

2015 Paper Street Report

Introduction

When a subdivision plan is recorded in the Registry of Deeds, a right of incipient dedication is conveyed to the town for any streets shown on the plan. If these streets are not subsequently constructed, they are known as "paper streets."

In 1997, the state required that municipalities take action on the status of paper streets. The Town of Cape Elizabeth conducted an inventory of paper streets, analyzed current and potential future needs for the paper streets, and ultimately extended municipal incipient dedication rights in almost all paper streets. The 20 year extension will expire in 2017. This report updates the original inventory and analysis.

Current status

The attached chart lists existing paper streets. Maps showing paper streets are also included. Each paper street has been evaluated for the following elements:

Length: In order to give the Town Council, at a glance, a sense of the magnitude of a paper street, a measurement of the approximate length of the street in linear feet is shown. The width of paper streets is determined by the recorded subdivision plan. Widths generally range from 15'-50' wide.

Year recorded: This is the year that the subdivision plan that created the paper street was recorded. Please note that it is not unusual for one or more amendments to a subdivision to be recorded. Only one recording is referenced.

Driveway/Private Rd: Many paper streets include within a portion of its length a private road or driveway. In 1997, the decision was made to extend all paper streets that included driveways. If a paper street expires, the land under the street is divided between the property owners abutting the street. Property owners could easily find themselves in the situation where their driveway is all or partially on someone else's property. In order to avoid survey/easement/legal costs for residents, extending the paper street continued the status quo.

Utility: Sewer, water, stormwater pipes, drainage channels and other infrastructure have been located in some paper streets. (Symbols include blue line, yellow line, green wavy lines). The length of street that includes infrastructure is indicated.

Lot access: There remain existing, potentially buildable lots created by the original subdivision recording that only have access on paper streets.

Turnaround: A few paper streets serve as the turnaround area for existing, dead-end town roads.

Trail: Many greenbelt trails have been created in paper streets to provide access from a neighborhood to publicly accessible open space.

Potential trail: The 2013 Greenbelt Plan includes recommendations for creating new greenbelt trails in existing paper streets. (Symbol is X)

Open Space Proximity: The Town of Cape Elizabeth has approximately 1,200 acres of open space and some of this open space abuts paper streets. (Symbol for public open space is shaded or striped green areas)

Quantity

Cape Elizabeth has roughly 3.75 miles of paper streets. This measurement includes paper streets where a portion of the paper street may include a private road or driveway. The town currently has 63 miles of public road, so paper streets would equate to roughly 5% of the town road system.

Post 1997 Construction

Several paper streets where municipal rights were extended in 1997 have since been constructed or proposed for construction to create road access. Of the paper streets extended in 1997, approximately 1/2 mile of new road or driveway has been constructed to provide vehicle access.

Public roads: (Waverly Rd 130', Grover Rd 460')	590'
Private roads: (Katahdin Rd, 175', Harvest Ln 175')	350'
Private accessways: (Penny Ln 200')	200'
Approved for construction but not yet built: (Elizabeth Rd/Old Hayfield Ln 200').	200'
TOTAL	1,340' (1/2 mile)

Utilities

Public water, public sewerage, stormwater pipe and open stormwater drainage have been installed in paper streets. Some paper streets include multiple utility lines. There are over 4,645 linear feet (roughly 9/10th of a mile) of utility infrastructure in paper streets. These utilities have relied on the implied public easement rights that run with proposed streets. The Cape Elizabeth Public Works, Fire and Police Departments and the Portland Water District have reviewed the paper street inventory. All utilities referenced by the Portland Water District have been added to the paper street map. Comments are also attached to this report.

Greenbelt Trails

Cape Elizabeth residents can enjoy approximately twenty five miles of public greenbelt trails. Of that, almost 3/4 of a mile of trail is located in paper streets. In addition, another 3/4 of a mile of paper streets has potential as a greenbelt trail.

The importance of greenbelt trails in paper streets is better demonstrated by their location rather than their quantity. By their nature, paper streets offer excellent opportunities as connector trails for neighborhoods to the greenbelt system.

Next Steps

The Town Council will separately receive advice on possible options. This report, however, does identify four paper streets where the Town Council may wish to allow public rights to lapse. These streets include: Hazelwood, Thompson Rd, Allen Rd, and an unnamed road off Pine Ridge Rd, which is surrounded by town open space.



Maureen O'Meara <maureen.omeara@capeelizabeth.org>

RE: DRAFT 2015 Paper Street Report

1 message

Norman Twaddel <ntwaddel@pwd.org>

Wed, Jan 14, 2015 at 9:23 AM

To: Maureen O'Meara <maureen.omeara@capeelizabeth.org>

Maureen, I have looked at the paper streets in your report and all are accurate as far as PWD water and sewer lines are concerned. The following have PWD water and/or sewer lines located in them::

Ottawa Road – U2-1 We have a sewer line that runs the entire length of this strip.

Waverly – U4-1 - We have a 2.25" water main from Oakhurst in about 170 feet.

High Bluff Road – U4-3 – We have a 20' of 6" water main in High Bluff Road from Wood Road westerly

Delano Park – U7-6 – We have 615' of 2" water main in this street.

Surf Side Avenue – U12-5 – We have 269' of 8" water main in this street

Old Hayfield Road – U12-6 – We have 270' of 6" water main between the 2 Reef Roads.

Bigelow Way – U12-7 – We have 180 feet of 4" water main from Katahdin Road southwesterly.

Penny Lane – U19-2 – We have 180' of 4" water main from Gladys Road southerly.

Harrison Avenue – U29-1 – We have 200' of 8" water main in Harrison Road between Spurwink Road and Waterhouse Road.

Stephenson Street – U29-4 - We have 370 feet of 8" water main in Stephenson Street from Spurwink Road to South Street.

South Street – U29-6 – We have 300 feet of 4" main then 180 feet of 8" main in South Street from Stephenson southerly then continuing onto Aster Lane.

Placeholder for Inventory spreadsheet

Appendix Maps of Paper Streets

U1-1a, U1-1b, U1-2, U1-3



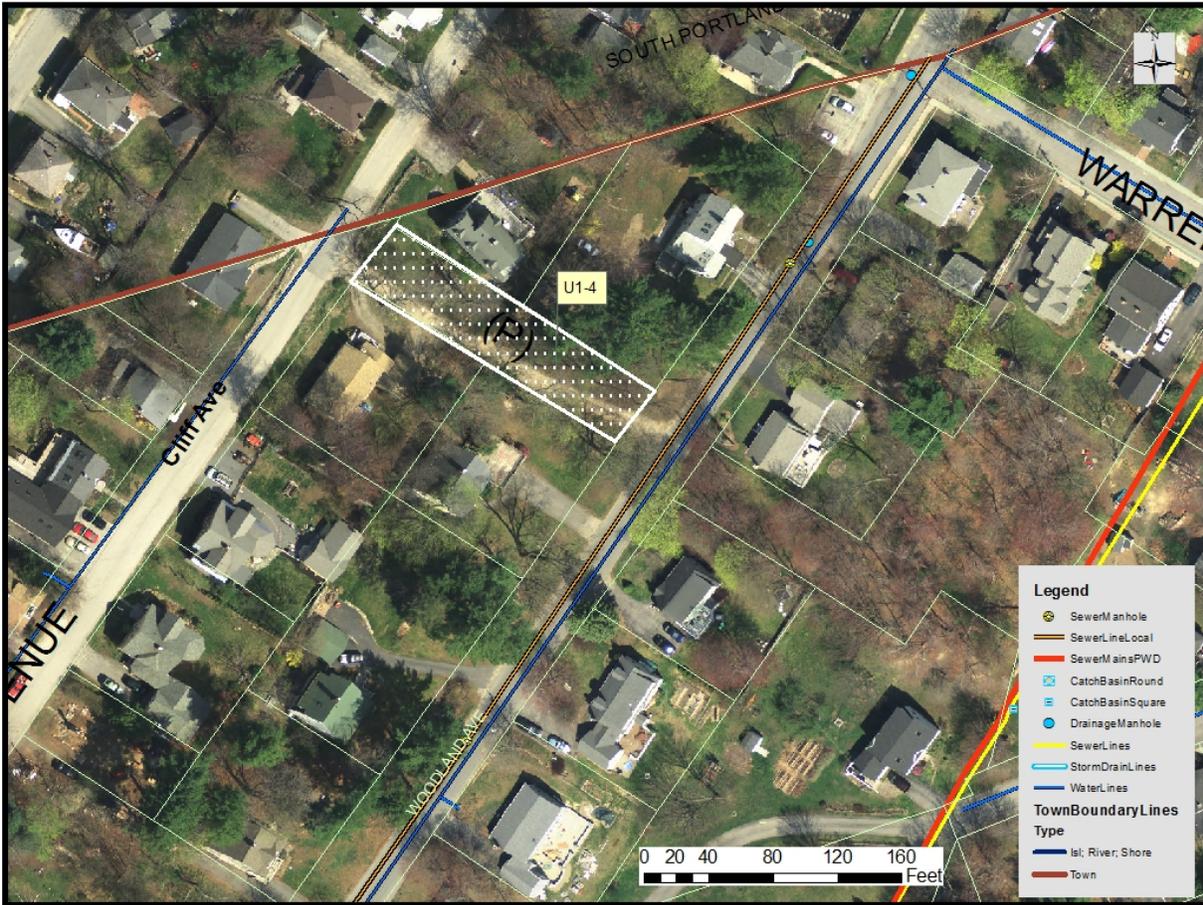
U1-1a (est. 65'): Stone Dr (north)
Existing conditions: Potential for trail connection to existing pedestrian easement.

U1-1b (est. 200'): Stone Dr (south)
Existing conditions: Potential for road turnaround.

U1-2 (est. 200'): Cliff Ave (south)
Existing conditions: Includes an existing road turnaround estimated 25' long.

U1-3 (est. 400'): Cliff Ave (west)
Existing conditions: Includes existing trail (est. 400')

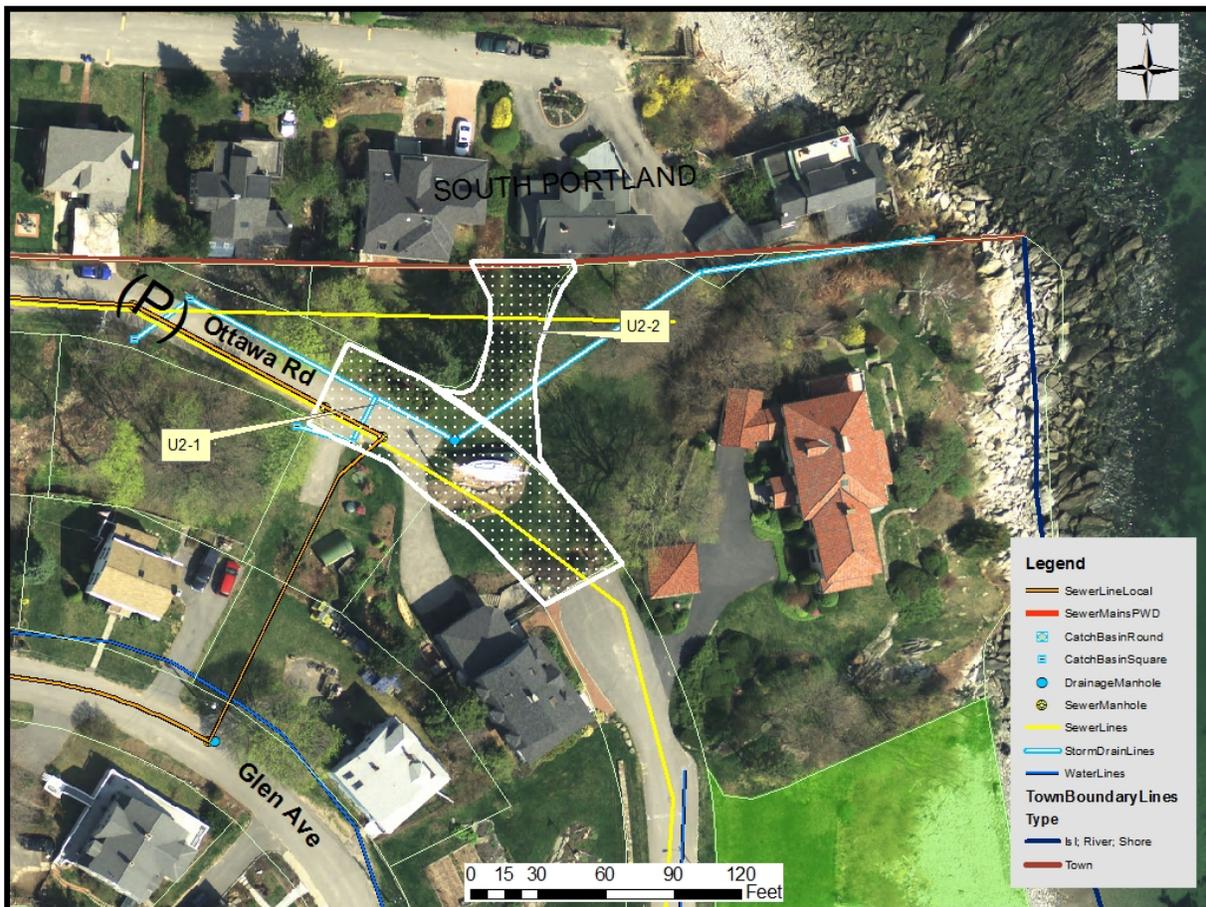
U1-4



U1-4 (est. 190'): Cliff Ave (east)

Existing conditions: Includes existing driveways, private road, possible turnaround, possible casual trail

U2-1, U2-2



U2-1 (est. 150'): Seaview Ave/Ottawa Rd

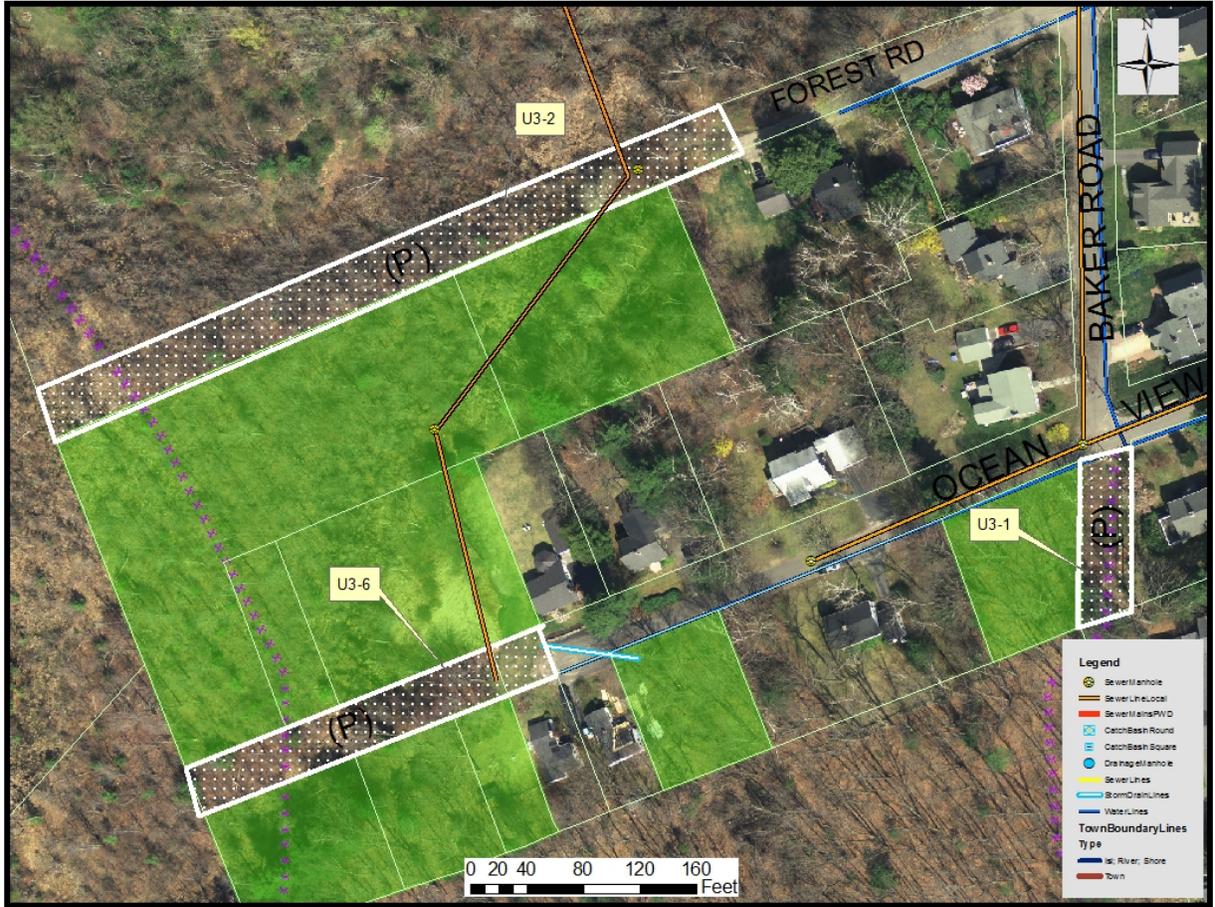
Existing conditions: Includes a private driveway (est. 50'), a sewer pump station line (est. 300'), storm drain pipes, and also in use as a private boat storage area.

U2-2 (est. 75'): Ottawa Rd

Existing conditions: Includes a sewer line (est. 50'), storm drain line (est. 50').

Note: An abutting South Portland property owner has inquired about vacating this street and has in their possession a survey showing three different locations for Ottawa Rd.

U3-1, U3-2, U3-6

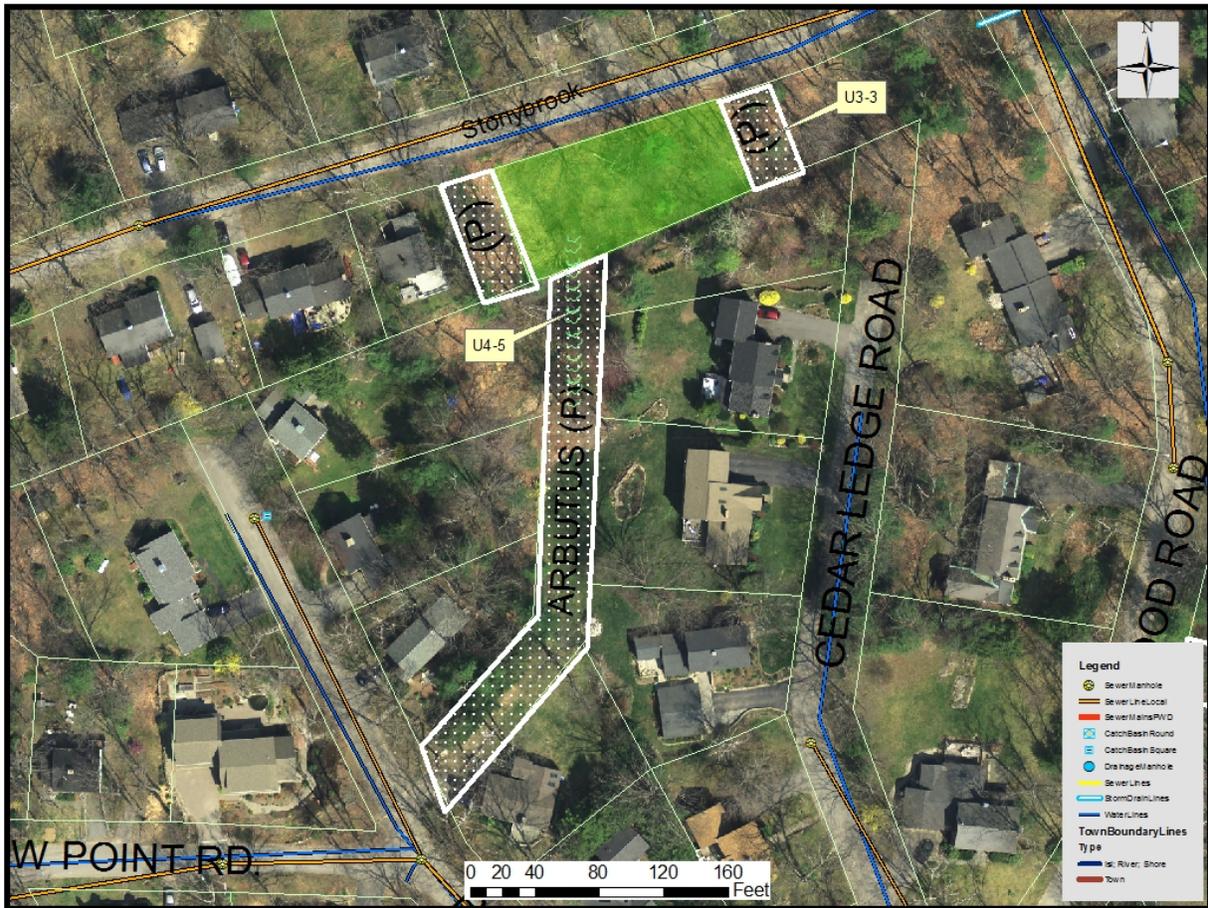


U3-1 (est. 120'): Baker Rd Ext
 Existing conditions: Includes existing pedestrian trail (est. 120') and is adjacent to town owned land.

U3-2 (est. 525'): Forest Rd Ext
 Existing conditions: Includes sewer line, is adjacent to town owned land, is identified as a possible trail location (est. 50') and is predominantly wetland.

U3-6 (est. 260'): Ocean View Ext
 Existing conditions: Includes a storm drain outlet, sewer line, potential trail (est. 50') and is predominantly wetland.

U3-3, U4-6



U3-3 (est. 50'): Stonybrook south

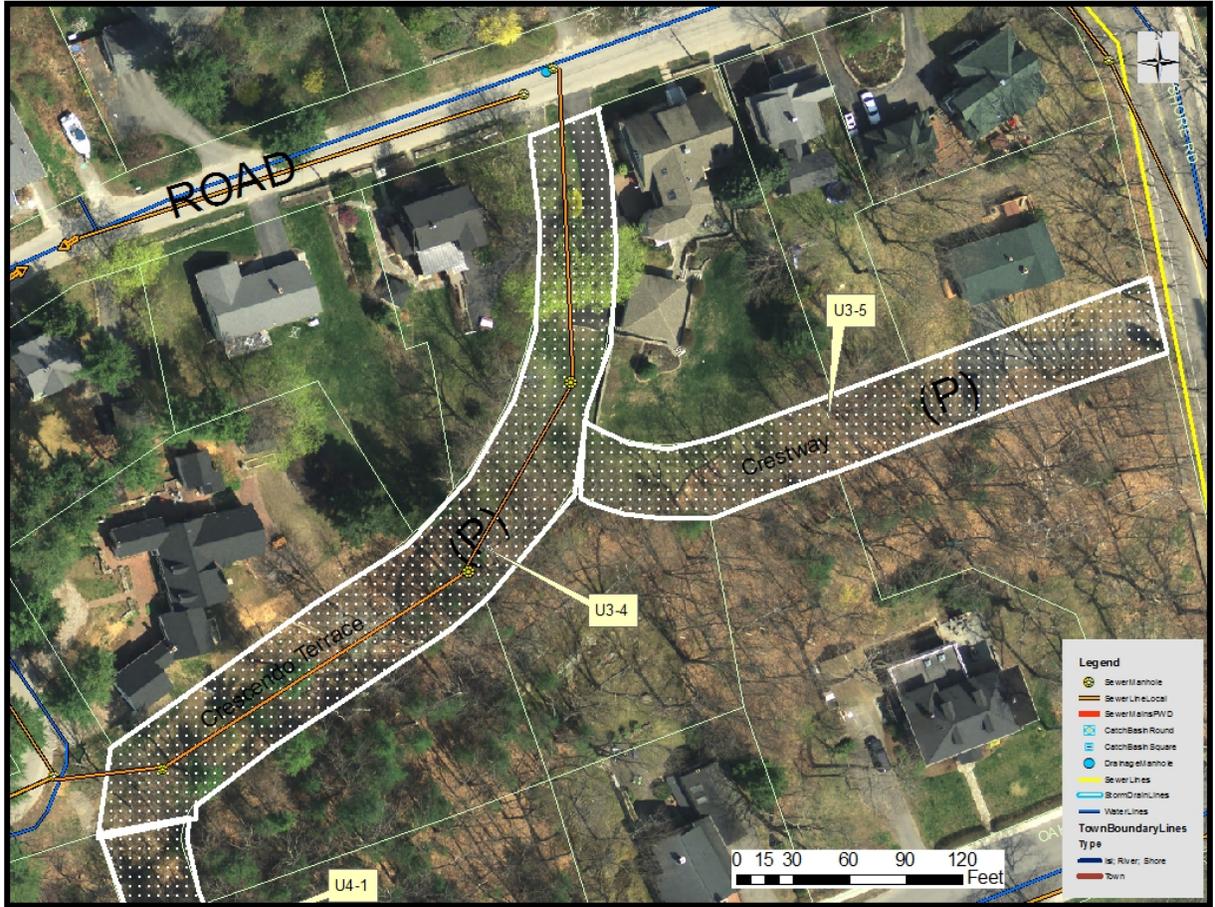
Existing conditions: Is adjacent to town owned land and predominantly wetland.

Note: This includes both paper streets abutting town owned land. The Town Council had received a request to vacate the land to the west, which was not granted after receiving significant public comment in opposition.

U4-5 (est. 425'): Arbutus Rd

Existing conditions: Currently or in the future a drainage way for the town owned lot on Stonybrook, which it abuts, and also includes a private driveway.

U3-4, U3-5



U3-4 (est. 470'): Crescendo Terrace

Existing conditions: Includes private driveway (est. 110'), lot access, and sewer line/ manholes (est. 470').

U3-5 (est. 320'): Crestway

Existing conditions: Includes private driveway (est. 110'), and lot access.

U4-1, U4-2



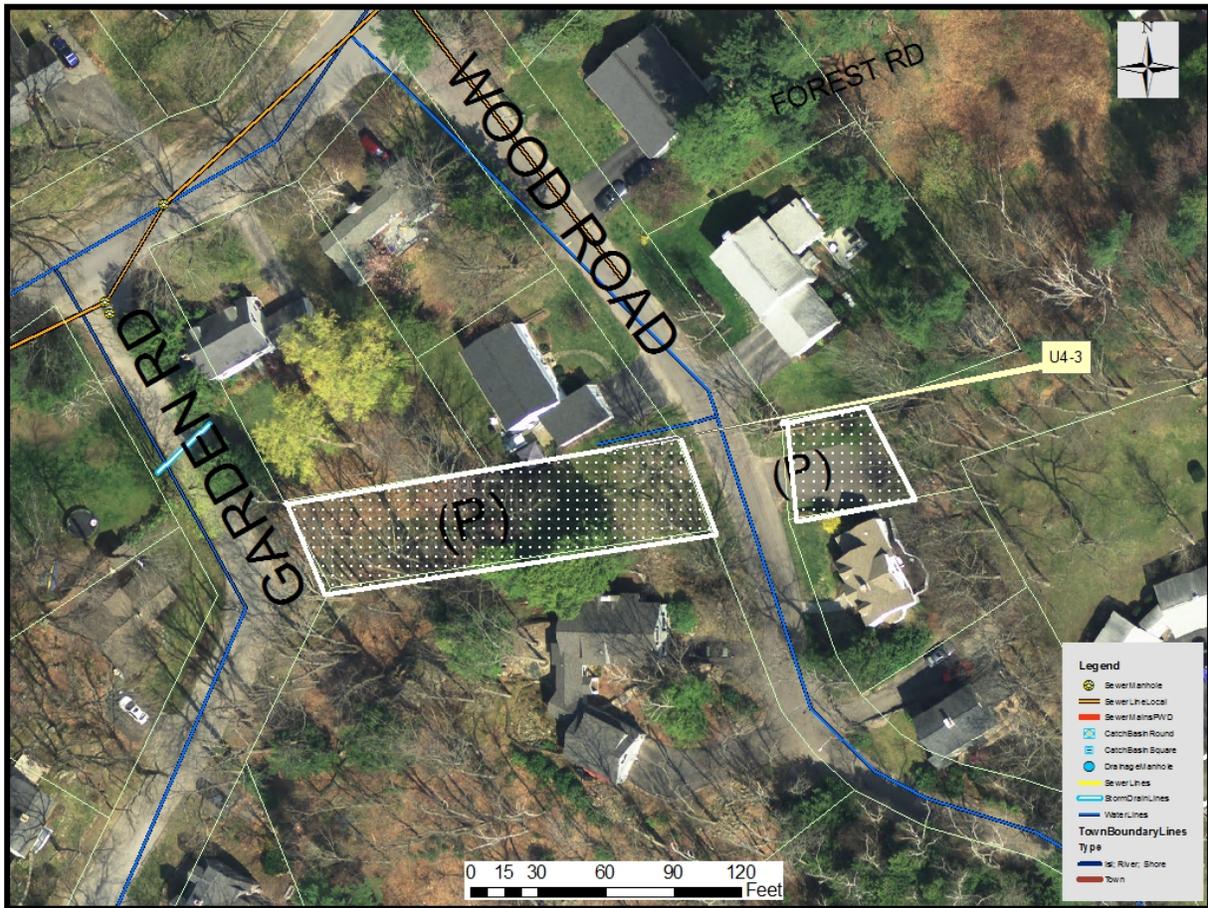
U4-1 (est. 400'): Waverly

Existing conditions: Includes private driveway (est. 175') and existing trail (est. 230').

U4-2 (est. 290'): Hazelwood

Existing conditions: vacant.

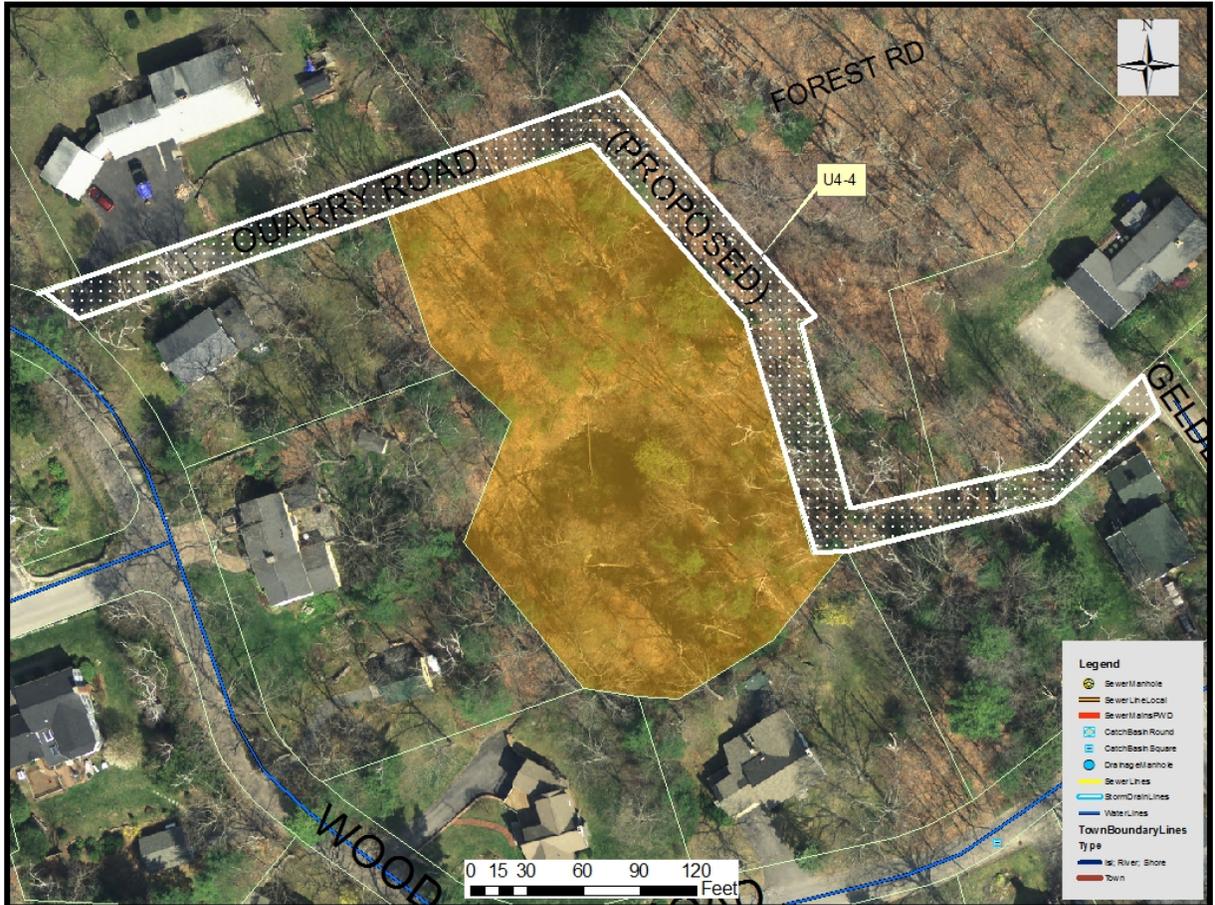
U4-3



U4-3 (est. 110'): High Bluff Rd

Existing conditions: On the eastern side, there is a private driveway; on the west, it is vacant.

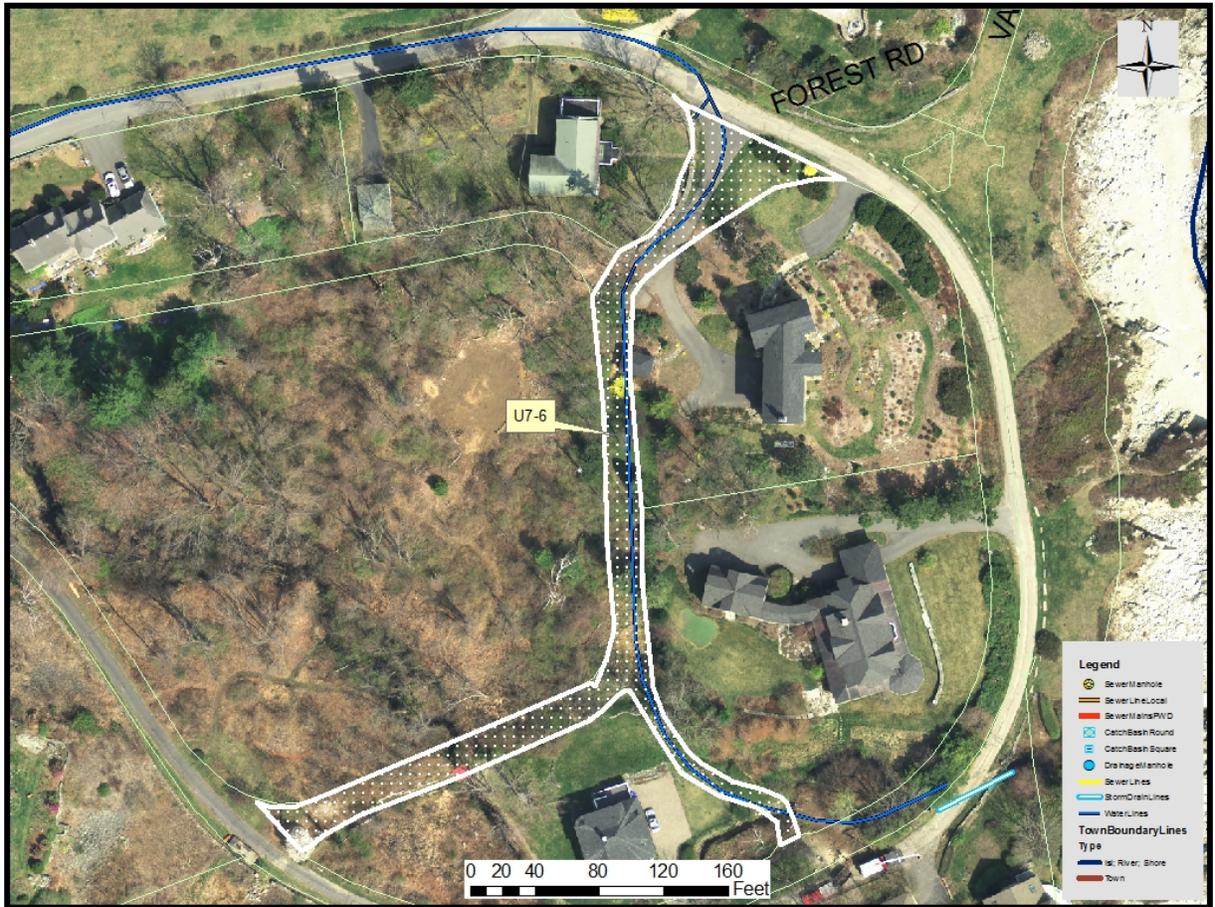
U4-4



U4-4 (est. 770'): Quarry Rd

Existing conditions: Includes a private driveway, lot access and is adjacent to open space owned by the Cape Elizabeth Land Trust.

U7-6



U7-6 (est. 740'): Delano Park

Existing conditions: includes a water line (est. 740') and a private driveway.

U7-8



U7-8 (est. 500'): Delano Park

Existing conditions: Includes water line (est. 50') and may also provide an area for drainage.

U8-1



U8-1(est. 170'): Woodcock Rd

Existing conditions: Potential lot access

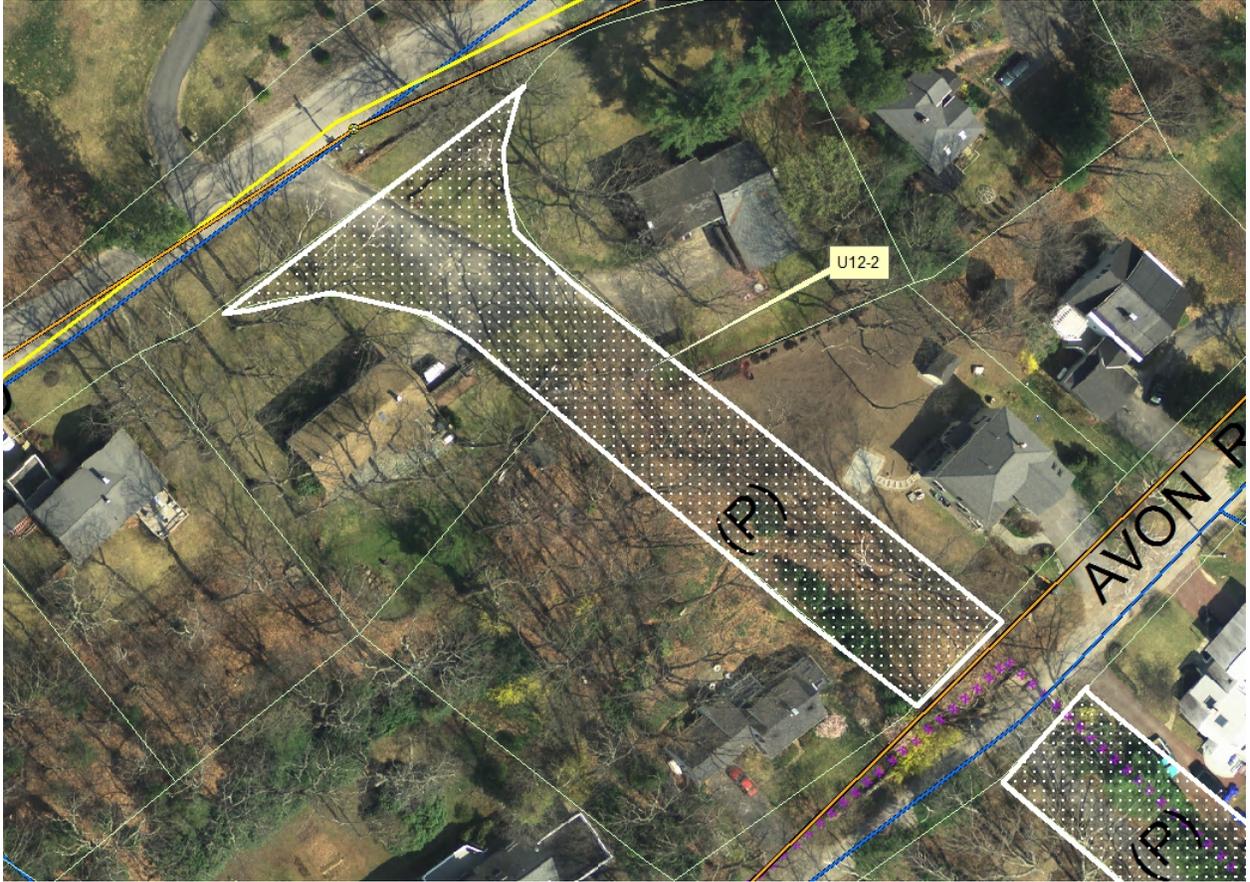
Note: An abutter has inquired about possible vacation of the paper street and neighbors have expressed concern about a possible vacation. Lot requiring street for access may not be buildable but there may also be potential for lot reconfiguration.

U10-1



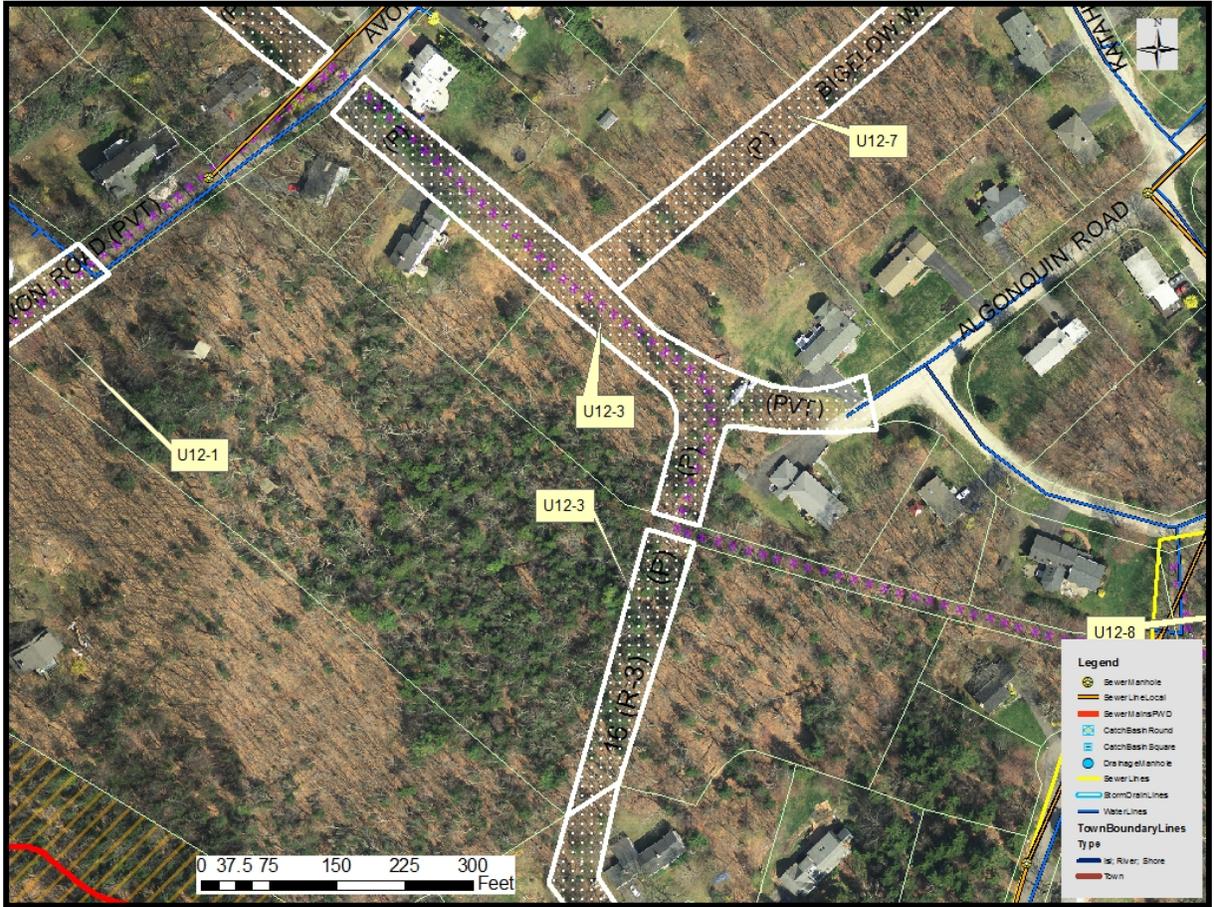
U10-1(est. 1,780'): Thompson Rd
Existing conditions: Includes a private driveway for 2 lots. All remaining lots are owned by abutters on Beach Bluff Terrace.

U12-2



U12-2 (est. 330'): Oak Grove Rd (north)
Existing conditions: Includes private driveways and drainage area.

U12-3



U12-3 (est. 1130'): Oak Grove Rd (south)

Existing conditions: Includes private driveways, lot access and a potential trail (est. 1130').

Note: This paper street is divided by privately owned land.

U12-5, U12-8



U12-5 (est. 2250'): Surfside Ave

Existing conditions: Includes private road, lot access, existing trail and potential trail.

U12-8 (est. 580'): Atlantic Place

Existing conditions: Includes private driveway, lot access, and potential trail.

U12-6, U12-9



U12-6 (est. 200'): Old Hayfield Rd

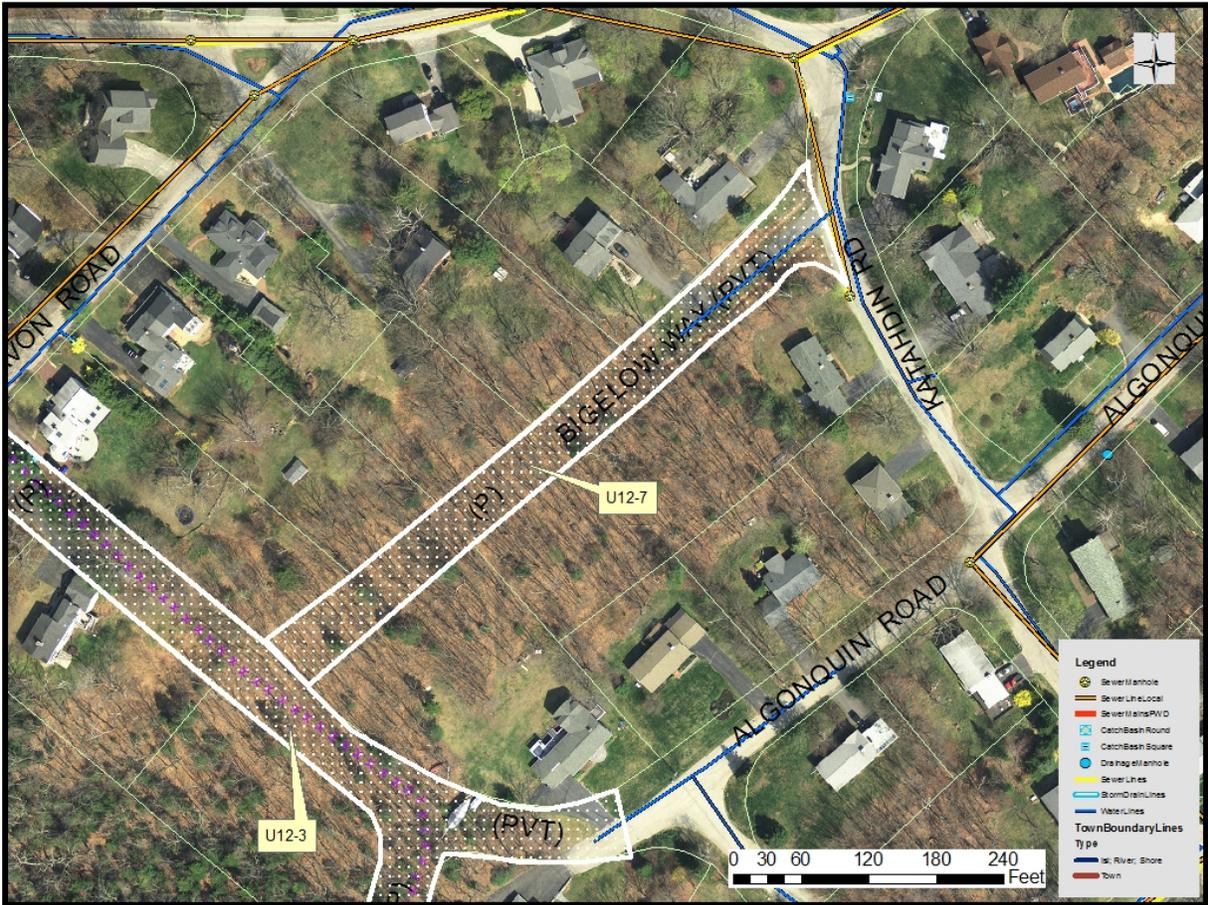
Existing conditions: Includes private driveway and lot access

Note: The entire length is approved by the Planning Board as a private road and private accessway.

U12-9 (est. 260'): Elizabeth Rd

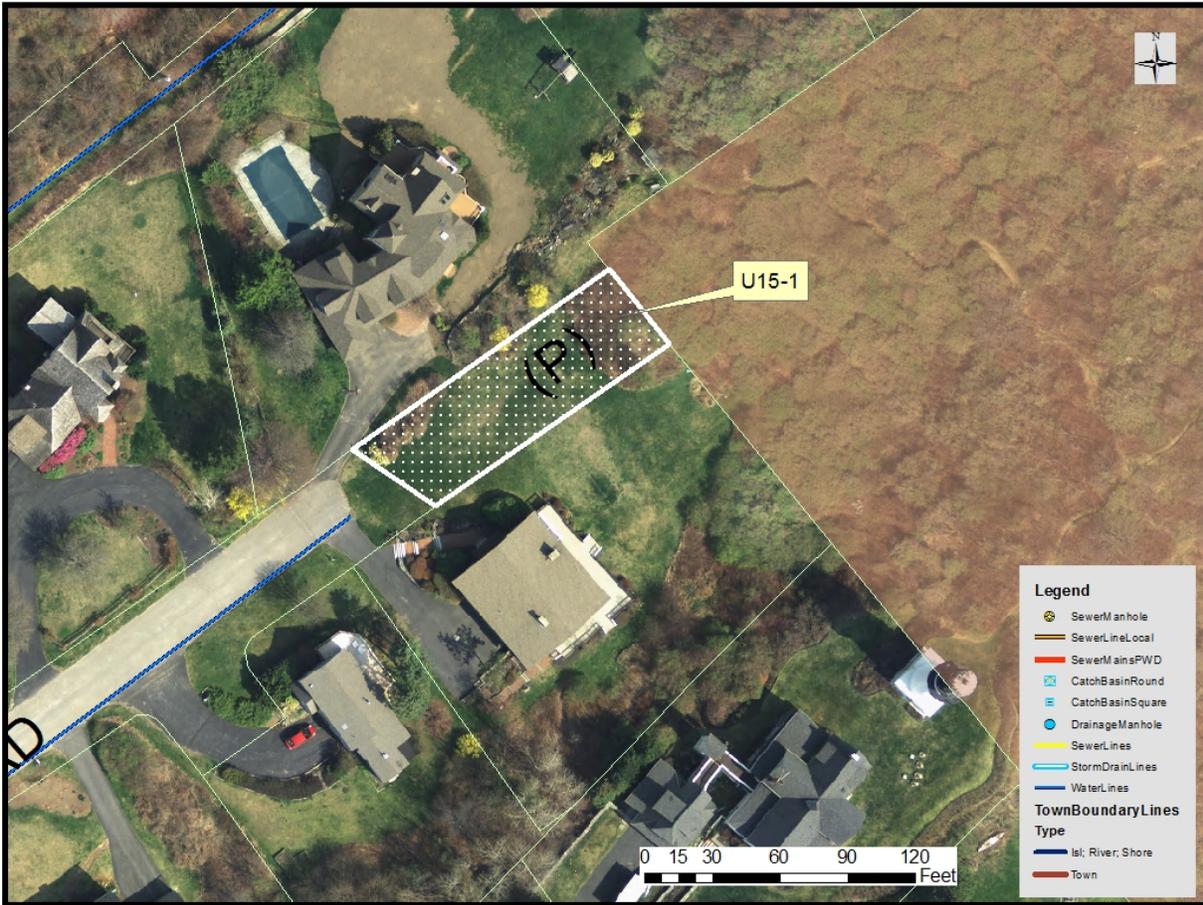
Existing conditions: Includes a water line (est. 260').

U12-7



U12-7 (est. 600'): Wabun Rd/ Bigelow Way
Existing conditions: Includes a private accessway approved by the Planning Board (Bigelow Way), and lot access.

U15-1



U15-1 (est. 130'): Lighthouse Point Rd

Existing conditions: Immediately abuts Coast Guard land, which includes an existing pedestrian trail network.

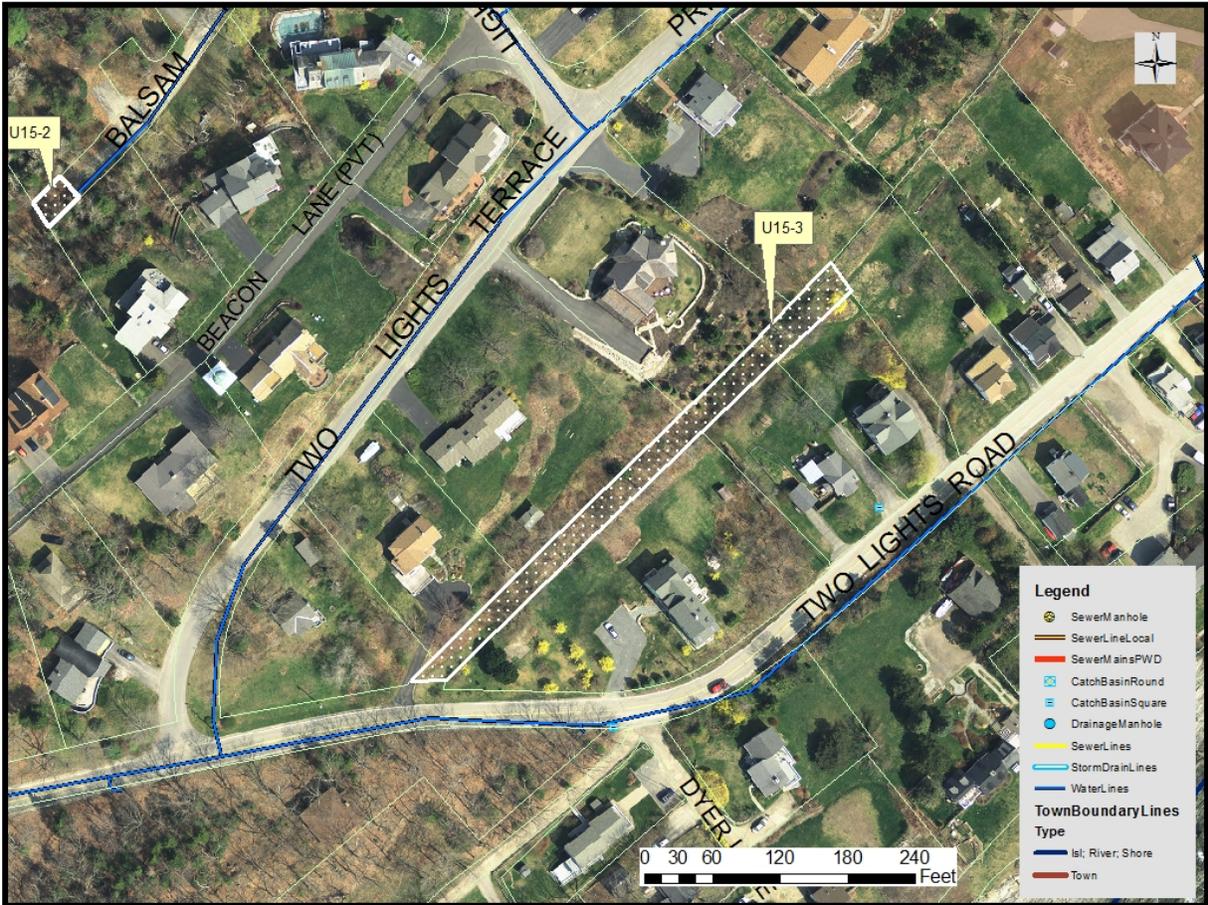
U15-2



U15-12 (est. 30'): Balsam Rd

No significant features are identified.

U15-3



U15-3 (est. 500' long, 25' wide): Two Lights (north)

No significant features are identified.

U19-1, U19-2



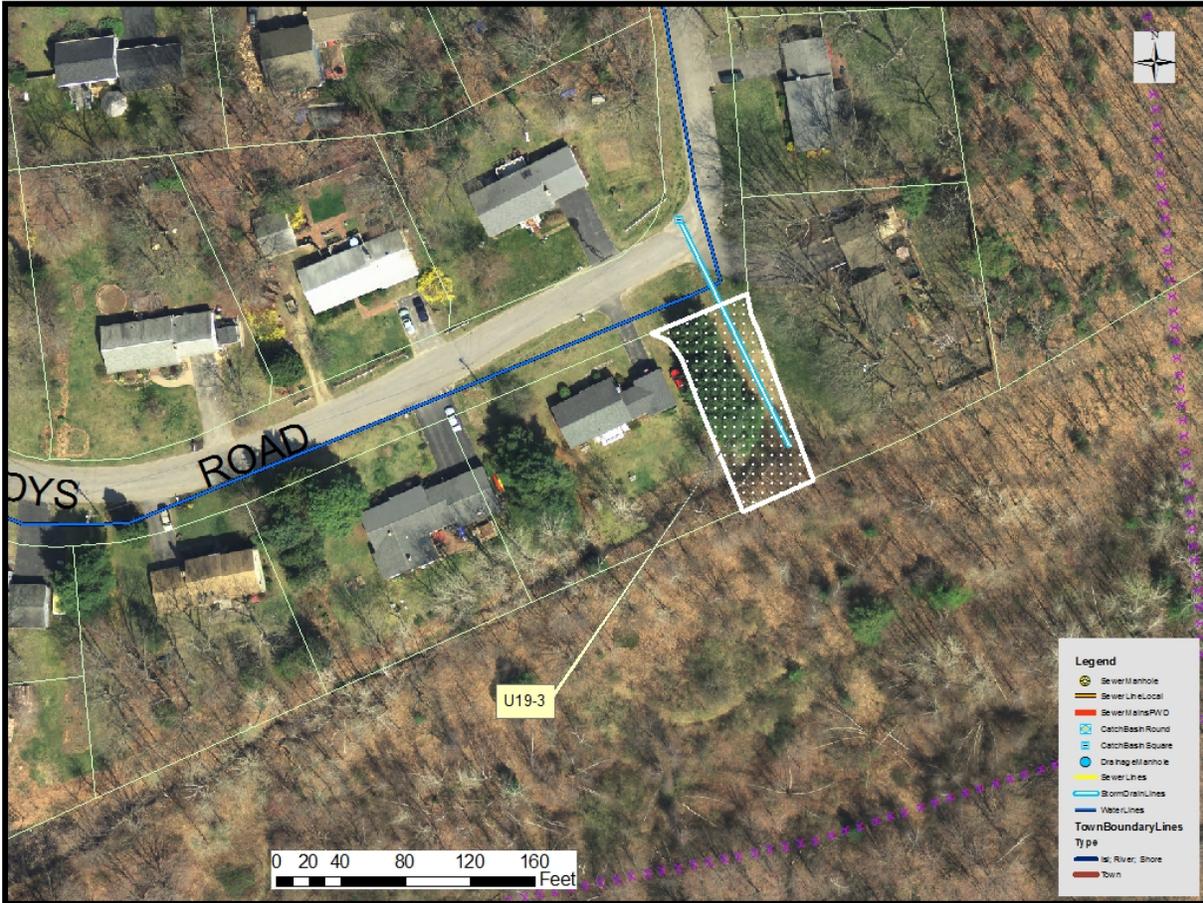
U19-1 (est. 80'): Gladys Rd

Existing conditions: Includes existing trail (est 80') with priority neighborhood access to Great Pond.

U19-2 (est. 250'): Hampton Rd/Penny Ln

Existing conditions: Includes private driveway, drainage area, lot access and a potential trail connection.

U19-3



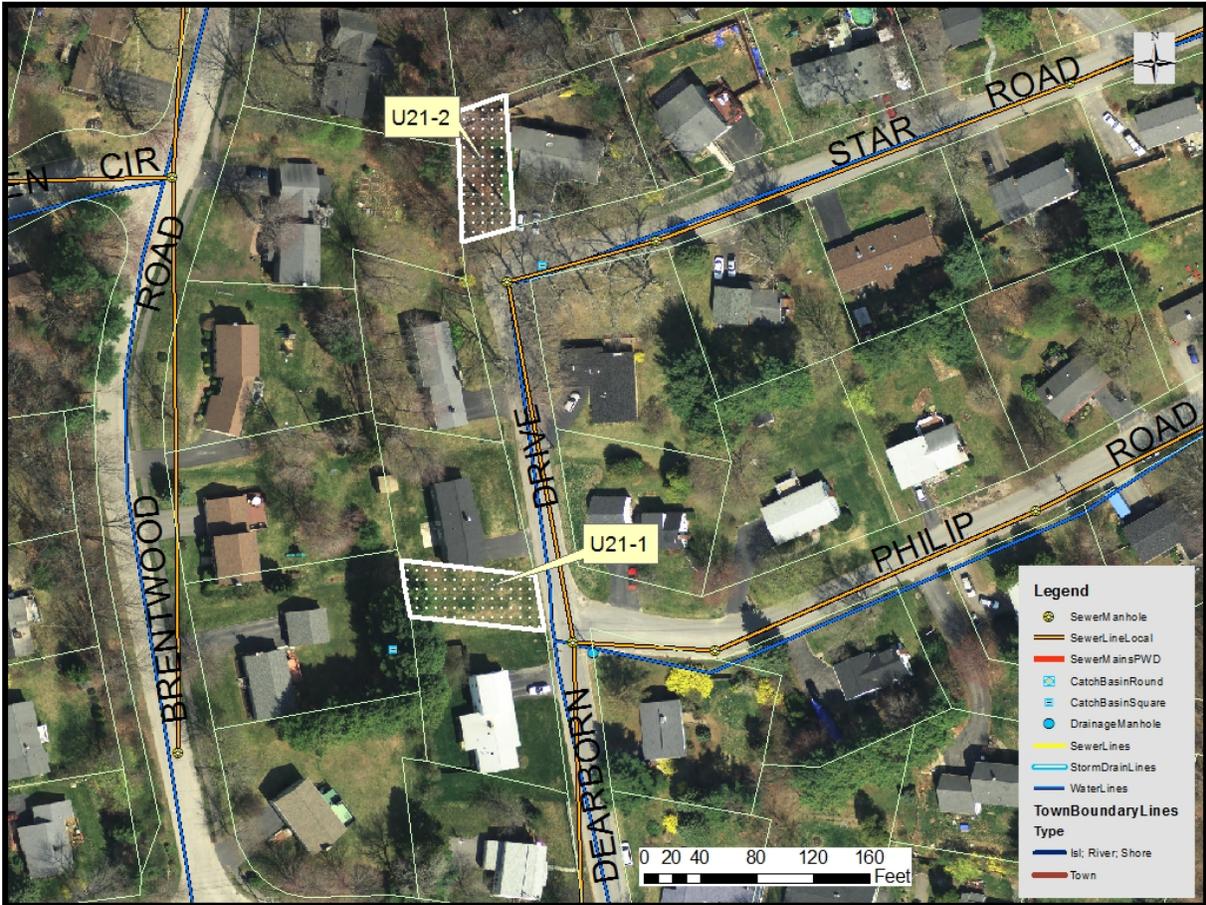
U19-3 (est. 120'): Sweet Fern Rd
Existing condition: Includes stormwater line and lot access.

U20-1



U20-1 (est. 100'): Grover Rd
Existing conditions: Includes existing trail created as part of Planning Board subdivision approval.

U21-1, U21-2



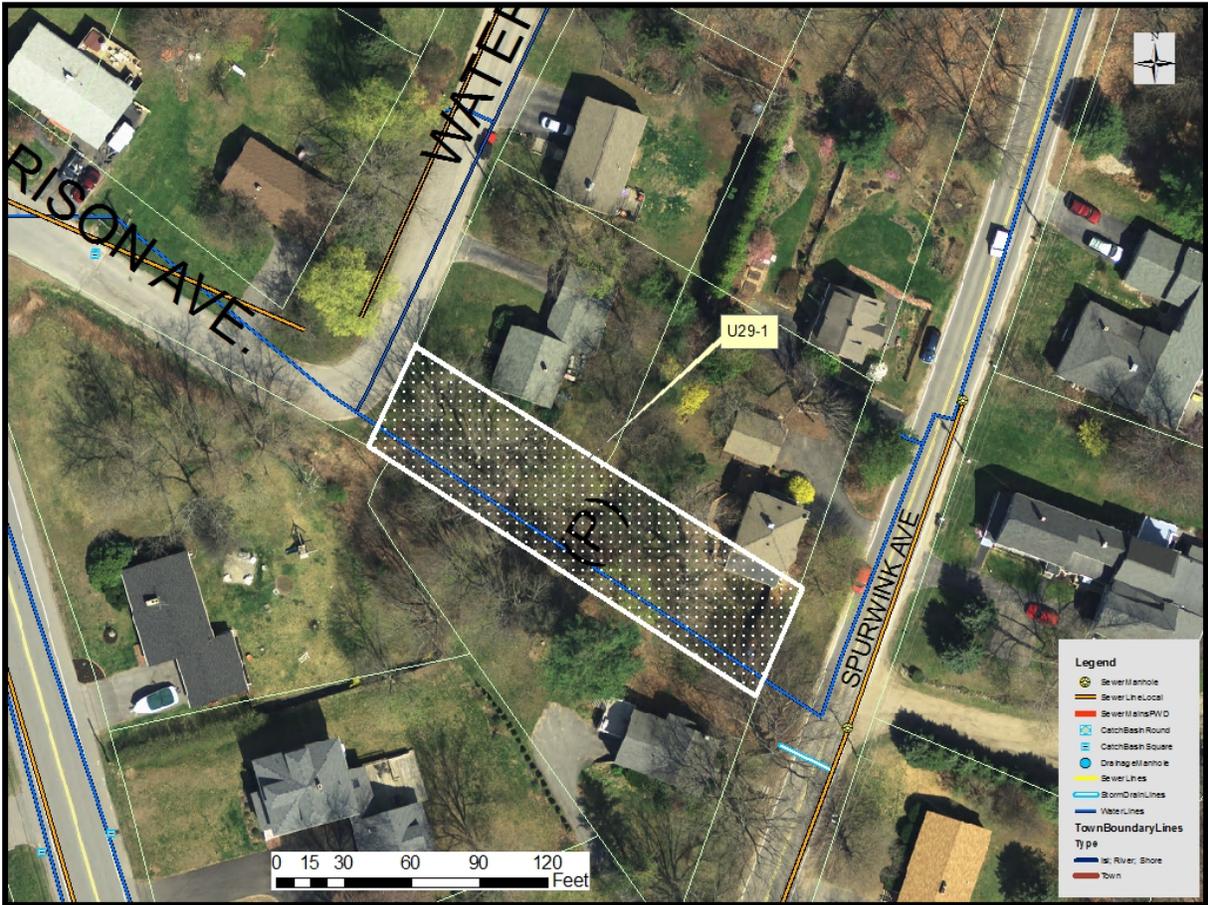
U21-1 (est. 90'): Dearborn Drive (north)

Existing Conditions: Includes private driveway and possible pedestrian access.

U21-2 (est. 90'): Dearborn Drive (south)

Existing Conditions: vacant, may be a good candidate for vacation.

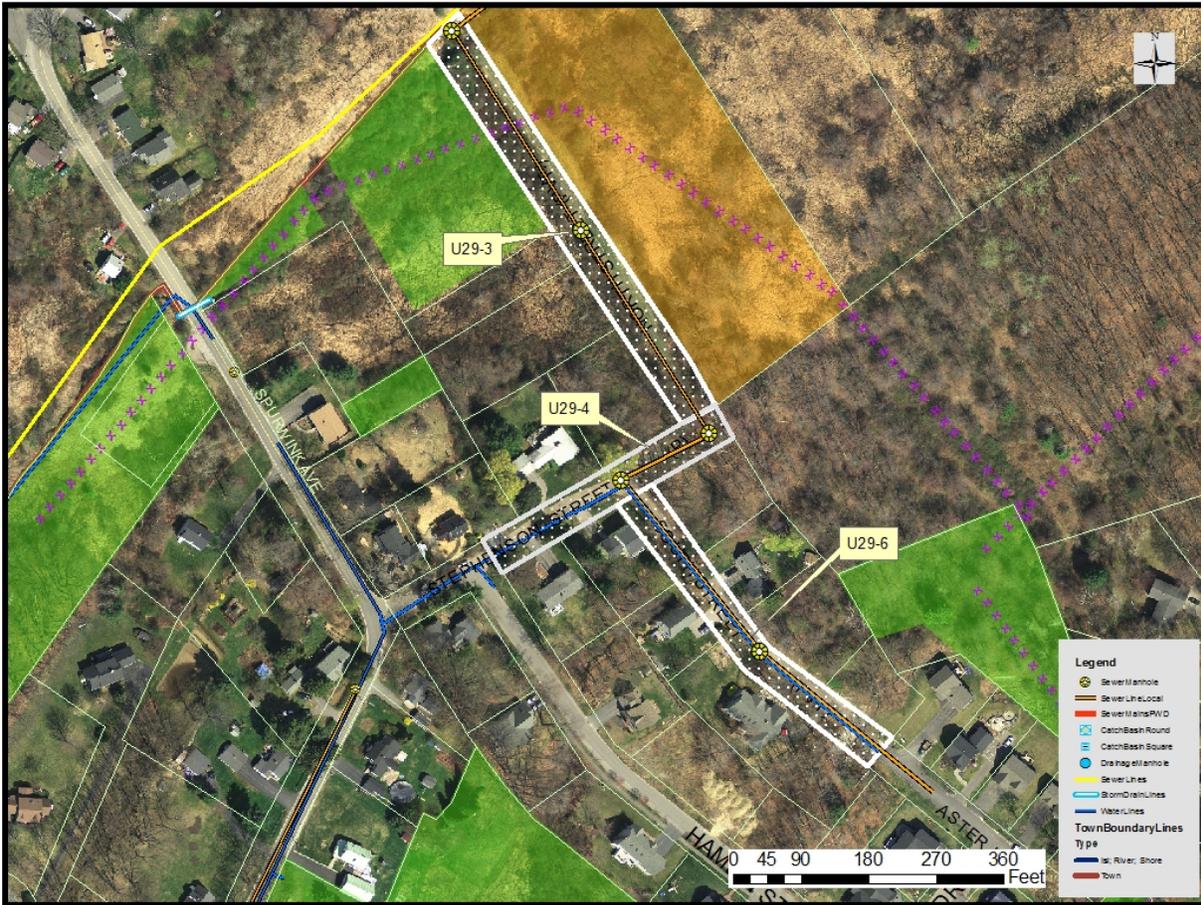
U29-1



U29-1 (est. 200'): Harrison Rd

Existing conditions: Includes water line (est. 200') and also supports drainage.

U29-3, U29-4, U29-6



U29-3 (est. 610'): North St

Existing conditions: Includes sewer line (est. 610') and existing trail and is predominantly wetland.

U29-4 (est. 350'): Stephenson St

Existing conditions: Includes private road, water line, sewer line, lot access and existing trail and includes wetlands

U29-6 (est. 475'): South St

Existing conditions: Includes a private road and sewer line (est. 475').

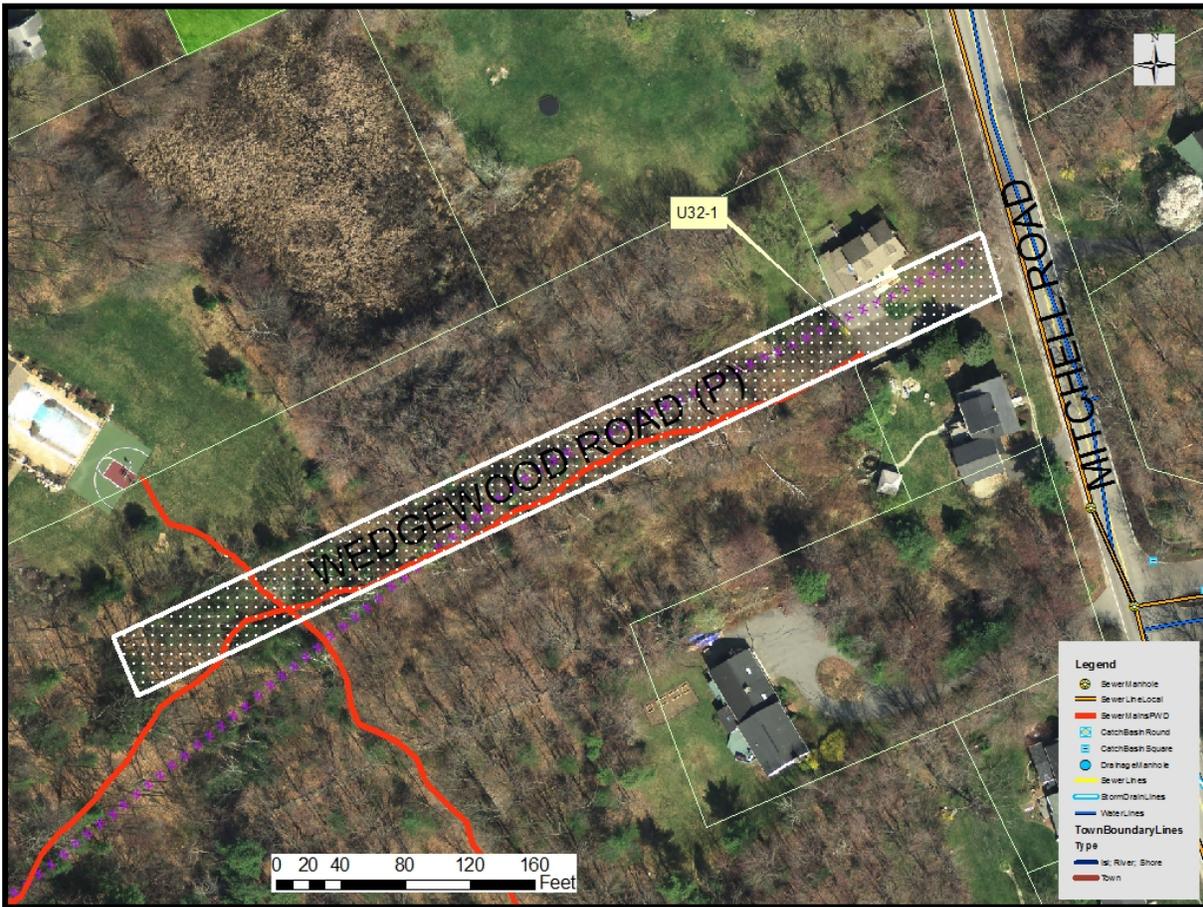
U30a-1



U30a-1 (est. 400'): Allen Rd

Existing conditions: vacant, may be a good candidate for vacation.

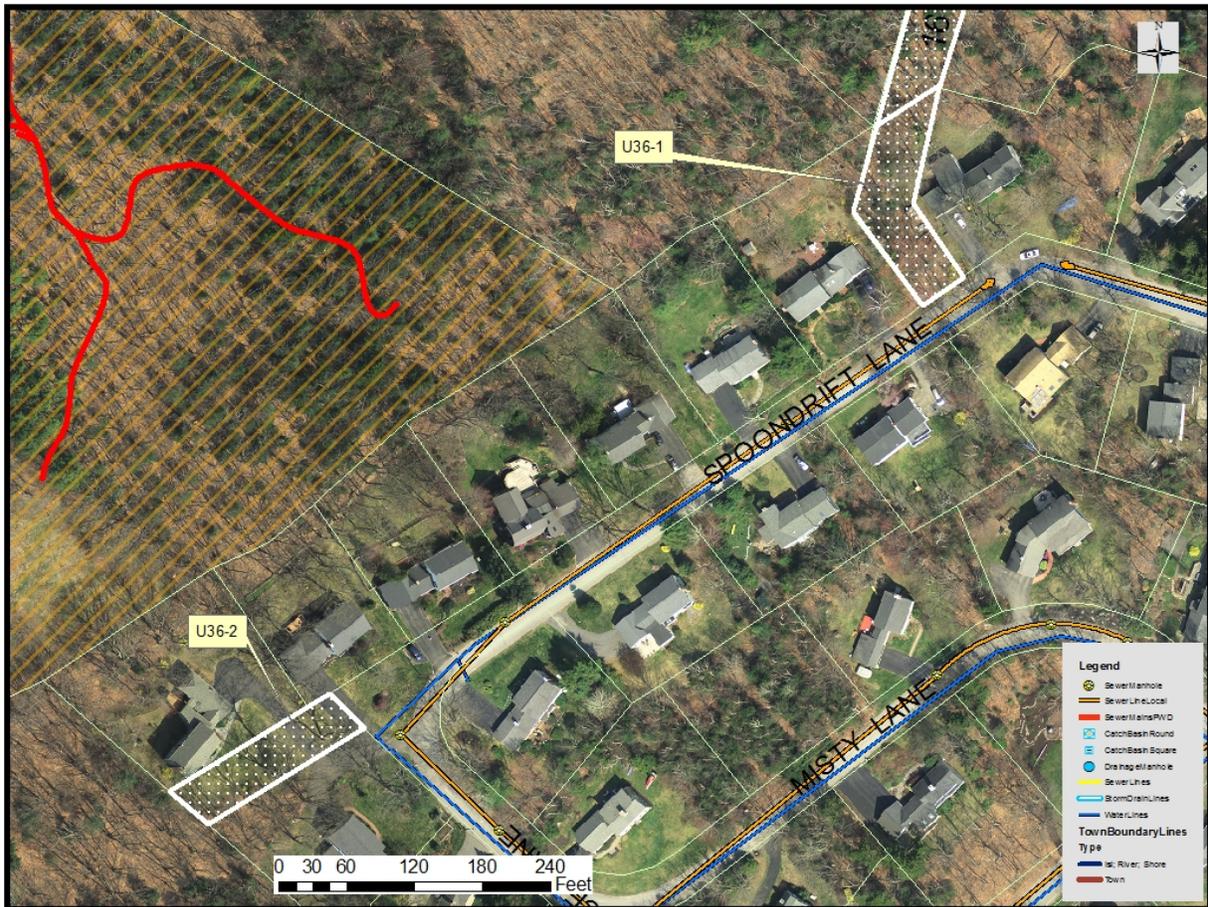
U32-1



U32-1 (est. 590'): Wedgewood Rd

Existing conditions: Includes a private driveway, drainage and existing trail (est. 590').

U36-1, U36-2



U36-1 (est. 170'): Spoondrift (north)

Existing conditions: Includes lot access and potential trail.

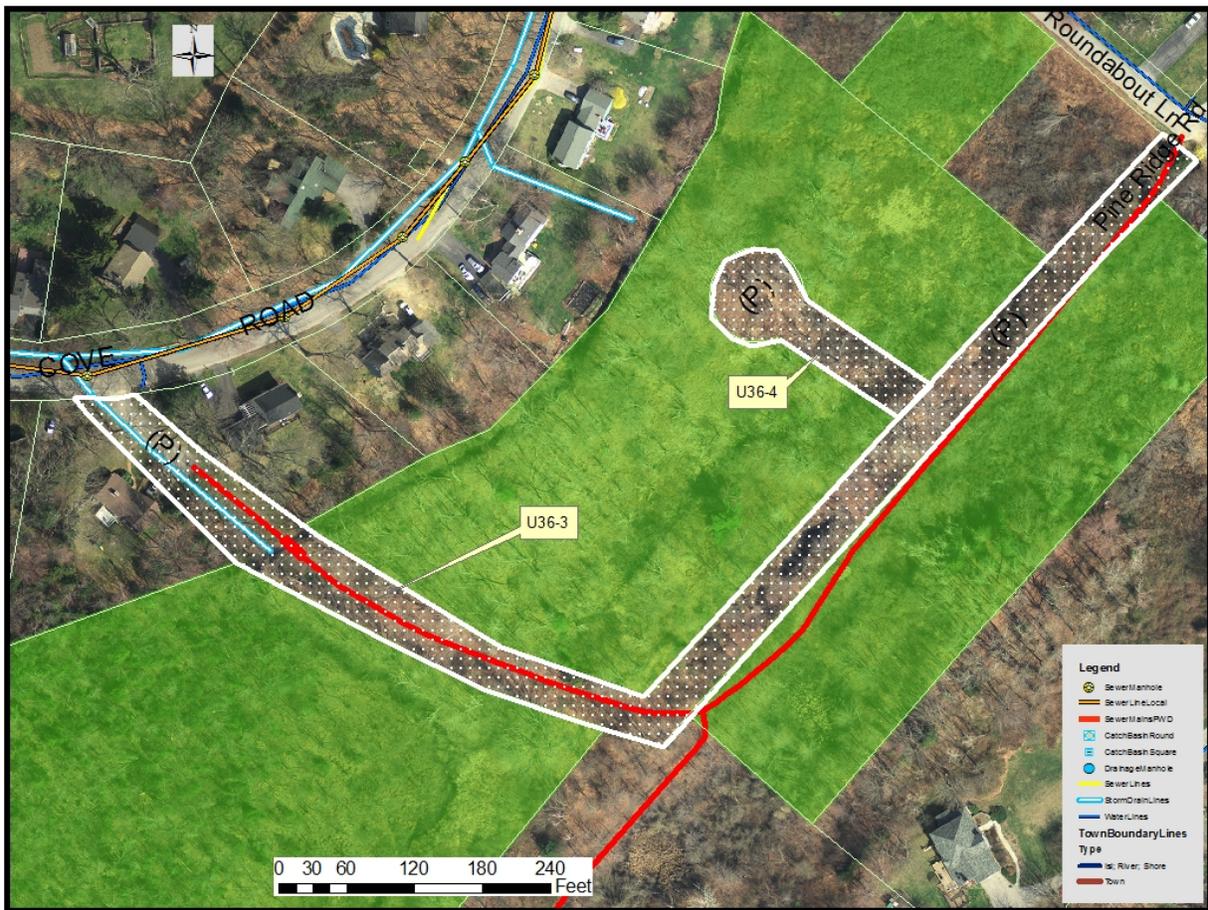
Note: This is shown on the original subdivision plan as a "private way" and paper street rights should be clarified. This connects to paper street U12-3.

U36-2 (est. 160'): Spoondrift (west)

Existing conditions: Includes private driveways.

Note: This is shown on the original subdivision plan as a "private way" and paper street rights should be clarified.

U36-3, U36-4



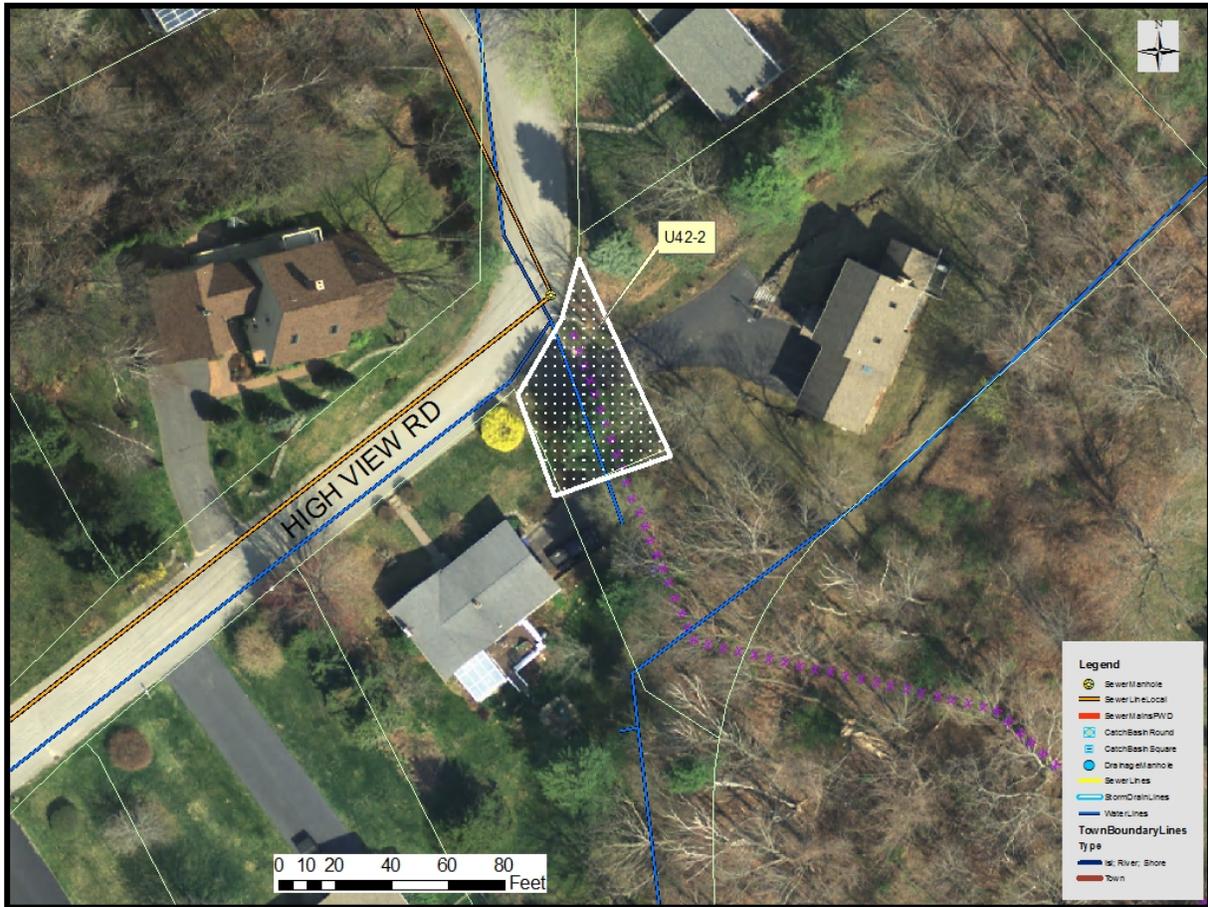
U36-3 (est. 1250'): Pine Ridge Rd

Existing conditions: Includes existing trail (est. 1220'), stormwater lines, sewer line?, is adjacent to town owned open space and predominantly wetland.

U36-4 (est. 200'): off Pine Ridge Rd

Existing conditions: It abuts town owned open space and is predominantly wetland.

U42-2



U42-2 (est. 75'): Katahdin Rd

Existing conditions: Includes private driveways. This paper street section was retained by the Town Council when it vacated the remainder of Katahdin Rd.