



Town of Scarborough, Maine

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Comprehensive Plan Implementation Committee - 2010 Annual Report -

As a follow up to the Comprehensive Plan Implementation Committee's (CPIC) fourth full year of work, we would like to provide the Town Council with a report on the initiatives that we worked on over this past year as well as to offer an overview of our Work Plan for at least the first two quarters of 2011.

Accomplishments of 2010

One of the primary focuses of the Implementation Committee in 2010 was to help update and modernize the zoning districts that apply to the Town's more rural areas as well as to allow for personal farming (accessory) activities in all zones in Town. The committee began in 2009 to solicit input from farmers, other rural landowners, and residents of our residential zones on how to modify our zoning regulations to better allow for both commercial and hobby farming as well as to offer a range of other uses that can help diversify the use of rural property. They continued this collaborative process during the fall of 2009 and spring of 2010 and generated zoning amendments that were supported by the public, Planning Board and Town Council. This work resulted in:

- **Updates to the Rural and Farming District (RF)**
- **Updates to the Rural, Farming and Manufactured Housing District (RFM)**
- **Allowances for Accessory Agriculture in all Zones, subject to Standards**
- **Standards for Farm Stands, Stores, Agricultural Processing, etc.**

Concurrently, CPIC also worked on implementing a greater stream protection buffer to the Nonesuch River. The Comprehensive Plan called for greater protection to this significant waterway, so the committee worked with property owners along the river to craft modifications to the Stream Protection 2 District and to apply this zone to various segments of the Nonesuch. This effort led to Town Council review and passage of:

- **Updates to the Stream Protection 2 District (SP2)**
- **Zoning Map Changes Designating the SP2 District to the Nonesuch River**

Another committee initiative has been the expansion of residential zoning in Dunstan that promotes traditional neighborhood-style development, as per the Comprehensive Plan. Given this, CPIC proposed an expansion of the Village Residential 2 District in the Dunstan area. This proposal was reviewed first with the property owners in the area, and then ultimately by the Town Council and Planning Board. This initiative resulted in:

- **Amendments to the Village Residential 2 District Standards (VR2)**

- **Zoning Map Changes Expanding the VR2 District Area in Dunstan**

Lastly, CPIC's 2010 efforts included work on a new Aquifer Protection Overlay District. CPIC has spent considerable time and effort crafting an overlay zone that can provide added protections of the groundwater in the Town's significant aquifers. Their process has involved guidance from Maine Rural Water Association and Maine DEP as well as input from residents and business owners. This initiative is now slated for Town Council and Planning Board review and consideration. Likewise, CPIC has been working on updates to the mixed use zoning along Black Point Road in a location identified in the Plan as the Black Point Neighborhood Center. This effort includes designating the neighborhood center as the Town and Village Centers 3 District (TVC3) to better allow for mixed use and small-scale commercial development. This too will be presented to the Town Council and Planning Board in the coming weeks.

- **Proposed Aquifer Protection District and Zoning Map Designation**
- **Proposed Amendments to the Zoning Map and Ordinance to Implement Black Point Neighborhood Center**

Work in the Coming Year

Over the course of the past four years CPIC has helped implement the vast majority of the zoning and land use ordinance changes called for in the Comprehensive Plan and the committee is quite proud to report that only a few areas remain outstanding. To address these remaining areas, CPIC has mapped out the following initiatives for 2011:

- **Addressing the Zoning within the Crossroads District (which includes the Scarborough Downs property)**
- **Crafting a Light Industrial Zone for Holmes Rd / Beechridge Speedway area**
- **Consider updating the Zoning in the Pine Point Neighborhood Center**
- **Modernizing the Haigis Parkway and Industrial Zoning Districts**
- **Update Subdivision and Site Plan Ordinances to Address Shore Access and Historic and Archeological Resources**
- **Update Residential Zoning Boundaries on the Official Zoning Map**

We look forward to working with the Town Council on these ordinance amendments and initiatives and we encourage input and direction from you on this Work Plan and how it is prioritized and implemented.

Sincerely,

Comprehensive Plan Implementation Committee