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## Memorandum

Date: March 7, 2017  
To: Falmouth Town Council  
From: Jay Reynolds, Public Works Director   
Cc: Nathan Poore, Town Manager  
Re: Application for Street Acceptance – Cleaves Farm Road and Maple Street

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An application has been received by the Presumpscot Point Homeowner's Association for street acceptance of Cleaves Farm Road and Maple Street. Cleaves Farm Road is off of Pleasant Hill Road. The street lengths total 2,176 feet in length and both roads serve 16 lots.

The applicant has been working with staff to fulfill the application process. During the review of the application, the subject of street connectivity has arisen.

Street Connectivity Background: In November of 2013, the Town Council held a discussion regarding private roads, street acceptance, and The Town's street connectivity policy (attached). In summary, The Council at that time concluded that each private road offered for acceptance would have unique characteristics and circumstances, thus The Council decided that each application would be reviewed on a case-by-case basis.

In the applicant's approved subdivision plan, there are some site features that relate to the Town's street connectivity policy and Council review of public streets. They are as follows:

1. Cleaves Farm Road and Maple Street are both dead-end streets. Cleaves Farm Road is served by a turnaround and Maple Street is a cul-de-sac design.
2. An unbuilt Right-of-Way was established at the end of Cleaves Farm Road during the subdivision review/approval. The plan note reads: "Right of way for future road extension in the event the property to the north is developed".
3. The developer granted public access to a proposed trail (Brookside Trail) in the subdivision. The general trail location shows as extending from Pleasant Hill Road to the Presumpscot River. The trail easement has been recorded at the registry of deeds.
4. Planning Board waivers relating to street design are outlined in the staff comments memo, which is attached to this agenda item.

Town staff are seeking Council guidance as to whether this application should proceed as proposed. Once Council guidance is provided, the applicant will need to complete their application and fulfill the requirements of the ordinance. Once this has been completed, subsequent meetings with the Council will be scheduled for a public hearing as well as an order to accept the streets.

**Attachments:**

- Subdivision Plan
- Roadway Plans
- Staff Comments (preliminary review only)
- Street Connectivity Policy