




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

Memorandum

Date: October 6, 2015
To: Falmouth Town Council
From: Jay Reynolds, Public Works Director 
Cc: Nathan Poore, Town Manager
Re: Application for Street Acceptance – Paddock Way and Kilarney Way

An application has been received by Paddock Way, LLC, represented by Pinkham and Greer Civil Engineers, for street acceptance of Paddock Way, Kilarney Way, and a portion of Cavendish Road. Paddock Way is off of Winn Road. The street lengths total approximately 2,600 feet in length and serves 10 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. They are as follows:

1. Paddock and Kilarney Way were built and connected to Cavendish Road.
2. Paddock Way and Kilarney Way are being offered to the Town for acceptance, however, Cavendish Road is not included in the application and will remain a private road. This results in two public dead end streets. See attached map for a depiction of the road network being offered for acceptance.
3. An open space parcel was created as part of the subdivision. This open space parcel was offered to the Town of Falmouth in 2005. The Town accepted the open space and is now part of the Town's open space network that connects between the Community Park and Town Forest properties.
4. The Town's open space program has an interest in Paddock Way, as a public street, in the following areas:
 - a. Public access point to the trails at the end of Paddock Way.
 - b. Public access to perform forest management on the town-owned land.

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, a second meeting with the Council will be scheduled for a public hearing and also an order to accept the streets.

Attachments:

- Roadway Map
- Street Connectivity Policy