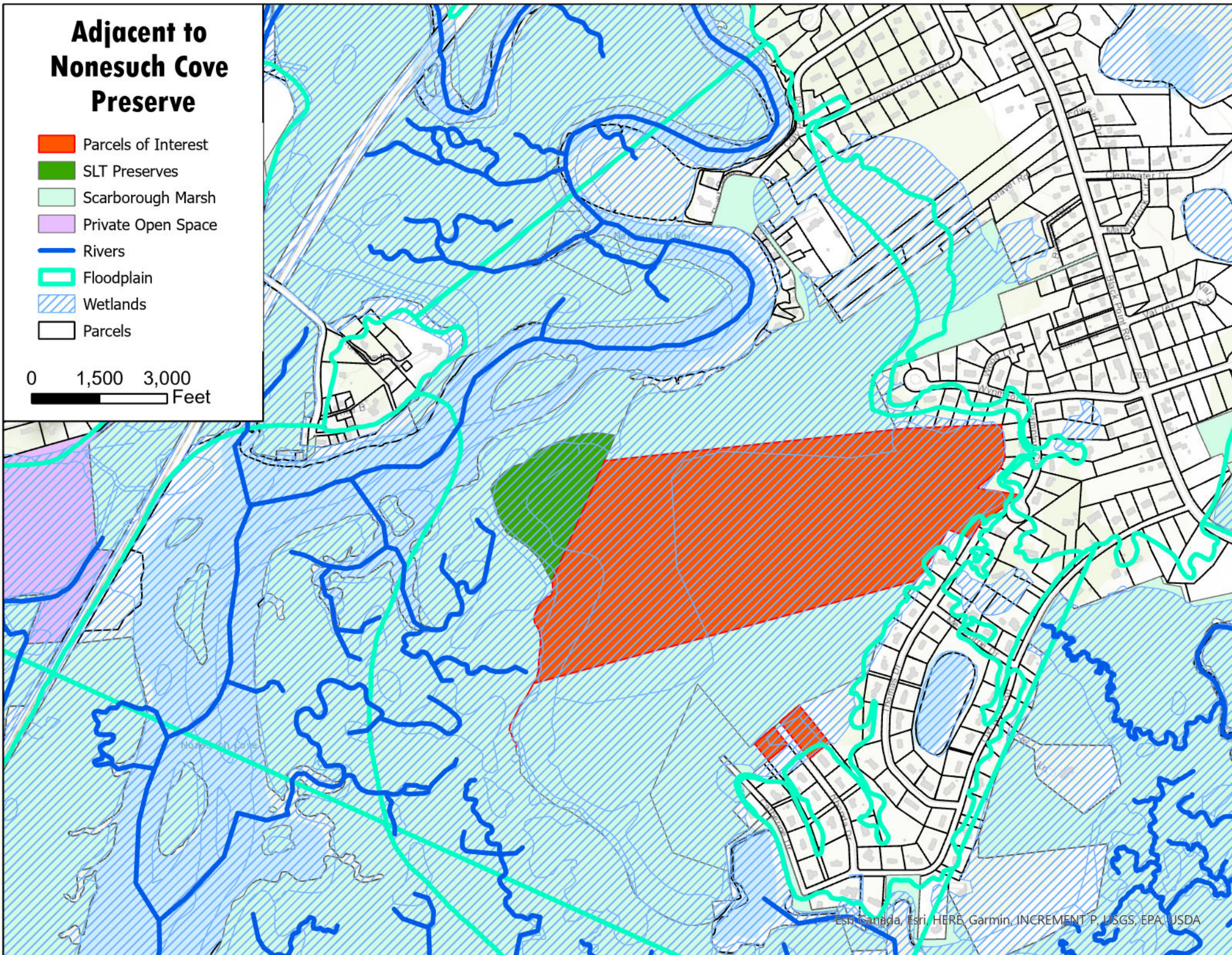
- Parcels of Interest
- SLT Conservation Easements
- SLT Preserves
- Under contract
- Private Open Space
- Rivers
- Floodplain
- Wetlands
- Parcels

0 500 1,000
Feet

Adjacent to Nonesuch Cove Preserve

- Parcels of Interest
- SLT Preserves
- Scarborough Marsh
- Private Open Space
- Rivers
- Floodplain
- Wetlands
- Parcels

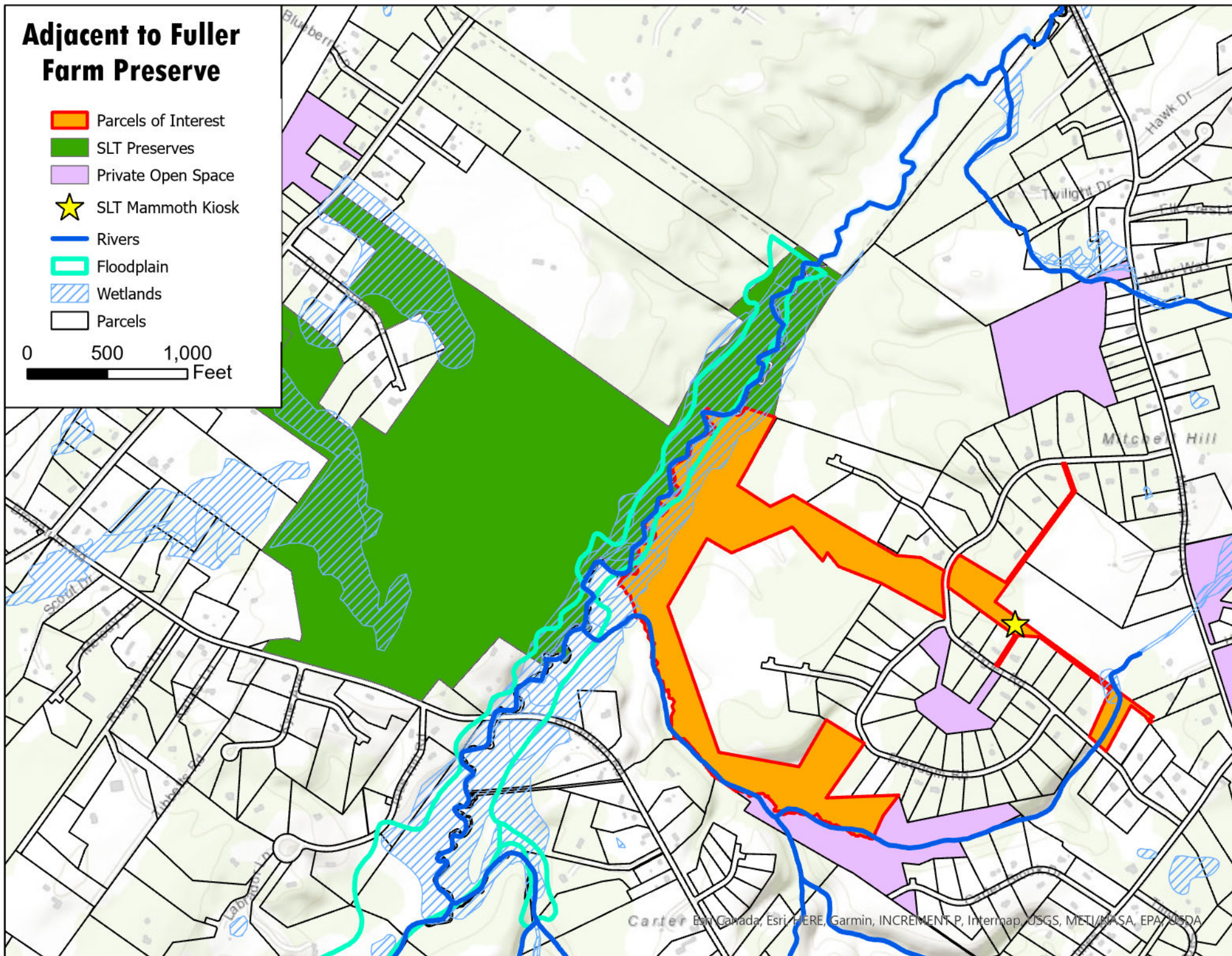
0 1,500 3,000
Feet



Adjacent to Fuller Farm Preserve

- Parcels of Interest
- SLT Preserves
- Private Open Space
- ★ SLT Mammoth Kiosk
- Rivers
- Floodplain
- Wetlands
- Parcels

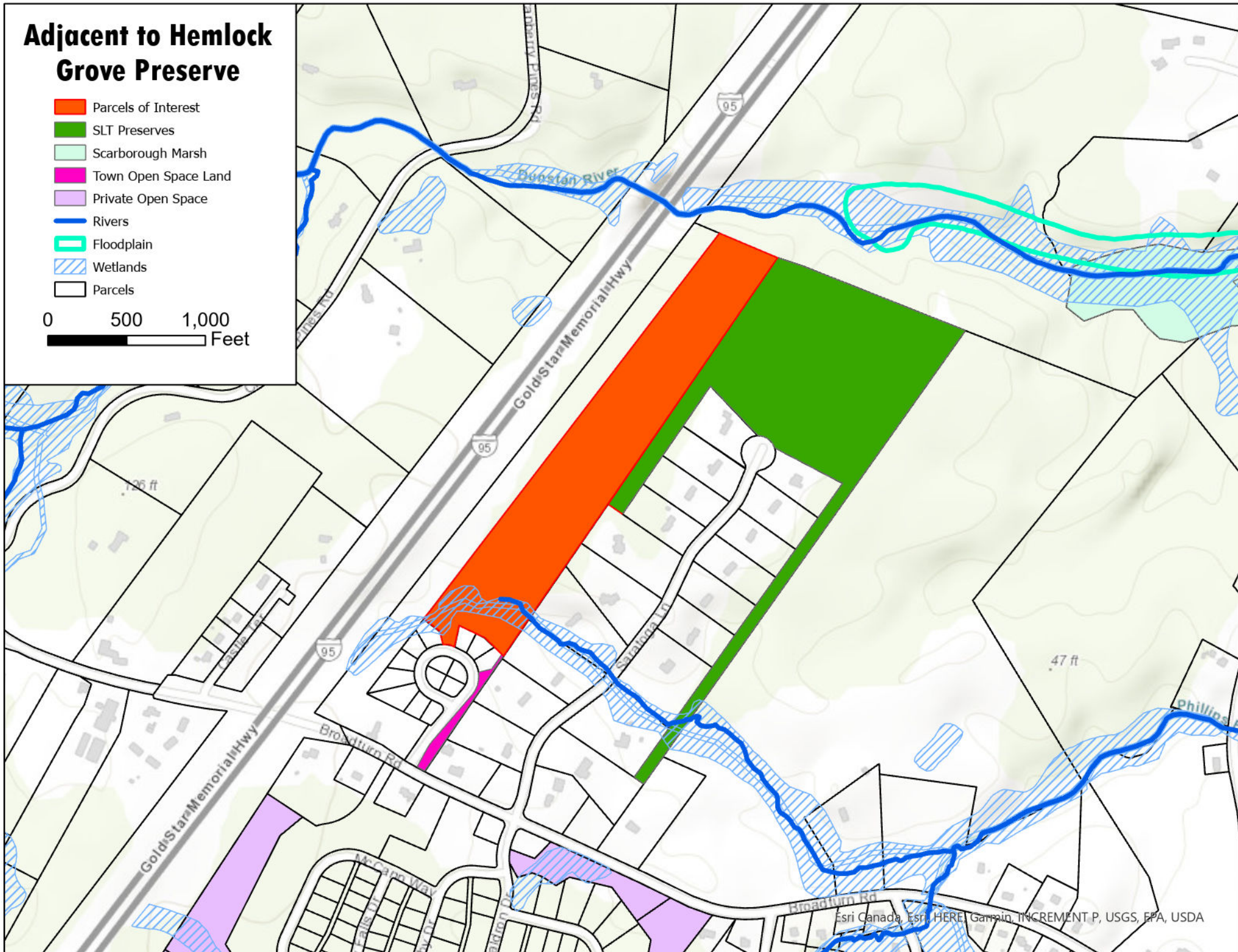
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Adjacent to Hemlock Grove Preserve

- Parcels of Interest
- SLT Preserves
- Scarborough Marsh
- Town Open Space Land
- Private Open Space
- Rivers
- Floodplain
- Wetlands
- Parcels

0 500 1,000 Feet



Adjacent to Joss Hill Preserve

Parcels of Interest

SLT Preserves

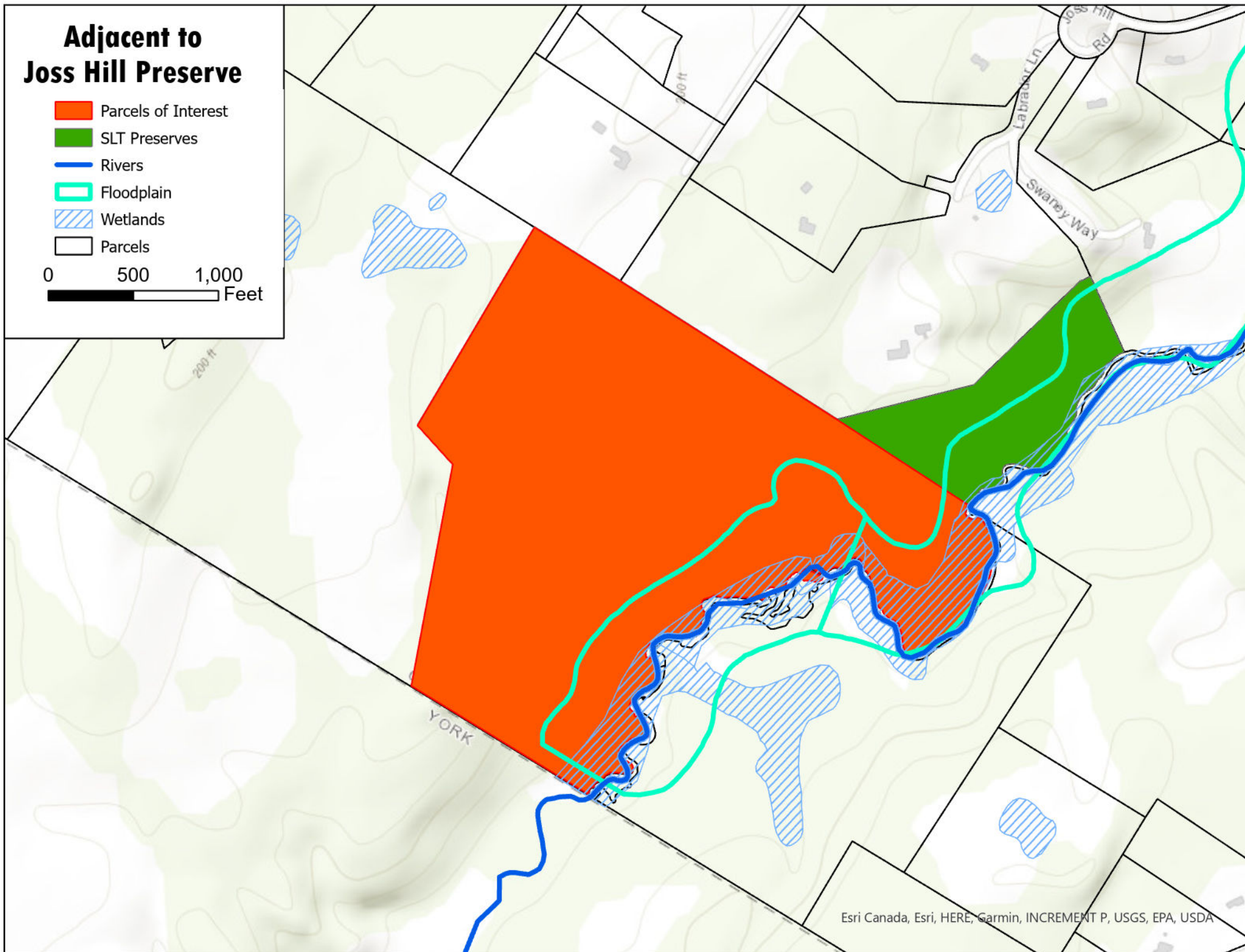
Rivers

Floodplain

Wetlands

Parcels

0 500 1,000
Feet



Land Acquisition Assessment Form 2.0

Creation Time: September 11, 2026 8:39 AM

Property / Project Name: 37 Woodspell Road (Full Town Parcel)

Project Type: Proposal

Total Score: 453.27

* 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	0	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	23.8	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		23.8	

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	9.23	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	5.24	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	20	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		74.47	
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	20	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		130	
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	50	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	50	Scarborough Trails (Open Space Plan)*
RC3	Parcel abuts protected lands	50 points assigned if site abuts at least one protected land parcel	50	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		175	
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:			453.27	

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



Land Acquisition Assessment Form 2.0

Creation Time: September 11, 2026 8:44 AM

Property / Project Name: 47 Elmwood Avenue (Town Parcel)

Project Type: Proposal

Total Score: 488.17

* 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	0	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	37.1	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	20	Erodible Soils (Soil Survey Geographic Database, NRCS, 2025)
	Additional CW Considerations (Notes)			User Input
	Additional CW Points Awarded			User Input
CW	Clean Water Total		57.1	

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	9.89	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	6.18	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	20	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	20	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		96.07	
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	50	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	50	Scarborough Trails (Open Space Plan)*
RC3	Parcel abuts protected lands	50 points assigned if site abuts at least one protected land parcel	50	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 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 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		175	
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:			488.17	

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



Land Acquisition Assessment Form 2.0

Creation Time: September 10, 2026 4:09 PM

Property / Project Name: 0 Hampton Circle (Town Parcel)

Project Type: Proposal

Total Score: 555

* 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	40	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	20	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	20	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	50	Area of polygon drawn by user
Additional EH Considerations (Notes)				
Additional EH Points Awarded				
EH	Environmental Hazards Total		130	
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	20	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	10	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	10	Tidal Wading Bird Waterfowl Habitat (MDIFW)*, Inland Wading Bird Waterfowl Habitat (MDIFW)*
	Additional H Considerations (Notes)			
	Additional Points Awarded			
H	Habitat Score Total		150	
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	50	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	50	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 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 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		125	
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:			555	

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



Land Acquisition Assessment Form 2.0

Creation Time: September 10, 2026 3:55 PM

Property / Project Name: 00 Broadturn Road (Town Parcel)

Project Type: Proposal

Total Score: 533.86

* 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	0	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	50	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	8.56	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	20	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	20	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	50	Area of polygon drawn by user
	Additional EH Considerations (Notes)			
	Additional EH Points Awarded			
EH	Environmental Hazards Total		98.86	
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	50	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	50	Scarborough Trails (Open Space Plan)*
RC3	Parcel abuts protected lands	50 points assigned if site abuts at least one protected land parcel	50	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		175	
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:			533.86	

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



Land Acquisition Assessment Form 2.0

Creation Time: September 10, 2026 3:34 PM

Property / Project Name: 00 Fengler Road (Town Parcel)

Project Type: Proposal

Total Score: 258.6

* 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	0	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	3.6	National Hydrography Dataset (2025), National Wetland Inventory (2025)
CW3	Parcel includes erodible bluff or steep slopes	50 points assigned if data overlaps with site	50	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		53.6	

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	20	Area of polygon drawn by user
Additional EH Considerations (Notes)				
Additional EH Points Awarded				
EH	Environmental Hazards Total		20	
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	50	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 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 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		75	
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	0	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		0	
Total Score:			258.6	

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



Land Acquisition Assessment Form 2.0

Creation Time: September 14, 2026 2:49 PM

Property / Project Name: Carpenter Court (Town Parcel)

Project Type: Proposal

Total Score: 448.9

* 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	0	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	13.9	National Hydrography Dataset (2025), National Wetland Inventory (2025)
CW3	Parcel includes erodible bluff or steep slopes	50 points assigned if data overlaps with site	50	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		63.9	

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	20	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	30	Area of polygon drawn by user
Additional EH Considerations (Notes)				
Additional EH Points Awarded				
EH	Environmental Hazards Total		50	
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	50	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	50	Scarborough Trails (Open Space Plan)*
RC3	Parcel abuts protected lands	50 points assigned if site abuts at least one protected land parcel	50	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		175	
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:			448.9	

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



Land Acquisition Assessment Form 2.0

Creation Time: September 10, 2026 3:55 PM

Property / Project Name: 00 Broadturn Road (Town Parcel)

Project Type: Proposal

Total Score: 533.86

* 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	0	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	50	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	8.56	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	20	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	20	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	50	Area of polygon drawn by user
		Additional EH Considerations (Notes)		
		Additional EH Points Awarded		
EH	Environmental Hazards Total		98.86	
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	50	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	50	Scarborough Trails (Open Space Plan)*
RC3	Parcel abuts protected lands	50 points assigned if site abuts at least one protected land parcel	50	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		175	
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:			533.86	

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

