




Town of Falmouth
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Memorandum

Date: May 9, 2018
To: Falmouth Town Council
From: Jay Reynolds, Public Works Director 
Cc: Nathan Poore, Town Manager
Re: Application for Street Acceptance – Garden Way

An application has been received by FL Ventures, LLC for street acceptance of Garden Way. In summary, the application includes the Garden Way roadway and right-of-way, related drainage easements (drainage easement “A” areas), and an open space area (Open Space “D”, which is the center of the cul-de-sac). Additionally, two easements to be granted back to the Homeowner’s Association are being proposed in order to maintain the following:

- A development sign/wall within the road right-of-way.
- Existing landscaping within Open Space D.

The following information contained in this memorandum is to assist the Town Council in its review of the application.

Garden Way is located off Ledgewood Drive. The street length totals 825 feet and the street serves eight residential lots.

The applicant has been working with staff to fulfill the application process. A number of submittal packages have been provided to the Town during the application and review process. Town staff reviews include the following Departments: Public Works, Community Development, Fire/EMS, Police, and Legal.

At this time, the applicant has satisfied the submittal requirements for street acceptance, per the Town ordinance.

As outlined in the ordinance, street acceptance applications are to be reviewed by the Town Council over the course of two meetings. The March 12, 2018 meeting served as a presentation and discussion. It also allowed staff, the developer, and neighborhood association to provide background information to the Council.

For reference, the March 12, 2018 Town Council meeting agenda can be located here: <https://www.falmouthme.org/town-council-town-manager/agenda-items/20180312-council-agenda-item-gway>.

Viewing of the presentation and Council discussion can be found at this link:

<https://view.earthchannel.com/PlayerController.aspx?&PGD=falmouthme&eID=406>

As outlined in the ordinance, the Town Council is to review applications for street acceptance utilizing the following ordinance criteria:

(Sec. 14-64. Street design standards)

The council shall consider the following when reviewing private ways proposed for acceptance:

- 1. The land subdivision ordinance's street construction and design objectives and standards which are currently in effect;*
- 2. The street design approved by the planning board and any waivers that may have been granted;*
- 3. The deviation between the current standard and the built condition;*
- 4. The ability to provide public services along and within the private way such as school bussing, trash pick-up, emergency services and plowing;*
- 5. E911 street addressing conformance; and*
- 6. Street connectivity. Street connectivity may be required for streets not yet approved by the planning board as of May 23, 2005. The town council shall review the proposal against the following standards:*
 - a. Reduction of costs to provide waste collection, snowplowing, public transit and school-related transit including decrease in travel time and mileage,*
 - b. Shortening of emergency access response times and the provision of alternative routes;*
 - c. Diffusion of traffic and reduction of traffic impacts and congestion on public roadways and intersections;*
 - d. Connectivity between residential and commercial developments;*
 - e. Trail, bike and pedestrian connections; and*
 - f. Future connections to new developments.*

The following is a summary of notable aspects of the roadway/development as relates to the Town Council review criteria. They are as follows:

1. Conservation Subdivision: The subdivision was reviewed and approved under the Town's Conservation Subdivision.
 - a. Conservation subdivisions emphasize preservation of various types of open spaces (viewsheds, steep terrains, wetlands, etc.).
 - i. Conveyance of Open Space to the Falmouth Land Trust: The development preserved approximately 17.5 acres of land to open space and has conveyed said open space to the Falmouth Land Trust.
2. Planning Board Waiver: The subdivision approval received a waiver of the following standard:

- a. The minimum distance between intersections on opposite sides of the road. Garden Way and Northledge Terrace are approximately 220 feet apart and the street standard is 250 feet apart.
3. Deviations from street standards: There were no deviations from the street standards.
4. Public Services: The roadway does allow for municipal services to be performed (emergency services, waste collection, snow plowing).
5. Connectivity: The roadway is a dead-end street that has a cul-de-sac for turnaround purposes.
6. Street addressing: was performed in conformance with E-911 standards.

Please contact me if any additional information is needed.

Agenda Attachments:

- Subdivision Plans
- As-built Plan
- Warranty Deed
- Sign/Landscaping Easement and Exhibit
- Draft Order