

380 US Route One
Falmouth, Maine 04105
Tel. 207.781.5242
Fax. 207.781.4245

February 1, 2010
File: 03144

Mr. Nathan Poore
Town of Falmouth
271 Falmouth Rd
Falmouth, ME 04105

RE: ROAD ACCEPTANCE - SPOONDRIFT ROAD, BODKIN FARMS

Dear Mr. Poore:

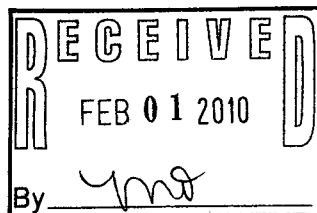
On behalf of Jeffrey Soule and the Homeowners of Bodkin Farms we are pleased to submit the attached information for Town acceptance of Spoondrift Road. This project was the first to utilize many of the criteria for conservation subdivisions. It created 11 house lots and preserved 26 acres of open space.

During the review the road right-of-way was extended to comply with the wishes of the Town Council. This provides for connection to Oxford Woods, if desired in the future. More recent developments on the adjacent parcels reduce the likelihood of that connection but it demonstrates the willingness of the developer to work to meet the Town's wishes.

The documents provided are unsigned and undated. This provides for the opportunity to modify them if the Town wishes. These will be executed upon approval by the Council. The performance requirements will also be filed with you once the Council accepts the road.

Please note the road has a street light at the end. This will be maintained by the Homeowners Association. I would request the Council consider removing this requirement and eliminating the light. It provides little in terms of safety but does provide an environmental impact. As a resident of the street I see it as an unnecessary drain on the power system.

Please review our submittal and let me know if additional data is required. We look forward to our meeting with the Council.



Sincerely,

PINKHAM & GREER

A handwritten signature in cursive, appearing to read "Thomas S. Greer". Below the signature, the text "Thomas S. Greer, P.E." is printed in a standard font.

Enclosures

cc: Jeffrey Soule
File

**TOWN OF FALMOUTH
STREET ACCEPTANCE CHECKLIST**

STREET NAME Spoondrift Road **Map-Lot** 08-26 **DATE** 1/20/2010

- A cover letter requesting acceptance of the street. *The cover letter should state affirmatively that a performance guarantee will be produced prior to an order by the Council to accept the street unless a waiver is requested. The performance guarantee and signed deed will be submitted prior to an order of the Council.*
- No A list of any waivers requests and an explanation of why the waiver should be granted.
- Draft warranty deed with metes and bounds description of the street. *At a minimum the deed shall include in fee conveyance of the street and un-built portions of the ROW and easements for access to all drainage structures outside of the ROW. See sample description.*
- Yes Performance guarantee in the amount of five thousand dollars (\$5,000.00) plus one dollar (\$1.00) per linear foot of street. *May be submitted after initial meeting with Council and prior to an order.*
- Recorded documents for the Homeowner's Association, if **one was** required by Planning Board approval.
- Copies of all certificates of occupancy issued for housing units on the street. *Certificates must have been issued for at least 20% of the housing units, or 2 units, whichever is greater. Must be submitted separately for each street.*
- No A list of any waivers of construction standards granted by the Planning Board.
- A copy of the recorded subdivision plan.
- A plot plan of the street, drawn to a scale of forty (40) feet to one (1) inch, and containing the following information. *Plans submitted to and accepted by the planning board after May 30, 1984 for subdivision approval may be considered acceptable for the above requirements after being updated and certified to reflect as-built conditions.*
- North arrow
- The location and ownership of all adjoining lots of land
- Right-of-way widths
- Passageways and easements
- Streetlights
- Electric lines
- Boundary monuments
- Waterways
- Topography and natural drainage courses with contour at not greater than two-foot intervals
- All angles, bearings and radii necessary for the plotting of the streets and lots and their reproduction on the ground
- The distance to the nearest established street or way, together with the stations of their sidelines;
- Location, size, materials and conditions for existing:
 - water and/or sewer mains
 - storm drains and culverts
 - sanitary sewers
 - underdrains
 - location of all underground and overhead utilities
- A profile of the proposed street drawn to a horizontal scale of forty (40) feet to one (1) inch and vertical scale of four (4) feet to one (1) inch showing the profile of the centerline of the proposed street and the grades thereof.
- A cross section of the proposed street drawn to a horizontal scale of five (5) feet to one (1) inch and a vertical scale of one (1) foot to one (1) inch

**TOWN OF FALMOUTH
APPLICATION FOR STREET ACCEPTANCE**

Name of Applicant: Jeffrey Soule Phone: 799-5683

Fax: _____ E-Mail: ksoule2@maise,rr.com Alt. Phone: _____

Address: P.O. Box 7276, Scarborough, ME 04070

Name of Street to be considered: Spoondrift Rd.

Map: 08-26 Lot: _____ Zone: _____

Property Owner (if other): BadKin Farms Development Co., Inc. Phone: _____

Full Address: _____

Notes to the Applicant:

1. This application must be filed at the Town Hall no later than fourteen (14) days prior to the meeting of the Council at which action is desired; however due to the potentially lengthy staff review process required, submission by this deadline **is no guarantee** of placement on the Council agenda of your choice.
2. Applications shall be accompanied by all materials required by the applicable ordinance(s) and checklist or they will be returned.
3. All applications shall conform to the formats as specified on the submittal requirements form.

Application Authorization

I hereby make application to the Town of Falmouth for the above-referenced property. To the best of my knowledge the information provided herein is accurate and is in accordance with the Ordinances of the Town, except where waivers are requested. The Town of Falmouth Council and/or town employees are authorized to enter the property for purposes of reviewing this proposal and for inspecting improvements as a result of an approval of this proposal. I understand that I am responsible for appearing, or having someone appear on my behalf, at any and all meetings before the Council.

Signed: Jeffrey Soule (President BFD Co.) Date: 1/20/2010

Printed name: Jeffrey Soule / BadKin Farms Development Co.

Please identify yourself (check one): Agent* _____ Property Owner

*(If you are an agent, written authorization from the property owner must be attached to this form.)

TOWN OF FALMOUTH
Code Administration
271 Falmouth Rd. Falmouth, Maine 04105
ph: 781-5253 fax 781-8677
email: afarris@town.falmouth.me.us

CERTIFICATE OF OCCUPANCY

For work as described on the Permit Application and supporting documents, pursuant to:
PERMIT# 05252 issued under International Residential Code 2003.

DATE: July 21, 2006

NAME: THOMAS S. GREER

LOCATION OF CONSTRUCTION: 13 SPOONDRIFT RD

MAP/LOT: R08-026-001

DESCRIPTION OF WORK: New Single Family Dwelling

OCCUPANCY/USE: Residential

NUMBER OF BEDROOMS: 3

SPECIAL CONDITIONS:


Justin K. Brown., Code Enforcement Officer

TOWN OF FALMOUTH
Code Administration
271 Falmouth Rd. Falmouth, Maine 04105
ph: 781-5253 fax 781-8677
email: jbrown@town.falmouth.me.us

CERTIFICATE OF OCCUPANCY

For work as described on the Permit Application and supporting documents, pursuant to:
PERMIT# 7141 issued under International Residential Code 2003

DATE: December 12 , 2007

NAME: Jack Hutchins

LOCATION OF CONSTRUCTION: 16 Spoonrift Dr.

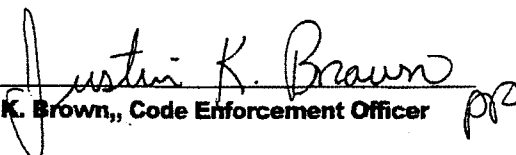
MAP/LOT: R08-026-003

DESCRIPTION OF WORK: New Single Family Dwelling

OCCUPANCY/USE: Residential

NUMBER OF BEDROOMS: 3

SPECIAL CONDITIONS: office and living room not completed. Vent hood must be installed above range


Justin K. Brown,, Code Enforcement Officer

CC: file__ assessing__

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271 Falmouth Rd. Falmouth, Maine 04105
ph: 781-5253 fax 781-8677
email: jbrown@town.falmouth.me.us

CERTIFICATE OF OCCUPANCY

For work as described on the Permit Application and supporting documents, pursuant to:
PERMIT# 7314 issued under International Residential Code 2003

DATE: January 23, 2008

NAME: BD HEANSSLER CONSTRUCTION

LOCATION OF CONSTRUCTION: 20 SPOONDRIFT RD

MAP/LOT: R08-026-004

DESCRIPTION OF WORK: SINGLE FAMILY DWELLING

OCCUPANCY/USE: Residential

NUMBER OF BEDROOMS: 4

SPECIAL CONDITIONS:


Justin K. Brown, Code Enforcement Officer

CC: file__ assessing__

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email: jbrown@town.falmouth.me.us

CERTIFICATE OF OCCUPANCY

For work as described on the Permit Application and supporting documents, pursuant to:
PERMIT# 06211 issued under International Residential Code 2003

DATE: MARCH 9, 2007

NAME: DAVID CONRAD

LOCATION OF CONSTRUCTION: 26 SPOONDRIFT RD

MAP/LOT: R08-026-006

DESCRIPTION OF WORK: New Single Family Dwelling

OCCUPANCY/USE: Residential

NUMBER OF BEDROOMS: 4

SPECIAL CONDITIONS:

- **DOOR BETWEEN HOUSE AND GARAGE MUST BE SELF CLOSING**


Justin K. Brown,, Code Enforcement Officer

CC: file__ assessing__

The house at number 4 Spoonrift Rd. is the original dwelling on the parcel of land now called Bodkin Farms Subdivision. It was built in 1972 and has been occupied ever since. The original address was 23 Babbidge Rd.

Owner Jeff Soule

Map/Lot R08-026

Single Family

Residential

3 Bedrooms