


Town of Falmouth
Public Works Department
101 Woods Road
Falmouth, ME 04105
☎ 207.781.3919
📠 207.781.7465

Memorandum

Date: February 16, 2016
To: Falmouth Town Council
From: Jay Reynolds, Public Works Director 
Cc: Nathan Poore, Town Manager
Re: Application for Street Acceptance – Brookfield Road

An application has been received by Fred Chase, representing the Brookfield Road Homeowner's Association, for street acceptance of Brookfield Road. Brookfield Road is located off Brook Road. The new street extension totals 640 feet in length and serves 5 lots.

As you may recall, the application was initially reviewed by the Town Council in March of 2015. During the Council's review of the application, the applicant suggested the conveyance of the large open space parcel along with the roadway and an unbuilt 50-foot right of way, as part of the acceptance of Brookfield Road. The Council also advised staff to work with the Land Management Acquisition Committee (LMAC) to evaluate the open space property.

Since then, LMAC reviewed the property and ranked it in accordance with their typical protocols for open space acquisition. The property scored favorable and LMAC recommended the acquisition of this property.

One minor change occurred since LMAC's review of the property. The Homeowner's Association and Town Staff worked collaboratively to ensure the preservation of an existing pond and natural area behind lots 3 and 4. A subdivision amendment was developed, which was reviewed and approved by the Falmouth Planning Board in December of 2015. This amendment allows this area of open space to be retained by the Homeowner's Association and allows for the remaining 16.1 acres of open space to be conveyed to the Town of Falmouth.

At this time, the applicant has satisfied all the requirements for street acceptance, as set forth in the Town Ordinance (sections 14-60 to 14-65).

In summary, the applicant is offering the following to the Town:

1. The 640-foot roadway extension of Brookfield Road,
2. An unbuilt, 50-foot right-of-way, for future street connectivity,
3. 16.1 acres of open space property.

Attachments:

- Subdivision Plan
- Deeds and Related Property Conveyance Documents