

Alpine Woods Homeowners Association
Alpine Drive and Sylvan Drive, Falmouth, ME 04105

January 17, 2020

Nathan Poore
Town Manager
Town of Falmouth
271 Falmouth Road, Falmouth, ME 04105

RE: Town Road Acceptance: Alpine Woods – Alpine Drive and Sylvan Drive

Dear Mr. Poore:

On behalf of the Alpine Woods Homeowners Association, we respectfully submit this letter to support the consideration of the acceptance of Alpine Drive and Sylvan Drive as town roads. It is our understanding that Ralph Sama, the developer, has submitted a formal application for street acceptance, the application has been reviewed and all follow up items are in the process of being resolved. In addition, Alpine and Sylvan Drive meet the physical standards and subdivision occupancy threshold requirement for street acceptance. As such, this letter is to specifically address connectivity, which is under consideration and “may be required,” per the ordinance.

The subdivision was initially proposed and developed with the intent of future town road acceptance. It included a paper street, which was added to show future interconnectivity between the neighborhoods of Alpine Woods and Bowdoin Drive. Upon assessment, given the location and topography of the paper street, it is not feasible to construct the road, nor would it be beneficial from a smart growth or planning perspective. Although street connectivity is not plausible, Alpine Woods provides significant trail, bike and pedestrian access that is currently used by the public. This feature makes Alpine Woods atypical when compared to other neighborhoods in Falmouth, as it provides both access and recreational benefit to residents and visitors in the Town of Falmouth. Additionally, Alpine Woods is one of only two neighborhoods off Winn Road that provides sidewalks, allowing for safe and easily accessible paths for pedestrians.

The Town of Falmouth Comprehensive Plan Vision Statement refers to an “Open Space vision.” It states:

“Imagine it is 2023. Ten years have passed...the Town has visibly come together in the direction residents and businesses desired...in keeping with the Open Space vision: extensive Town open spaces form a green network that connects many areas of the Town and surrounding communities, enabling varied types of activity – promoting a healthy environment. This network connects through paths, trails and bike paths that give residents access to parks, fields and places of solace and natural beauty.”

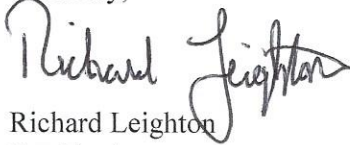
The trails and paths throughout the Alpine Woods neighborhood fit this vision and highlight the beauty of Falmouth. The developer created an open trail, which he has since widened and cleared making it extremely walkable. This trail provides access to several other existing multi-use trails over public and private land, building a network from Winn Road to Alpine and Sylvan Drive to Bowdoin Road and into the woods – all way up to Cumberland for those who can find their way! The trails are heavily used. Families, retirees, kids, dog walkers, hikers, mountain bikers, cross country skiers – they all walk or park on the roads, and

use these trails daily. These trails are traversed more than 2000 times a year by at least 20 people each month. Our neighborhood has welcomed the sense of community it brings. The developer also recognizes the importance of this access due to the usage and is therefore willing to extend the existing 20-foot pedestrian easement across his land giving the Town long term access to help facilitate connectivity to other public land.

Alpine Woods is located in a Designated Residential Growth Area as referenced in the Town of Falmouth Comprehensive Plan. Trail connectivity will only become more important with increased growth and density. The favorable location of our neighborhood being so close to Falmouth Community Park can provide a significant piece of a future "green network" that allows residents from farther north and west to walk to the fields, or park, or use the basketball court, or ice-skating pond or playgrounds that Falmouth has so generously provided. The recreational benefit will promote a healthy environment and attract future Falmouth residents, enhancing the sense of community and connectivity desired by the Town. With this in mind, our hope is that, both as a neighborhood and as residents of Falmouth, the trails and proposed pedestrian easement will be considered part of creating the connectivity to surrounding areas and achieving the Open Space vision and goals as set forth in the Plan.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Richard Leighton". The signature is written in a cursive style with a long, sweeping tail on the letter "n".

Richard Leighton
President
Alpine Woods Homeowners Association