

APPENDIX D

**REVIEW OF THE
COMPREHENSIVE PLAN**

A Review of Scarborough 's Comprehensive Plan

Prepared for the Scarborough Growth and Services Committee

March 9, 2000

I. INTRODUCTION

The Scarborough Town Council, in its charge to the Growth and Services Committee, required the Committee to examine and report on the implementation status of the various goals and policies contained in the Comprehensive Plan. This Memorandum will serve as the Committee's response to that mandate. It is not the purpose of this document to provide a detailed or exhaustive analysis of the status of the numerous goal and policies contained in the Comprehensive Plan. Rather, it is the intent that this document will provide a general overview and update of the major goals and policies – particularly as those goals and policies relate to proposed goals and action items anticipated by the draft Growth and Services Committee Report.

Chapter 15 of the Comprehensive Plan contains Policies and Goals relating to population, local economy, natural resources, marine resources, historic, recreational and cultural resources, patterns of land use; public water and sewer, housing, transportation and public facilities. This Memorandum provides, for each of the policy areas, a listing of major goals, major implementation policies, a summary review of the status and a note as to whether the draft proposed goals of the Growth and Service Committee constitute a change in, or furtherance of, policy contained in the Comprehensive Plan.

For a detailed review of the policies and goals, please refer to the Comprehensive Plan.

To the extent that there is substantial overlap of purpose and subject matter between its efforts and the Comprehensive Plan, the G&S Committee should consider recommending to the Council that its Report be adopted as an Amendment to the Comprehensive Plan.

The G&S Committee should also make note of the fact that since the adoption of the Comprehensive Plan in 1994, there have been three major studies and reports each touching on goals and policies contained in the Comprehensive Plan: [Exit 6 – Haigis Parkway]; Open Space Study; Higgins Beach Report and now, the Growth and Services Committee.

II. POLICY AREAS

A. Population:

Local Goals - To foster and accommodate a diverse population in Scarborough and to manage the growth of population and households in a way that best allows the Town to absorb it.

Major Policy - The Town strives to neither artificially limit nor stimulate population and household growth . . . rather [it may] influence the location of growth in the most suitable areas of Scarborough.

Status - The current policy meets the goal.

Proposed Policy or Goal Change - Adoption of building permit caps constitutes a change in policy; strengthen review ordinances to enhance Planning Board Authority in support of authority.

B. Local Economy:

Local Goals – To encourage and direct commercial and industrial development in a way that achieves balance among land uses in Scarborough and an ability to provide jobs and a healthy tax base.

Major Policy – The Town should continue to help sponsor and active economic development effort and develop additional industrial or business parks.

Status – The Town is acting in compliance with the goal. Some specific goals have been achieved; some are in progress, some ongoing. Infrastructure to the Haigis Parkway Business Zone has not been implemented. Other sites for industrial or business development have not been identified

Proposed Policy or Goal Change - None

C. Natural Resources:

Local Goals – To promote a pattern of land use that respects the Town’s natural resources;

Major Policy – Designate growth areas to protect water quality and wetlands

Status – Practices comply with policies. Wetlands were mapped by U.S. Army Corps or Engineers in 1990; detailed wetland delineations are required as part of every application for development; Ordinance Committee is prepared to consider a wetlands ordinance, etc., etc.

Proposed Policy or Goal Change - None

D. Marine Resources:

Local Goals – Maintain and further marine industries, enhance traditional points of access; protect fragile coastal resources and preserve character of existing coastal neighborhoods

Major Policy – Dredge channel (Pine Point); maintain parking (Higgins Beach)

Status – Generally good progress has been made. Dredging completed (mixed success); Higgins Beach Report supported acquisition of privately owned parking lot (negotiations ongoing); Town remains alert to increasing public access opportunities.

Proposed Policy or Goal Change – None

E. Historic, Recreational and Cultural Resources

Local Goals – Assure open spaces [are preserved] and establish parks within easy reach of neighborhoods

Major Policy – Survey, inventory and acquisition of sites and resources; maintain and expand public parking at beaches

Status – Town has made significant progress in acquiring and developing recreational parks; Town has done well to expand capacity to meet increasing demand; Higgins Beach Report supports

acquisition of privately owned parking lot; Open Space Plan consistent with policies and goals; Planning Board currently negotiates to minimize impacts where possible, the number of access points, buffer zones, for example.

Proposed Policy or Goal Change – Strengthen Planning Board Ordinances where appropriate.

F. Patterns of Land Use

Local Goals – Promote a pattern (i.e. location and density) of land use that is environmentally sound, respects working rural land, can be readily and efficiently serviced, and preserves the historic pattern and character of neighborhoods.

Major Policies – directed growth and increased densities in areas served by sewer; large lot zoning in non-sewered areas, clustering; Exit 6 be designed as an attractive gateway to Scarborough; Town Center to be pedestrian friendly

Status – While there is apparent public support for these policies, there has been strong public opposition to the implementation of many policies, notably large lot zoning or multifamily housing. Many policies are implemented in an advisory manner by the Planning Board – but without regulatory authority. Planning for Haigis Parkway – including limited access – has been determined. The Town has not moved forward with the infrastructure. The inventory of non-residential zoned property is no longer adequate to maintain or increase residential/commercial ratio.

Proposed Policy or Goal Change – Strengthen ordinances to provide for “small town” characteristics; proceed with Haigis Parkway infrastructure; strengthen land use ordinance to give Planning Board regulatory authority to require developers to do environmental and health risk assessments. Consider increasing non-residential inventory.

G. Public Water and Sewerage

Local Goals – To use the sewer and water to support desired patterns of growth and to assure ample capacity for treatment of wastewater to meet the needs of the Town.

Major Policies – Water supply and sewer service should conform to the boundaries of the Town’s growth areas.

Status – Currently utilities meet land use patterns.

Proposed Policy or Goal Change – If land use pattern changes the utility plan would need to be revised – the infrastructure expansion of Haigis Parkway, for example.

H. Housing

Local Goals – Encourage a choice of housing for residents of all ages and incomes; to have at least 10% of all housing (est. 100 to 125 homes) be “affordable”

Major Policies – amend ordinances to incorporate “affordability” incentives; provide for accessory apartments; establish an Affordable Housing Alliance

Status – Mixed results, at best. Increasing density with high growth rate is unpopular; the issue of accessory apartments has been reviewed by Ordinance Committee from time to time without

conclusive findings or action; the Affordable Housing Alliance has not been active for a number of years; this is a tough issue and there has been no appreciable change in the last eight years.

Proposed Policy or Goals Change – None

I. Transportation

Local Goals – Provide safe, efficient transportation for the movement of goods and people; provide a system of roads, trails and sidewalks.

Major Policies – Multiple policies to enhance vehicular safety and encourage local implementation of a regional bikeway plan;

Status – Generally ongoing. Respective roles of the State and Town should be clarified vis-à-vis Road Impact fees

Proposed Policy or Goal Change – Support for expanded Bike Plan (See C.P. Fig 12-7)

J. Public Facilities

Local Goals – Promote a pattern of development that allows the most efficient delivery of services; to finance new and expanded public facilities in an orderly manner, based on a system of priorities.

Major Policies – Direct majority of growth to areas that can be most economically served

Status – Generally, this is ongoing. The Town has not funded an increase in the part-time day firefighting force. A thorough Municipal Facilities study was completed in 1999 identifying the remaining capacity of existing public facilities and the anticipated need for new facilities.

Proposed Policy or Goal Change – With growth in population and enrollments capacities will be met or exceeded and step events should be expected and planned for.