

February 13, 1959

Mr. James Baldwin, Treasurer
The Sprague Corporation
10 Post Office Square
Boston, Massachusetts

Dear Mr. Baldwin:

We have been a little slow in submitting to you our tentative plans for the proposed state park development at Crescent Beach. As you probably know by now, the Governor in his balanced budget recommended that the Park Commission be allotted \$260,000 to acquire land at Crescent Beach.

After my conference with you I hired a reputable firm to do an appraisal, and as near as they could tell the figure that we were asking for should acquire the largest part, if not all, of the land in this proposed plan.

At our appropriations hearing Mr. Johnson and Mr. Cousins, who are selectmen, together with Mr. Beyer, appeared and opposed that part of our budget. That apparently has set off quite a bit of discussion in the Cape. Naturally, the first noise came from the opposition, as it always does. However, since then there has built up a very strong number in favor of the park. In fact, I hear that the members of the Legislature are being bombarded with telephone calls and letters in favor of the park and they seem to be stressing the point that the two selectmen and Mr. Beyer were prejudiced due to personal interests and did not speak for the people of the Cape as a whole. Mr. Philbrook, a third selectman, who is pretty much neutral on this matter, did not appear, perhaps due to his relationship with your company. Otherwise, I really think he would have pictured quite a different story. The points in the opposition were:

- (1) Estimated loss of \$6,000 in taxes;
- (2) Expensive road building by the town;
- (3) Expensive policing of the park;
- (4) Townspeople don't want traffic through their quiet town.

Of course, these reasons are not very sound because

- (1) A \$6,000 loss in taxes to a town the size of Cape Elizabeth is minute and would easily be offset by income to townspeople from park employment, concession, etc.;
- (2) The State Highway Commission tells us that the roads involved are scheduled for rebuilding in the near future anyway, and at that time will be designed for the maximum load, whether a park is built there or not;
- (3) These roads, when they are built, will be built by Federal and State funds and will be maintained by State funds and should be no extra cost to the town;
- (4) There is no question but that there will be some increase in traffic, but I do not believe it to be as serious as predicted.

I do not need to give you the arguments for a state park at Crescent Beach as we have discussed them and I feel that they far outweigh the local inconveniences.

By the end of this month the Appropriations Committee will have to decide on whether to allow us the \$260,000 recommended or not. If you feel that the plan that I am submitting is something which you could support, a letter at this time to the Chairman of the Appropriations Committee, Senator Norman R. Rogerson, Senate Chamber, State House, Augusta, Maine would be most helpful.

Referring to the enclosed plan, I have tried to carry out in principle the things we discussed in Boston. In general, this plan calls for:

- (1) The acquiring of title to about 165 acres that lie within the "red" area. This would give us about 5,400 feet of shoreline of which 3,800 is estimated to be usable beach. When developed fully we estimate it would take care of 350,000 visitors with provisions for day use only including tables, fireplaces, bath-houses, toilets, parking, etc.;
- (2) #A on the left hand side of the chart would be maintained as a buffer strip with trees, shrubs, fence, etc., the intent being to maintain this area in such a way that it would serve as a barrier for people from the adjoining property. The area just to the right of the "green" area would be available for use but would be designed for very limited use so as to make the barrier strip more effective;

- (3) Land owners at #B and #C who now have a right of way to the ocean will still be allowed to maintain that right without charge. This would mean the patrons of the hotel and the various home owners at #C;
- (4) The general plan of the park will be set up so that there will be no entrance fee to the park itself, but rather fees for parking cars, use of bathhouses and other facilities, etc.;
- (5) This will be strictly a day use park with no camping;
- (6) Since the present area of 165 acres is much smaller than that originally planned it is hoped that arrangements can be made with either Mr. Barlow or Mr. Sprague, or both, for use of some of the wooded land in the general area of #E which would be used only for nature trails and the enjoyment of wildlife, etc.;
- (7) I have indicated on the chart some facts about our proposed development at Two-Lights State Park, #D, with some of the data pertaining to facilities, etc. It is expected that this development will begin July 1959.

It is my opinion and that of the engineers that this is the best possible plan that we can support. It has made some allowances for those objections raised by some town officials, it has provided for the rights of fishermen and land owners with right of way to the beach in their leases, and I hope it has provided for the thoughts that were expressed by you folks on my recent trip to Boston. I don't want to press you more than is necessary but this whole program is at a most critical stage and if you could give this some study and find it has potential I would appreciate your conveying your sentiments to me. Please feel free to mark up the enclosed diagram and return it with your suggestions.

I know that you are concerned to some degree with how the people in the Cape feel about this. Probably Mr. Donald Philbrook, Jr., your attorney, can give you a fairly accurate picture. However, I feel sure that your support would be most appreciated by the people of greater Portland who are going to be the greatest users of this area. Needless to say, the State Park Commission would be appreciative of any gift of land which you might consider making to further this most worthy program.

I have talked this over with the members of the Commission and they unanimously agree that we should make every effort to acquire property at Crescent Beach with this legislature. However, they still feel that we must find some access to the ocean in that area and in all probability if Crescent Beach is turned down they will revive their interest in Scarborough Beach, which is not as well suited for a

state park as Crescent Beach but which could be fixed up to do part of the job.

Thank you for your consideration in this matter, and a reply prior to February 27th will be most appreciated.

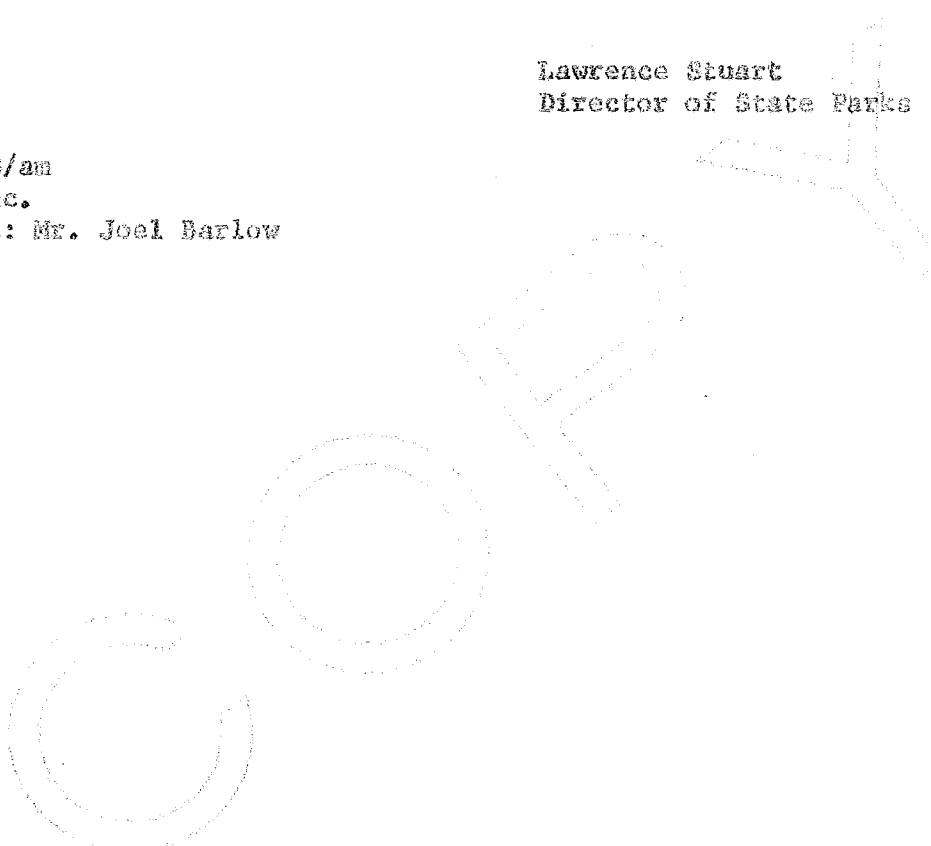
Sincerely yours,

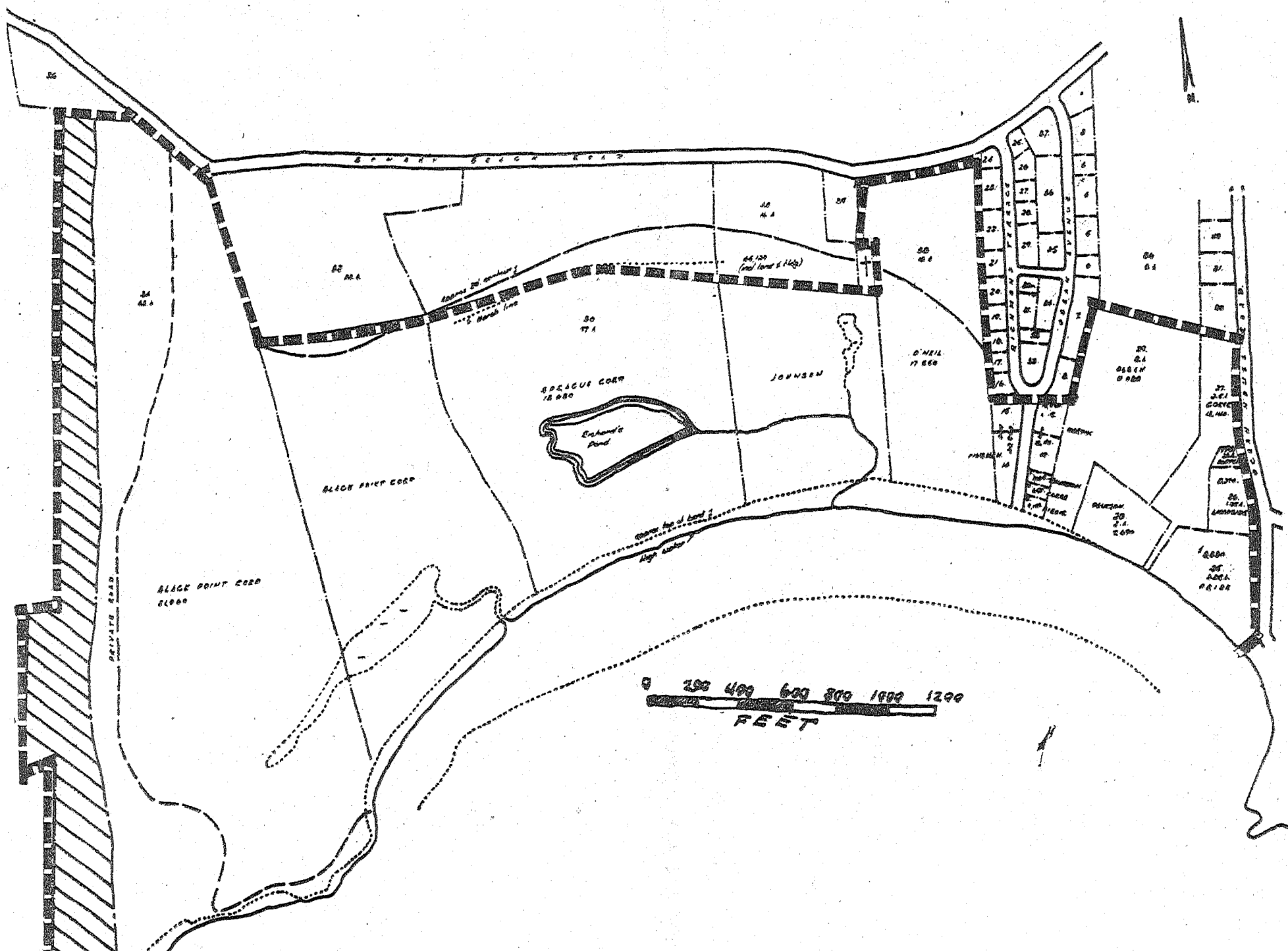
Lawrence Stuart
Director of State Parks

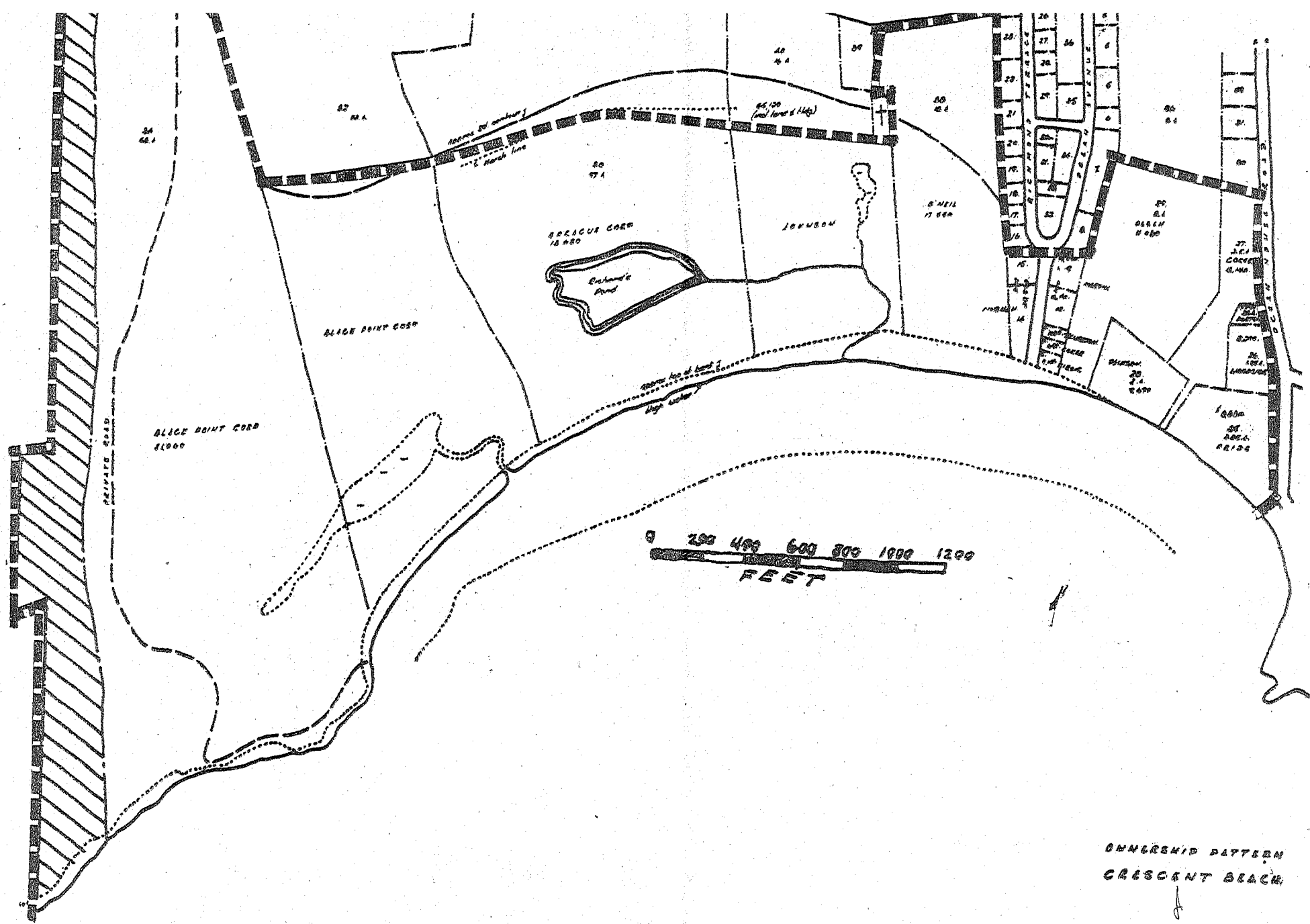
LS/am

Enc.

cc: Mr. Joel Barlow





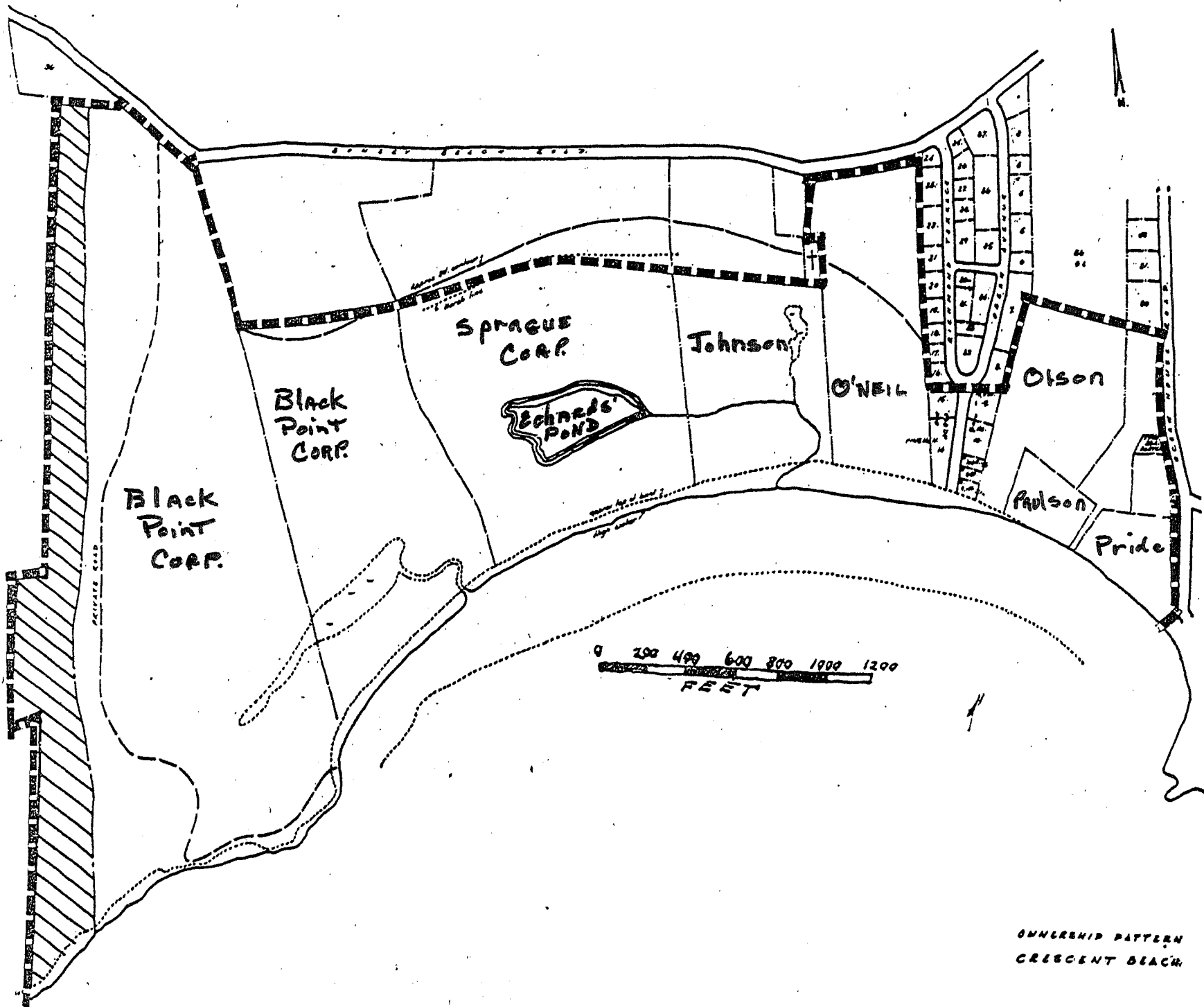


Proposed Crescent Beach State Park

Here published for the first time are shown the tentative boundaries of Crescent Beach State Park, Cape Elizabeth. The 99th Legislature in its closing days appropriated \$280,000 for acquisition of the approximately 165 acres which will include

the day-use picnicking and beach area. The tract stretches for more than a mile along the magnificent strip of sand on Seal Cove, one of the last undeveloped beaches near a large population center in Maine. Average depth of the tract is about

a quarter of a mile and it touches Rte. 77, at top of the map, in two places. The cross-shadowed area to the west, or left, is a buffer strip between the future park and the estate of Joel Barlow, Washington lawyer.



OWNERSHIP PATTERN
CRESCENT BEACH

Proposed Crescent Beach State Park

PORTLAND EVENING EXPRESS

Vol. 78—No. 195 Seven Cents Last Edition—40 Pages
Portland, Maine, Thursday, June 4, 1959

The Weather: Fair, Mild Tonight,
Sunny, Warm Tomorrow
(Full Report Page 2)

CAPE ELIZABETH—Play hooky one of these bright June days and go down to the sea.

You don't have to ship out. You don't even have to take your own boat, because your rendezvous with wide skies and salt water will be just an eight-mile drive from busy downtown Portland.

The place is Crescent Beach. This morning in Augusta the House of Representatives voted to include its acquisition cost in the budget. This means that there is a hope that the days are numbered for unsupervised bathing, for all-night beach parties and for the dumping of trash and used beer bottles which litterbugs always seem to smash so carefully before discarding.

DEVELOPMENT OF CRESCENT BEACH as a state park has been urged for years by the State Park Commission and has been approved by the State Bureau of Public Improvements.

This easy-to-reach spot is one of the few large sandy beaches on the otherwise rockbound coast of Maine that remains remarkably, virtually undeveloped, either publicly or privately.

Curving gently of Seal Cove, Cr high tide, for sun building of sand

At low tide hard sand left smooth playground fact which beca Cape Elizabeth l except from 3 use cars to haul

SEAL COVE and wind are mammals can b in the swells or

The gradu safety for bathe the surf is high seldom heavy e

Philbrick 'Sees' State Park At Cape

By JIM BROWN
Assistant City Editor

The chairman of the Cape Elizabeth Board of Selectmen said today he thinks Crescent Beach will become a state park, "sooner or later."

Donald L. Philbrick did not give outright support to the park proposal. He said he sympathizes with the view of legislative economizers who have sought to slash park funds in order to avoid tax increases and because they do not believe in bond issues for "luxuries."

But Philbrick added that "if it's going to be done (creation of the new park), I'd like to see them go ahead now."

TOWN COULDN'T DO IT

Philbrick said he'd be delighted if a group trying to promote local development of the beach could come up with a workable plan. But he added, "I don't think the town is able to do it on its own hook. It would be an intolerable burden." He said the only hope for local beach development he can see would be through the "generosity of individuals."

Philbrick refrained from joining other town officials when they spoke against the park proposal at a legislative hearing.

Meanwhile, two area planning officials pointed out the importance of the beach as a regional development.

"This means much more to the region as a whole than to Cape Elizabeth," commented Graham S. Finney, Portland's chief planner. "This is really a test of whether we have a region here or still talk in terms of small towns and cities. Inland towns and others whose shore has been used have got to find access to the sea."

Robert Ewing, chief planner for the Greater Portland Regional Board, is one man who can see both sides of the picture. Continued on Page 21; 5th Col.

Philbrick:

(Continued From Page One)

ture. He's also a member of the Cape Elizabeth Planning Board. Said Ewing:

"As a regional planner I think it would be extremely unfortunate if the park proposal were defeated. It's probably the best place where people of the area can go for recreation on the ocean front. Economically it is important because it would make the area a much more attractive place to live."

"As far as the Cape goes, it might do a good deal of harm."

"But in both my capacities, I still favor it."

NONCOMMITTAL

Halsey Davis, chairman of the Area Development Council, and Robert L. Baker, chairman of the South Portland City Council, both said they hesitated to comment because they did not feel they were familiar enough with the "concrete permanent facts" on the proposal.

Both stated that the proposal had never been taken up by the official bodies they represent.

May 3, 1960

State Parks Commission
Director of State Parks
Augusta, Maine

Dear Mr. Stuart,

The Board of Selectmen would like to go on record with the Parks Commission as to asking the State to do its utmost in protecting the rights of the commercial fishermen using the Crescent Beach area.

There has been some concern regarding small boats interfering with the lobster traps, fishing nets, etc.

Anything you can do to clarify the situation will be greatly appreciated.

Very truly yours,

Allen N. Marks,
Town Manager

AMN/dw

COMMISSION MEMBERS

FAUST COUTURE, LEWISTON
CHAIRMAN

WILLIAM H. RAYE, WEST BOOTHBAY HARBOR

ELLIS A. SLAVEN, BLUE HILL

ROLAND H. COBB, AUGUSTA
COMMISSIONER INLAND FISHERIES AND GAME

AUSTIN H. WILKINS, AUGUSTA
FOREST COMMISSIONER



LAWRENCE STUART
DIRECTOR OF STATE PARKS

CHARLES P. BRADFORD
SUPERINTENDENT

CLYDE N. MANWELL
PARK PLANNER

ROSCOE C. SANBORN
ACCOUNTANT

State Park Commission

AUGUSTA, MAINE

May 4, 1960

Mr. Allen M. Marks
Town Manager
Cape Elizabeth, Maine

Dear Mr. Marks:

This will acknowledge receipt of your letter of May 3rd expressing the concern of the Board of Selectmen of Cape Elizabeth regarding the rights of the commercial fisherman using the Crescent Beach area with particular reference to interference from small boats, etc.

Although our plans for the development of Crescent Beach have not taken shape as yet it is our thinking at this time not to encourage small boating from our Park land. We have not gone into this matter in too great detail, but it is our offhand opinion that the proposed Crescent Beach State Park is not a safe area in which to encourage small boating.

Sometime when I am down your way, I would like to discuss with you in greater detail "the rights of commercial fishermen". We expect so far as possible to protect the rights of those fishermen who are now using land which we plan to take but we do not see how we can provide facilities for additional fishermen who may want to move into the area to take advantage of the State owned facilities. How do you feel about this?

I think you also should know, so that you can stop any rumors which may start, that we plan to take all of the land in the original plan submitted to the 99th Legislature, presented before the public meeting in your town and clearly defined on all of our acquisition plans. Rumor has it that we intend to

Mr. Allen M. Marks

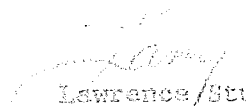
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May 4, 1960

leave certain parcels for certain individuals. This matter was discussed at a recent meeting of the Commission and we have no such intention. In fact, it would be contrary to the act of the Legislature.

Please keep me informed of any further developments and I will stop in to see you in the near future.

Sincerely yours,


Lawrence Stuart
Director of State Parks

LS/sw

4-7-64

Fishermen Given Green Light In Cape State Park Vicinity

By **ELINOR B. CLARK**
Area Correspondent

CAPE ELIZABETH — Commercial fishermen operating in the Crescent Beach State Park area when the land was purchased by the state will be allowed to continue to operate, selectmen were told Monday night.

But Lawrence Stuart, director of State Parks and Recreation, said there will be no provision for recreational boaters. "Crescent Beach is a dangerous place for amateurs operating boats and the park commission will do nothing to encourage them," Stuart said.

AS FAR AS accommodating fishermen is concerned, he said plans call for the area they are now using to be continued for parking, boat trailers, and possibly winter storage. Fishermen will use a right-of-way adjacent to the park for launching boats.

Clyde N. Manwell, who heads the Planning and Engineering Division of the state park commission, said this area would be fenced in, keeping with landscaping in the rest of the park.

The two state park officials met informally with selectmen, showed tentative plans and briefed selectmen on the status of finances for the park development.

STUART SAID PLANS for the park are being delayed intentionally in the hope that a Land and Water Conservation Fund Bill will be passed by

Congress. This would make \$400,000 in matching funds available in addition to the \$400,000 granted by the 101st Legislature in January.

Initial plans cover only the funds from the state. If the federal funds are forthcoming, the entire park would be developed.

The initial plans call for work to start in August on an access road, a 400-car parking lot, sewage treatment plant, toilets, a concession building and a bath house. If federal funds materialize there would be a several months' delay.

THE PARK will be open this summer with the same regula-

tions in effect as last summer until construction is started, Stuart said.

At present the property is under the jurisdiction of Edward C. Werler, superintendent of Two Lights State Park, and 50 cars are allowed in the parking area located in the center of the beach.

Construction will start on the westerly end of the beach with an access road to enter the Frank Jordan property. The state is planning to acquire additional land on the Bowery Beach Road from Leroy Jordan to insure a scenic approach to the west entrance.

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August 11, 1961



By Staff Photos

They Can't Wait To Use Crescent

Crescent Beach Park . . .

Public Ready, Area Is Not

CAPE ELIZABETH — Crescent Beach is a long way from its official opening but it's already getting much use. The facilities aren't ready but the public is.

There is parking for only 20 cars, but as many as 100 have been coming weekends.

Some Crescent Green neighbors are putting chains across their driveways to keep parkers out.

The several hundred weekend beach bathers find no toilets, bath houses or water bubblers.

State Parks Director Lawrence Stuart would like to see any special session of the Legislature consider funds for quick development of the Park here.

IF CRESCENT WERE avail-

able it would help take some of the growing pressure of the state's other big ocean park. Reid, at Georgetown, Stuart feels. People are being turned away from Reid this summer for the first time.

Recently 200 cars were turned away there in one day.

Stuart said the state will acquire the last of the land for Crescent Beach Park by early fall.

Papers were filed in the Registry of Deeds in Portland this week transferring slightly more than three acres owned by Eva Pride to the state.

SHE ASKED \$15,000 for the land. The state appraised it at \$8,850. Stuart said Mrs. Pride was given "nearer the top figure" after the Executive Council looked the property over.

Stamps on the deed indicate she got \$15,000.

Not yet acquired are less than an acre owned by Edward and Henrietta Martin and a tenth of an acre owned by Mrs. Evelyn L. Coker.

The Martins ask \$42,000 for their land, which has four cottages on it; it was appraised by the state for \$29,500. The Martins have been considering taking legal action to prevent the state from taking their land by eminent domain.

However, Stuart said, the couple has made an offer to settle the matter. The offer will come before the Executive Council at its September meeting.

THE PARK DIRECTOR made public use figures for the new Two Lights State Park.

near Crescent Beach State Park but without a beach.

Two Lights had 43,339 visitors this summer as of July 31. Estimates when the park was opened were for 30,000 visitors during the entire summer. Stuart now expects at least 60,000.

"We've had many special parties use Two Lights," he pointed out. "A group of concerts will be taken there by the Maine Port Authority Aug. 23, for example. They'll be here for the Maine Products Show in Augusta. The Little Leaguers, who came to Portland to play in the regional contests are being taken there for feeds."



DEPARTMENT OF PARKS & RECREATION

State Office Building
Augusta, Maine 04330

February 19, 1974

LAWRENCE STUART
COMMISSIONER

AREA CODE 207
289-3821

Mr. Kenneth H. Neipert
Town Manager
320 Ocean House Road
Cape Elizabeth, Maine 04107

Re: Ocean House Road
Kettle Cove Area

Dear Mr. Neipert:

Accompanying this letter are two prints showing the proposed plan for improvements in parking, traffic circulation, and other public facilities at the end of Ocean House Road.

We would like to begin construction on this project early this spring, if necessary approvals can be obtained in time.

The Town of Cape Elizabeth will be involved in this project in regard to snow removal, the use of some beach within the area by local fishermen, and in reviewing the application which we must soon submit to the Department of Environmental Protection in order to obtain their approval of this project.

We must also submit an application to Federal officials in order to obtain Bureau of Outdoor Recreation matching funds.

It is my understanding that the town snow plow normally turns in the existing parking space at the end of Ocean House Road. We assume that if the proposed parking area is constructed, town plows will continue to turn in the new area.

The new area as shown will accommodate about 60 cars. Tentatively we plan on using bituminous concrete pavement and curbing.

*Heck,
Could you please
take a look at this plan?
Any problems?
Mike*

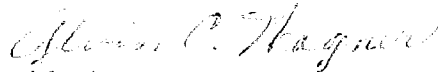
Mr. Kenneth Neipert
Page 2
February 19, 1974

Before we proceed further with design and before we submit our applications to D.E.P. and B.O.R., we would like to obtain preliminary approval of our plans by the town.

Would you please have the proposed plan reviewed by the appropriate town officials and agencies and let us know as soon as possible of any recommendations by the town which will effect the plan as shown.

If there are any questions, please feel free to contact me at this office, telephone 289-3821.

Very truly yours,



Alvin C. Wagner
Park Planner

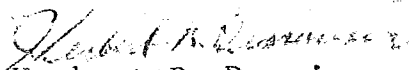
ACW/rw
Encl.

Memo
To: Town Engineer
From: Supt. Public Works
Subject: Kettle Cove Turnaround
February 26, 1974

Mike

I can not fore see any problems with the proposed turnaround plans of th State. My only thoughts are that they be made aware ,that this has to be not only open to the snow plow and fisherman but to the public so they can also turn around.

In looking at there plans, I assume that they are planning on this, and not planning on installing any gates.

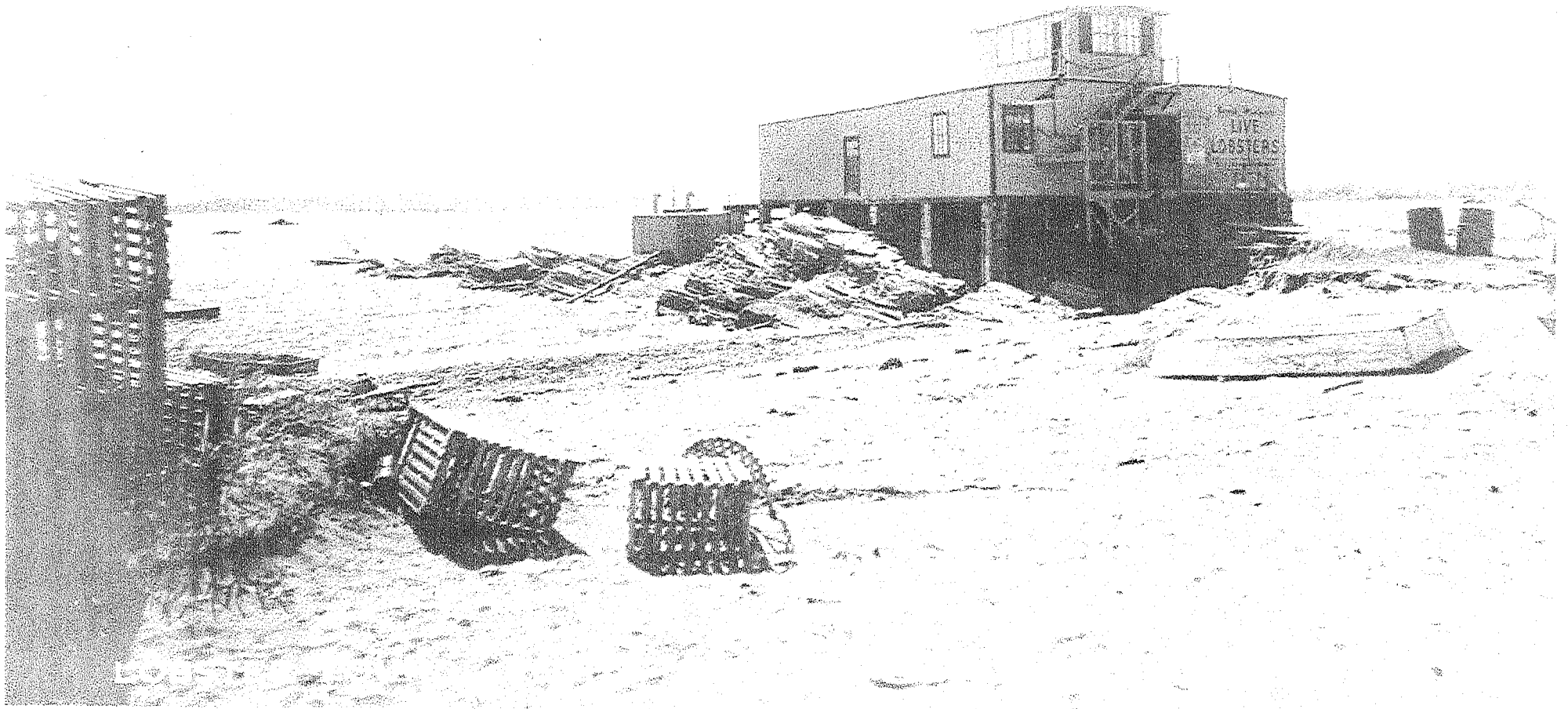

Herbert B. Dennison
Supt. Public Works

cc Town Manager

O.K.
3-5-74
M. De Luca







June 7/1954



Fishing craft and lobster traps



. . . . and vast reaches of lonely sand, sea and sky. By Staff Photographer Elwell

Strolling With A Beachcomber . . .

Crescent Could Be A Peach Of A Beach

By HARRISON BROWN
Staff Reporter

CAPE ELIZABETH—Play hooky one of these bright June days and go down to the sea.

You don't have to ship out. You don't even have to take your own boat, because your rendezvous with wide skies and salt water will be just an eight-mile drive from busy downtown Portland.

The place is Crescent Beach. This morning in Augusta the House of Representatives voted to include its acquisition cost in the budget. This means that there is a hope that the days are numbered for unsupervised bathing, for all-night beach parties and for the dumping of trash and used beer bottles which litterbugs always seem to smash so carefully before discarding.

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This easy-to-reach spot is one of the few large sandy beaches on the otherwise rockbound coast of Maine that remains remarkably, virtually undeveloped, either publicly or privately.

Maine at present owns and operates only one recreation area on salt water—magnificent Reid State Park at Georgetown.

Curving gently for a mile around the northerly shore of Seal Cove, Crescent Beach affords a huge area, even at high tide, for sun-bathing, picnicking, dog-romping, or the building of sand castles.

At low tide this area is about 100 yards wider. The hard sand left by the receding sea provides a broad, smooth playground. It's also a natural motor speedway, a fact which became so evident that in 1951 the Town of Cape Elizabeth had to bar cars from the beach in summer except from 3 a.m. to 7 a.m. Fishermen, however, daily use cars to haul their punts to and from the water.

SEAL COVE IS ACCURATELY NAMED—When tide and wind are right, hundreds of the ingratiating seagoing mammals can be seen clearly from shore, bobbing around in the swells or basking on reefs exposed at low water.

The gradually sloping beach affords considerable safety for bathers. When the wind is from the southeast the surf is high enough for fun and excitement, but it's seldom heavy enough to create dangerous undertow.

The cove is also safe for a careful boatman and the hard sand makes the use of trailers feasible. It is the home anchorage of the Cape Elizabeth lobster fleet, made up mostly of small, outboard-powered craft.

And once afloat, there are places for boats to go to. Less than a mile offshore lies historic Richmond Island, 320 acres of dense spruce growth and rolling grasslands, now inhabited only by game and a small flock of wild, semi-starved sheep. The island is surrounded by small sandy beaches, little coves and rocky, surf-pounded headlands.

FROM NOW UNTIL after Labor Day, the beach will be densely populated by people who will somehow contrive to get in and out of bathing suits behind sand dunes, who will—we hope—manage to keep their bare feet off broken bottles, and who will—we fear—add to them and to the other noisome litter.

Three months from now the wheeling gulls will take over, and the only humans on the beach will be fishermen, bird-watchers and rugged hikers who know a good thing when they see it—near home.

But now there's hope that thousands may enjoy safely and even more fully the panorama of sand and sea and sky.

Philbrick 'Sees' State Park At Cape

By JIM BROWN
Assistant City Editor

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