



Town of Falmouth Community Development Department
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Memorandum

Date: November 18, 2009
To: Falmouth Town Council
From: Amanda L. Stearns, Community Development Director
Cc: Nathan A. Poore, Town Manager
Jay Reynolds, Interim Parks and Public Works Director
Re: Sherman Drive – Application for Street Acceptance

An application has been received by the Walt Stinson of Sebago Technics on behalf of Norman Berube Builders, Inc for street acceptance of Sherman Drive. Sherman Drive is located off Longwoods Roads and provides access for the Sherman Woods subdivision which consists of nine residential lots and two open space parcels totaling 14.14 acres. The built portion is 1,451 feet long and terminates in a hammerhead. The paper street portion is approximately 400 feet in length.

The subdivision was approved December 6, 2005.

Items in the packet include the application, a report from Jay Reynolds, Interim Parks and Public Works Director, the approved subdivision plan, the as-builts of the road, and the two resolutions passed by the Council.

Deed: The deed transfers the right-of-way in fee and has been reviewed by staff and it found to be acceptable. It is recommended that the Town Attorney review the deed prior to recording. The deed includes the non-built portion of the right-of-way (paper street).

Street Plan Recorded: Recordable as-builts will need to be submitted for recording at the Registry within 30 (thirty) days of the date of acceptance.

Conformance with Comprehensive Plan: The subdivision was considered in conformance with the Comprehensive Plan and no changes to the Plan have been made since that time.

Undue Burden on Provision of Municipal Services: Additional services required will be street plowing, sanding, stormwater system maintenance, and long-term repaving of the street.

Expenditures for Utilities: It is not anticipated at this time that additional expenditures will have to be made to the road in the foreseeable future. Routine maintenance such as storm drain cleaning, pavement overlay and ditch cleaning is typically required in future years.

Town Liability for Damage to Private Property: All private improvements have been removed from the right of way.

Occupancy Requirements: The current occupancy of the subdivision is five of the nine lots, 55.5%.

Performance Guarantee: The applicant has requested a waiver of the performance guarantee. Please refer to the report from Jay Reynolds and the applicant's letter for more information.

Street Design Standards: The street was designed according to the street standards in place at the time of subdivision approval. No changes to those standards have occurred since the approval.