

July 19, 2016

Nathan Poore, Town Manager
Falmouth Town Office
Falmouth ME 04105

**Re: Harriman Property 98 Field Road.
Request for Town acceptance of Open Space from Charlie Harriman.**

Dear Nathan and the Falmouth Town Council,

We are in the process of creating a four lot subdivision for Charlie Harriman at 98 Field Road. The property is located in the resource conservation overlay district which requires the setting aside open space associated with the development. Charlie Harriman is proposing to convey the 4.80 acre open space to the Town of Falmouth. LMAC has suggested and approved the open space be deeded to the Town with the condition that the proposed easement over an existing trail be executed at the same time. That easement is included in this package for approval. We received Preliminary Approval at the June Planning Board meeting and are required to have Town Council acceptance of the open space prior to submitting for final Planning Board Approval. With this letter, we are requesting that the Town Council put the review and acceptance of the Open Space request on the July 25th agenda. Our next possible Planning Board Submittal is August 9th so opportunity for approval prior, would be greatly appreciated. In addition to acceptance of the open space, this package includes; a pedestrian easement across lot 3, pedestrian and bicycle easement over the road right of way, and a pedestrian easement for an existing trail that crosses over land to be retained by Charlie Harriman.

Within the Open Space, there is a proposed meadow buffer that is a low impact stormwater treatment feature. The buffer is needed to treat some of the water that comes off the subdivision. The stormwater buffer will be installed and maintained by the grantor and or Home Owners Association. There is an Installation and maintenance easement proposed over this portion of the open space. The installation will require; some grading of the field, placement of a stone level spreader, and reseeding the field. Maintenance of the meadow buffer requires that the area be cut not more than twice a year to a height no shorter than 6". This is consistent with typical agricultural cutting and haying practices. In the event that the Town decided to no longer maintain the open space as field, this area could be allowed to revegetate and become a wooded buffer. Wooded buffers provide a higher level of treatment and would not impact the water treatment.

Included in this submittal package:

Quitclaim Deed with Covenant

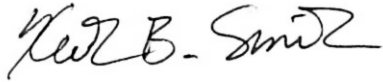
Easement Deed

Schedule A "Subdivision Plan of Harriman Property" by St. Clair Associates

Schedule B Graphic plan for reference "Town Council Context Plan" by TJD&A

We feel that this Open Space will be a great addition for The Town of Falmouth and look forward to your review. Please contact us if you have any questions or need further information prior to a meeting.

Sincerely,

A handwritten signature in black ink that reads "Keith B. Smith". The signature is written in a cursive, flowing style.

Keith B. Smith, Associate, Landscape Architect
Terrence J. DeWan & Associates
Authorized Agent.

CC.

Ethan Croce, Senior Planner

David Gagnon, LMAC