



Town of Falmouth
Public Works Department
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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

Please find the following review comments provided by Town Staff as they relate to street acceptance:

- Community Development Department:

My research indicates that the Planning Board granted three waivers that were requested by the developer for this project as follows:

1. The Planning Board granted a waiver to allow a two foot reduction in pavement width for all street segments. The Board allowed a reduction in width, from 24 feet to 22 feet, for the section of Cleaves Farm Road between Pleasant Hill Road and Maple Street. The Board allowed a reduction in pavement width, from 22 feet down to 20 feet, for the remainder of Cleaves Farm Road and for the entirety of Maple Street. At the 9/13/05 meeting where the waiver was granted, the meeting minutes quote the former Town Planner as stating “*if the road is not built to town standards (i.e. waivers are granted) the road may not be accepted as a town way.*”
2. The Planning Board granted the developer’s waiver request to not install sidewalks throughout the development.
3. The Planning Board granted the developer’s waiver request to not provide a Class B high intensity soil survey. (I suspect that this particular waiver is immaterial to the street acceptance application.)

I had previously mentioned that 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 but I am uncertain as to whether the trail was ever constructed. Other than a reference in the meeting minutes to the trail being a wood chip trail, I can find no other specifics around required timing of the trail construction.

- Community Development Department

I offer only very general comments:

1. These are dead end streets in the designated Residential Growth Area and do not provide any connectivity.
2. The streets were granted waivers for construction and do not have sidewalks or pedestrian lighting as far as I know.
3. The Comprehensive Plan calls for walkability in the growth areas.

- Legal Review

The deed is sufficient to show that the Homeowner's Association has sufficient right, title and interest at this point. I understand they will provide a title commitment during the later phase of this process, so we'll revisit the title at that time and make sure everything looks good.

- Fire Department

No issues or concerns from Fire-EMS. We drove the roads today. There are hydrants already there and one road has a hammer-head and the other a nice cul-de-sac at the end for turning trucks around. We may want to include a note to keep both of these free from vehicles (will help out plow trucks in winter too). Today all looked good.

- Police Department

I have no issue with the acceptance of these streets.