

MEMORANDUM

TO: Michael McGovern, Town Manager
FROM: Maureen O'Meara, Town Planner
DATE: December 2, 2013
SUBJECT: Paper Streets and Trails alignments

Introduction

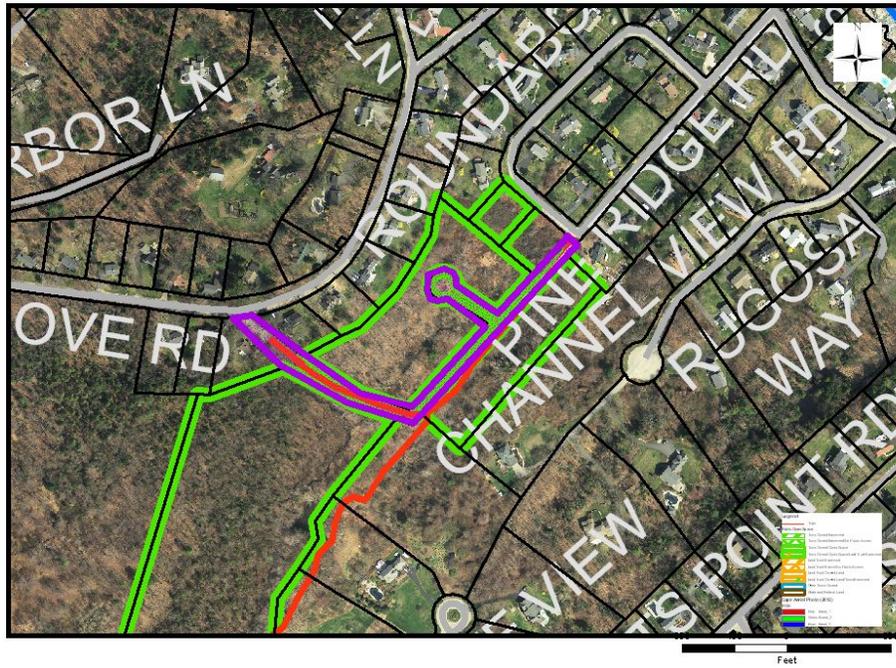
The Town Council has asked for information on (1) where existing greenbelt trails are located in paper streets and (2) where potential trails could be located in paper streets. The summary below includes a map showing the paper street, the length of the paper street, the length of existing greenbelt and other trails, and a summary of how a trail located in the paper street may be significant to the greenbelt.

All measured lengths are estimated to the nearest 25 ft. The total length of paper street with existing greenbelt trails or potential for greenbelt trails is 13,575 ft. (2.5+ miles). There are an estimated 2,500 ft. of greenbelt trail currently located in paper streets. In addition, over 3,100 ft. of casual trails are located in paper streets. Paper streets are usually more important for their ability to make connections than for the total length of trail created.

Existing greenbelt trails and paper streets

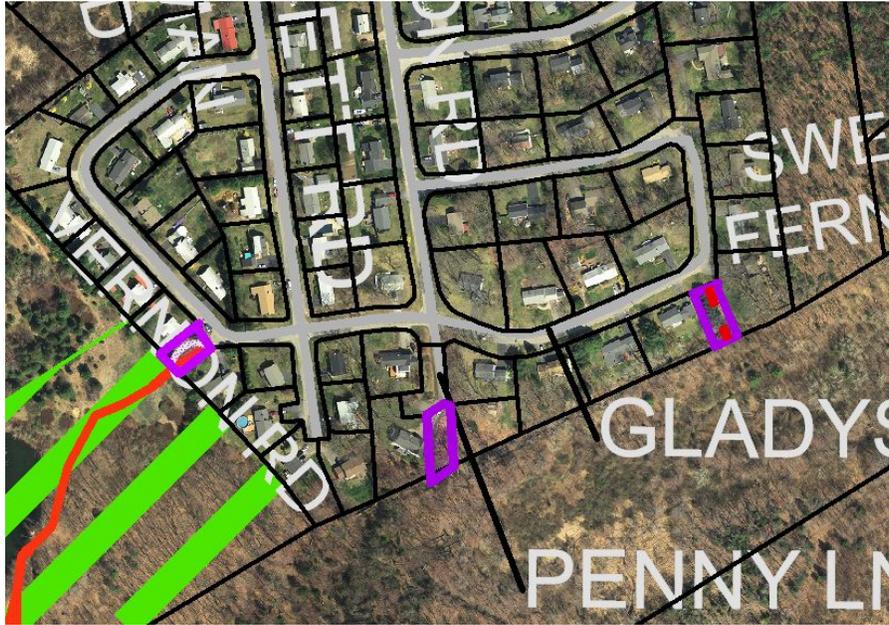
Trails shown on the official greenbelt trails map are included in this section. Paper streets are outlined in purple. Land outlined in green is town owned property or town owned easements. Land outlined in orange is CELT land or easements. Existing greenbelt trails are shown as a red line and existing casual trails are shown as a red dash line.

2. Broad Cove Area



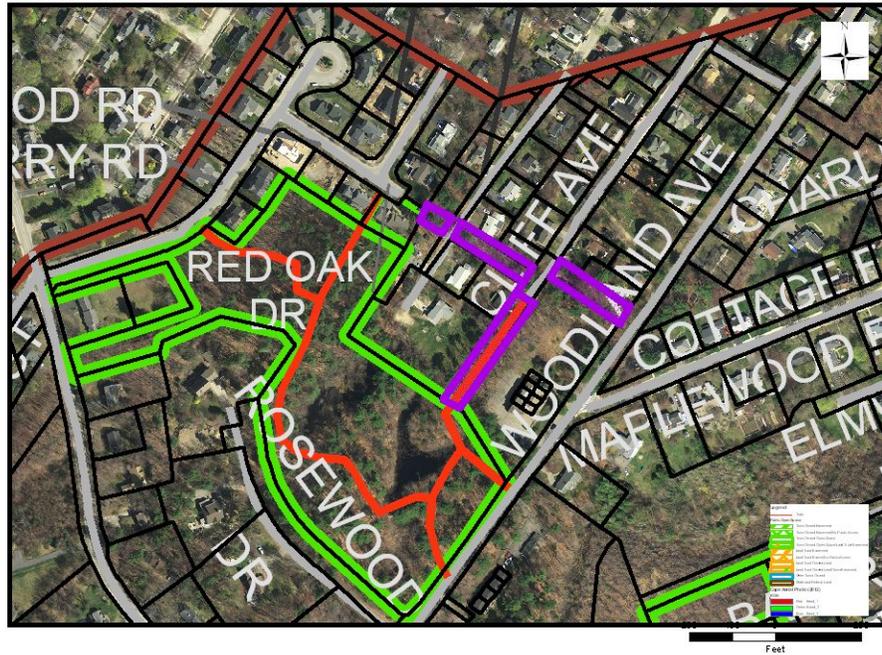
The paper street extends from Broad Cove Rd and connects to Pine Ridge Rd, plus a small extension. The total length of paper street is 1,475 ft. and the total length of trail located within the paper streets is 1,150 ft.

3. Great Pond



These short paper streets provide connections from the neighborhood to abutting vacant land, which has been a requirement of the Subdivision Ordinance for decades. The most westerly paper street includes a trail that is part of the town greenbelt and is the major connection for the neighborhood to Great Pond. The other paper streets have or may have informal trails which are not included on the official greenbelt map. The total length of paper street is 300 ft. and the total length of official trail is 85'.

4. Dyer Woods

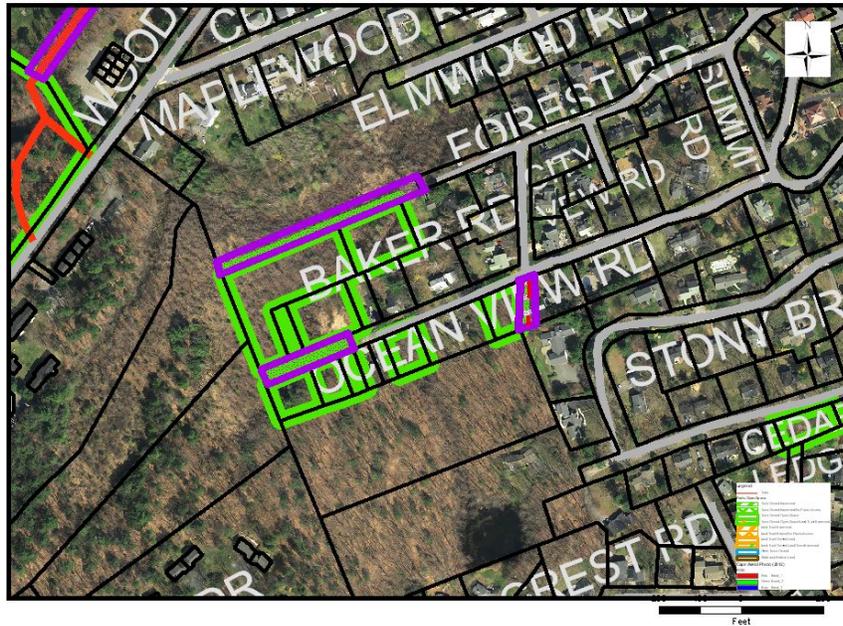


The paper streets on both sides of Cliff Ave connect, to the north to a pedestrian easement conveyed to the town as part of the Blueberry Ridge Subdivision, and to the south to Woodland Rd. Cliff Ave also extends to the boundary of Dyer Woods, land that was conveyed to the town as part of the Rosewood and Blueberry Ridge Subdivisions. In response to a resident request, the Conservation Commission recently installed a trail in Cliff Ave to connect the neighborhood to Dyer Woods. The total length of paper street is 750 ft. and the total length of existing trail is 300 ft.

Potential greenbelt trails and paper streets

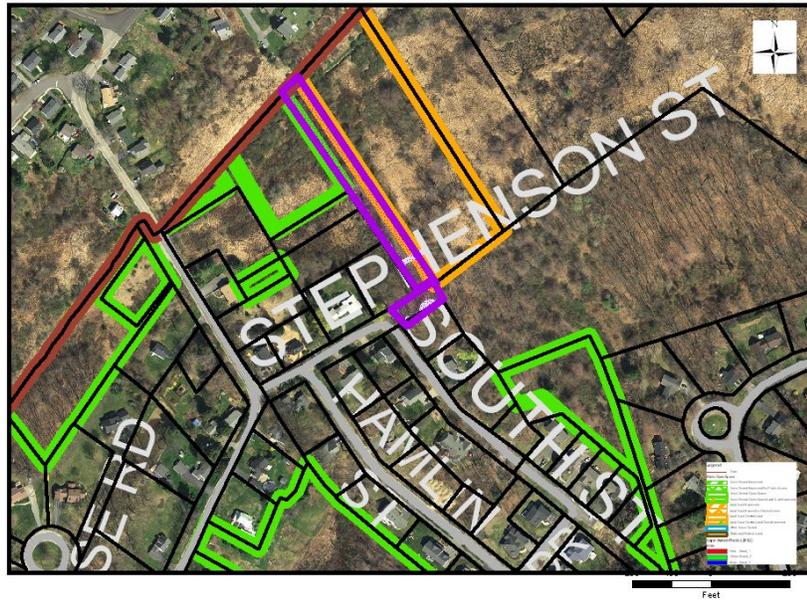
In addition to the existing greenbelt trails located in paper streets, there are several paper streets with potential for trails as connectors. It should be noted that the final location of potential trails has not yet been determined. In some cases, paper streets are one of multiple options of where to locate the potential trail.

5. Baker Rd area



Baker Rd extension, the most southerly paper street shown, has an existing trail that is used to access undeveloped and privately owned back land. This trail is not included on the Greenbelt Trails map because it dead ends on private property. The two other paper streets abut land that is already owned by the town. The total length of paper street is 900 ft. and the total length of existing trail is 150 ft. These paper streets could be part of Potential Trail #1.

6. Ferne Peddy Open Space



These trails off Stephenson Street are in the area referred to in the Management of Greenbelt and Open Space Plan as the Ferne Peddy lots. The paper street abuts both town and CELT land. The total length of the paper street is 750 ft. with no known trail. These paper streets could be part of Potential Trail #2.

7. Wedgewood Rd



Wedgewood Rd extends from Mitchell Rd and is partially constructed where it intersects Mitchell Rd. The total length of the paper street is 525' and the existing trail is 280+'. This paper street could be part of Potential Trail #3.

8. Shore Acres



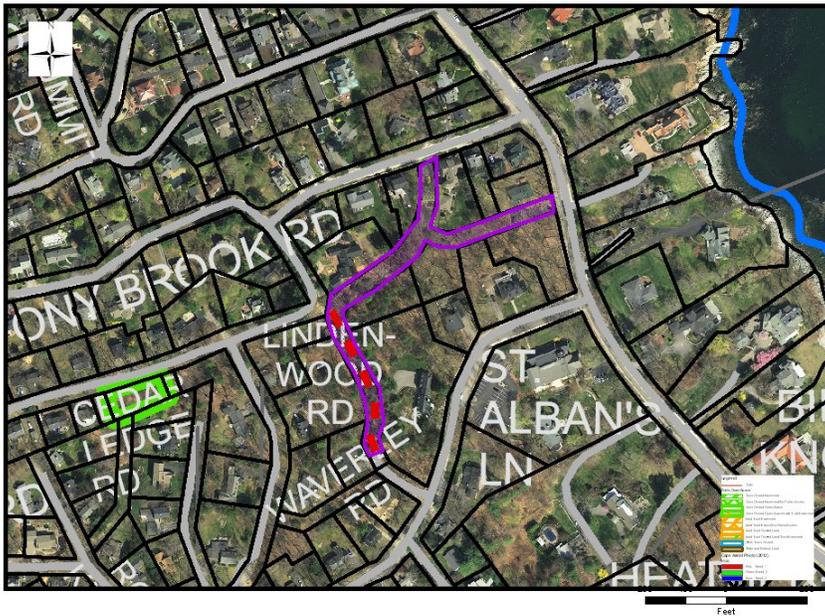
With subdivision plans dating back to 1911, the Shore Acres neighborhood includes many paper streets, many of which provide access to unbuilt, legal nonconforming lots. The green area extending north from Trundy Rd used to be the Katahdin Rd Extension paper street. It was vacated by the Town Council in 2004, but a pedestrian easement was retained where the paper street was located to allow a connection between the Eastfield and Shore Acres neighborhoods. While no longer a paper street, this 550 ft. long easement is shown because it includes many elements currently under discussion.

Paper streets in this area include Surfside Ave and Atlantic Place. In this neighborhood, the total length of paper street is 3,850 ft. and the total length of estimated trail is 600+ ft. These paper streets could be part of Potential Trails #19, 22, and 23.

Other paper street/trail connections

The following paper streets may have value as trail connectors but are not included in the 2013 Draft Greenbelt Plan.

9. Waverly Rd



Waverly Rd is a combination built and paper street that connects to additional paper streets in the Stonybrook area. There is an existing trail in Waverly that connection Oakhurst Rd to Stonybrook Rd. The total length of paper street is 1,175 ft. and the total length of existing trail is 380 ft.

10. Sunrise Drive



Sunrise Dr is a paper street extending from an existing gravel drive in the Hannaford Cove neighborhood. It is mowed by the neighborhood and currently

used a trail. There is also a paper street at the end of Balsam Rd that dead ends at the Coast Guard land. These paper streets are NOT included in the 2013 Draft Greenbelt Plan. The total length of paper street is 1,900 ft. and the total length of trail is 1,750 ft.