



Town of Scarborough, Maine

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Comprehensive Plan Implementation Committee - 2009 Annual Report -

As a follow up to the Comprehensive Plan Implementation Committee's (CPIC) third 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 2010.

Accomplishments of 2009

One of the primary focuses of the Implementation Committee in 2009 was to help update the zoning districts in a few of Scarborough's neighborhood centers. The committee began in late 2008 and early 2009 by drafting changes to the zoning in the Eight Corners area to promote village-scale commercial and residential development at this crossroads. CPIC presented these draft changes to area property owners, received valuable feedback, and made adjustments and finalized zoning updates for action by the Town Council. This work with area property owners and the Town Council led to:

- **Updates to the Town and Village Centers Fringe District (TVC3)**
- **Updates to the Village Residential 2 District (VR2)**
- **Zoning Map Changes Designating the TVC3, B3 and VR2 Districts around Eight Corners**

The second neighborhood center CPIC worked on was in North Scarborough. In the spring of 2009 the committee conducted two neighborhood meetings at the North Scarborough Fire Barn, and with property owner and Council input, crafted zoning amendments to implement the Comprehensive Plan for this neighborhood center. This effort led to:

- **Updates to the Town and Village Centers Transition District (TVC2)**
- **Updates to the Residence and Professional Office District (RPO)**
- **Zoning Map Changes Designating the TVC2 and RPO Districts in North Scarborough**

Another committee initiative was the implementation of the Comprehensive Plan for the residential area between Oak Hill and Eight Corners in the vicinity of Gorham and Sawyer Roads. The Plan recommended this area to be suitable and appropriate for additional housing, close to our activity centers. Given this, CPIC drafted zoning updates, met with the property owners in the area, received and incorporated their input, and presented a new residential zone to the Town Council for consideration. This resulted in:

- **A New Village Residential 4 District (VR4)**
- **Zoning Map Changes Designating the VR4 District**

In 2009 CPIC also worked on amendments to the zoning around Payne Road, which consists of our Regional Business District. This effort focused on updating the standards of this zoning district as well as adjusting the boundaries of the zone. In addition, this effort amended the boundaries of the Exit 42 Economic Development Overlay to reduce the redundancy of regulations. After input and direction from the Town Council, the following amendments were made:

- **Updates to the Regional Business District (B2)**
- **Zoning Map Changes Re-Delineating the B2 District and Economic Development Overlay District**

Lastly, it is important to mention that the committee has also spent considerable time working with the rural landowners in Town on draft amendments to our rural zoning. This initiative is ongoing; will likely be introduced to the Town Council early in the New Year; and is the first item listed below under work in the coming year.

Work in the Coming Year

Even after a busy and successful year, additional implementation remains for the CPIC and Town Council in 2010. CPIC has mapped out what we believe to be the highest priorities in the Work Plan for the first half of 2010. They include the following initiatives:

- **Updating our rural residential and farming zones per the Comprehensive Plan**
- **Establishing an alternative stream protection district for the Nonesuch River**
- **Establishing additional aquifer protection measures for significant sand and gravel aquifers in Scarborough**
- **Updating the residential zoning in Dunstan per the Comprehensive Plan**
- **Consider updating the zoning in our other neighborhood centers (Black Point and Pine Point)**

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