



Town of Falmouth Community Development Department  
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## Memorandum

**Date:** April 12, 2010  
**To:** Falmouth Town Council  
**From:** Amanda L. Stearns, Community Development Director  
Jay Reynolds, Interim Parks and Public Works Director  
**Cc:** Nathan A. Poore, Town Manager  
**Re:** Spoodrift Road – Application for Street Acceptance

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An application has been received by Bodkin Farms Development Company, Inc, represented by Jeffrey Soule, for street acceptance of Spoodrift Road. Spoodrift Road is located off Babbidge Road approximately 1,100 feet west of Blackstrap Road. The street totals 1,485 feet in length and serves 11 lots.

The subdivision was approved November 4, 2004 and the plan recorded in the Cumberland County Registry of Deeds at Plan Book 204, Page 849 on November 23, 2004. Final street improvements are complete.

**Submittals:** Items submitted with the application include the approved subdivision plan, all related association documents, building occupancy data, proposed warranty deed, proposed light pole agreement, and the as-built plans (plan, profile, and cross-section) of the road. All plan submittals meet the requirements set forth in Section 14-54 of the ordinance.

**Deed:** The deed is acceptable as presented.

**Street Plan Recorded:** Recordable as-builts (1 mylar and 1 paper copy of each sheet) need to be submitted for recording at the Registry prior to the date of the order.

**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. This project does not create an undue burden on the Town to provide services; however, the incremental acceptance of streets will result in operational and financial increases for the Town.

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

**Street Lights:** Street lights have been installed as part of the subdivision requirements. The fixtures are in place. The applicant has suggested that the street light at the end of the street be removed. They have been informed that this requires an amendment of the subdivision approval.

**Town Liability for Damage to Private Property:** There are no known private improvements located in the right-of-way that would cause undue liability to the town.

**Occupancy Requirements:**

Spoondrift Road – 1,485 in length, 11 lots, 5 COs issued, 45% occupancy

**Performance Guarantee:** The applicant has stated in their submittal that a performance guarantee will be submitted prior to an order of the Council. The performance guarantee amount for this project is \$6,485 (\$5,000 plus one dollar per foot of road = \$1,485).

**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.

Should the Council consider street acceptance it is recommended that the following items be required to be submitted or completed prior to an order.

1. recordable mylars for as-builts
2. performance guarantee
3. payment of legal and administrative services (out of pocket expenses)
4. execution of the deed and light pole agreement