



Town of Scarborough, Maine

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Comprehensive Plan Implementation Committee - Annual Report -

As the Comprehensive Plan Implementation Committee's (CPIC) first full year of work draws to a close we would like to provide the Town Council with a report on our work and accomplishments over the year as well as to offer an overview of our Work Plan for at least the first two quarters of this upcoming year.

Past Year Accomplishments

One of the critical first steps to beginning the implementation of the Updated Comprehensive Plan was for the CPIC to provide the Town Council with the underlying "tools" and "mechanisms" to be added to the Zoning Ordinance. These tools are designed to enable some of the Comprehensive Plan's overarching goals to be achieved and included: the ability to transfer development from the more rural, limited growth areas of town to our designated growth areas; establishing a broader range of housing types to be permitted in various districts in town to increase housing choices and affordability; enabling housing density to be calculated based on bedrooms and dwelling size rather than just by dwelling unit; and a new planned development process enabling developments to employ creativity and flexibility in their design and form through additional review and public input.

Together the CPIC and Town Council accomplished the following to implement these important tools in the Zoning Ordinance:

- **A new Development Transfer Provision**
- **New definitions for townhouse, multi-family housing, senior housing, live/work unit and others**
- **New Residential Density and Affordable Housing Provisions**
- **Review Requirements for Planned Developments**

The second focus for CPIC in 2007 has been to update the Zoning Districts and Zoning Map in the areas of Scarborough that have been experiencing the most significant development pressure. CPIC identified the Route One corridor as the area under substantial development pressure that would benefit the most from zoning revisions and updates. Given that, CPIC worked with the Council on updating the zoning along Route One in our two community centers, Oak Hill and Dunstan, as well as at the north end of Route One around the Maine Med campus.

Together the CPIC and Town Council accomplished the following to implement the Updated Comprehensive Plan in Oak Hill, Dunstan and Route One North:

- Updated TVC (Town and Village Centers) and TVC2 (Town and Village Centers Transition) Districts (which include the development transfer, housing and planned development “tools” mentioned earlier)
- New TVC3 (Town and Village Centers Fringe) and BOR (Business Office Research) Districts
- Zoning Map Changes in Oak Hill, Dunstan and the north end of Route One
- Update to the Site Plan Review Ordinance regarding sidewalks

Work in the Coming Year

Even after a busy and successful year of implementation, much work remains for the CPIC and Town Council in 2008. The CPIC has mapped out what we believe to be the highest priorities in the Work Plan (attached) for the first half of 2008. They include the following initiatives:

- Completing the zoning updates for the Route One corridor (primarily the stretch between Commerce Drive and Scarborough Marsh)
- Establishing alternative stream protection districts for Stuart Brook (Dunstan) and the Nonesuch River
- Updating the Growth Management Ordinance to correspond with new housing types allowed and to direct a greater share of residential development to our growth areas through a differential building cap
- Updating our rural residential zones per the Comprehensive Plan
- Updating the zoning in the Payne Road and Eight Corners area, given the growth and development potential there
- Conducting a master planning process for the Running Hill Road Mixed Use Growth Area (expanded on under Order No. 07-159)

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