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**DRAFT**

**Open Space and Greenbelt  
Management Plan**

**May 10, 2011**

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# I. Purpose and Vision Statement

Citizens of Cape Elizabeth have long valued and supported efforts to protect, enhance and expand the Town's open spaces. In response, Town government has acquired ownership or easement rights to 923 acres of open space land that the Town is responsible for managing. This is over 10% of Cape Elizabeth's total land area. Recognizing the extent of the Town's open space holdings, the Town Council requested a plan for managing these properties inasmuch as "... the quantity of open space and the use of the greenbelt trails have progressed to the level where a management plan is needed to cohesively guide the Town in its stewardship responsibilities."

The plan presented in this document is a blueprint for safeguarding the essential character that defines Cape Elizabeth's open spaces. It identifies and describes parcels in the Town's open space inventory, references applicable laws and rules and sets forth usage, maintenance and public information policies. The plan reflects current conditions and issues. To remain an effective and relevant management tool, it must be reviewed and updated at least every ten years.

## Town Council Charge

The Town Council created the Open Space and Greenbelt Management Committee, comprised of the Conservation Commission and Town Council Liaison Jessica Sullivan in 2010 with the following charge:

To prepare for Town Council consideration a plan for management of Town open space and greenbelt trails, except for Fort Williams which already has an established management structure.

## Greenbelt Plan Vision Statement

In 2001, the Town of Cape Elizabeth adopted an updated Greenbelt Plan that included a long-term plan to establish a Town-wide system of greenbelt trails. The vision for that plan follows:

To establish a town-wide network of greenbelt trails by connecting the Town Center to important open spaces currently owned or to be acquired and all neighborhoods through a hub-and-spoke system. A greenbelt trail shall be located within a comfortable walking distance to all neighborhoods by creating, marking, mapping, and maintaining trails which provide legal public access, at least a portion of which will be handicapped accessible. Preserved open space

1 and visually attractive areas of Cape Elizabeth will be made more accessible to  
2 the public by the greenbelt trails.  
3  
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## II. Management Plan Land Inventory

The Town of Cape Elizabeth has a fee interest or easement over 923 acres of public open space. This includes Greenbelt Trails.

Fee interest means that the Town owns “the most complete set of private property land rights, including mineral rights below the surface, surface rights, and air rights<sup>1</sup>.” Owning a conservation easement over property that is owned by someone else means “the grant of a property right stipulating that the described land will remain in its natural state and precluding future or additional development.” In most cases, conservation easements include the right of the public to have access to the property. Legal public access means either that the Town owns the land in fee without restriction to public access or holds an easement over the property where the easement deed explicitly allows public access. There are some privately owned properties in Cape Elizabeth where the property owner tolerates members of the public using the land for open space recreation. These properties are not included in an inventory of legal public access because rights of the public to access the property is not included in a deed.

Some of the open space properties host a mix of uses on the property, including open space. For example, Gull Crest includes the Public Works Garage, recycling center, and sewer treatment plant, although most of the property is used for public open space.

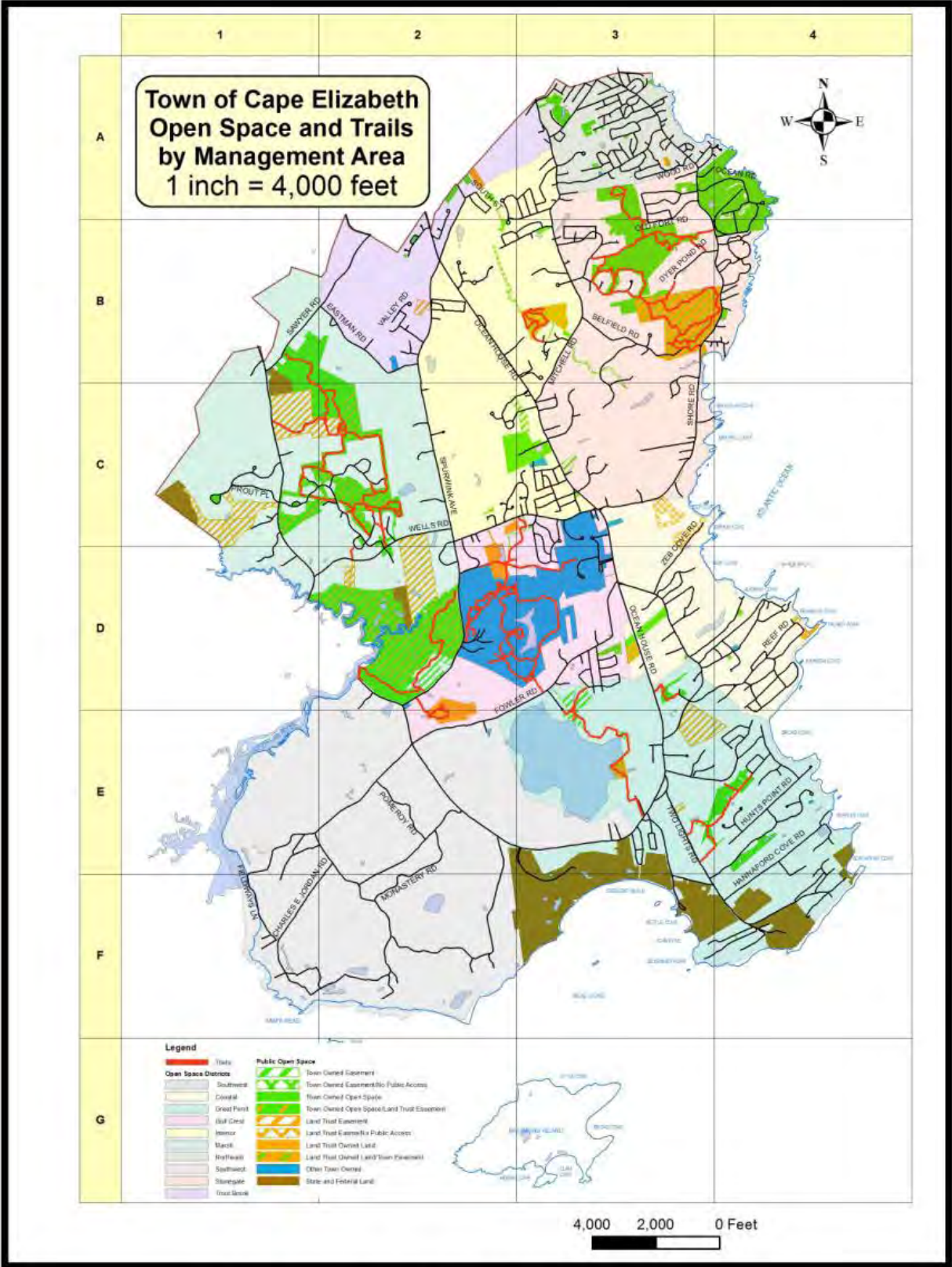
This section provides an inventory of land owned in fee by the Town, easements held by the Town, and publicly accessible linkages to Town owned open space. The Town owns many small, seemingly insignificant land parcels. Many of those parcels, however, are important as building blocks for greenbelt trail links. To understand the significance of parcels in the context of the Greenbelt Plan, the open space inventory is organized by area, as follows:

- Northeast
- Stonegate
- Interior
- Trout Brook
- Coastal
- Great Pond
- Gull Crest
- Marsh
- Southwest

1 <sup>1</sup>Moskowitz, Harvey S. and Lindbloom, Carl G., The New Illustrated Book of  
2 Development Definitions, 1993, p. 113.

3

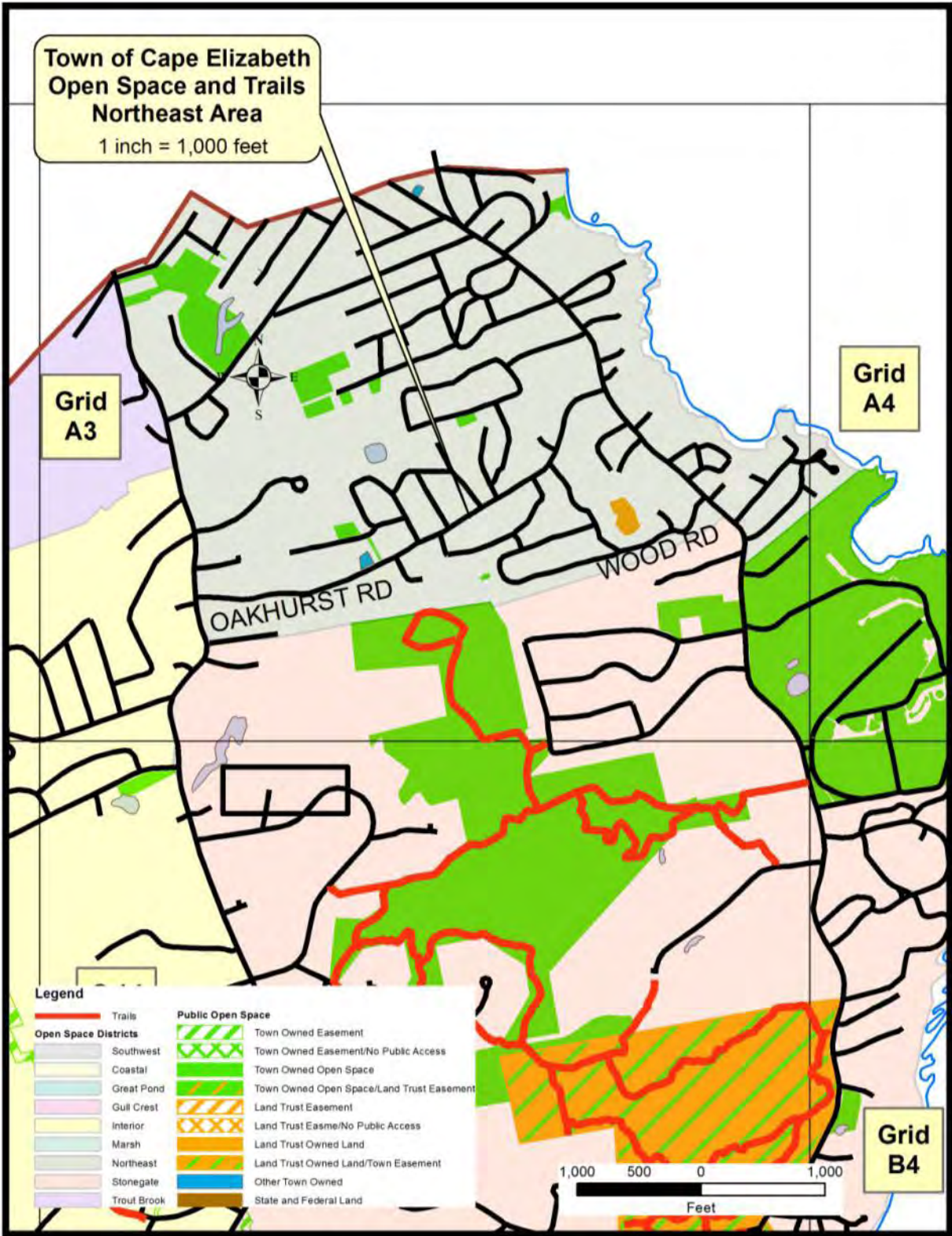
4 <sup>2</sup> Ibid, p. 99.



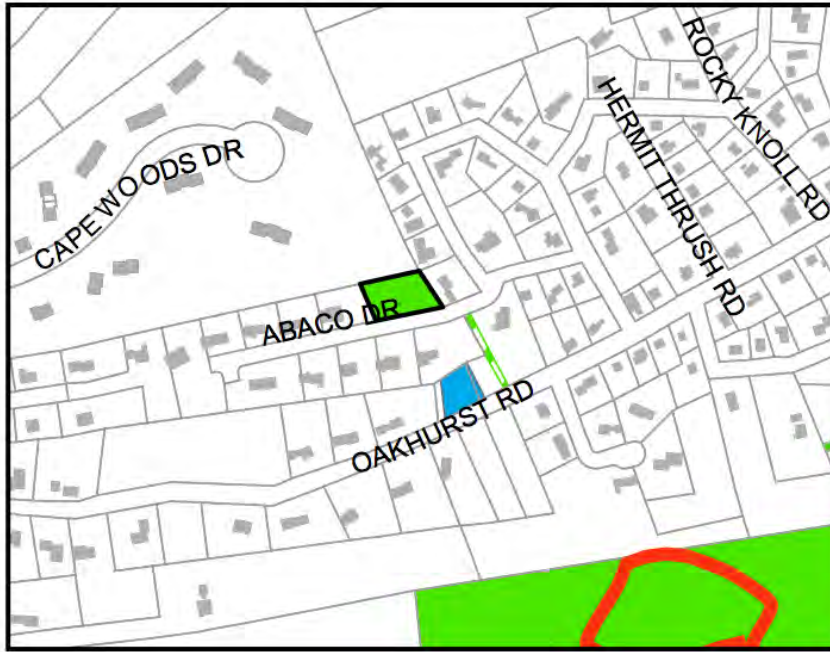
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Prepared by the Planning Office 5/5/2011





- 1 **Name:** Abaco Park
- 2
- 3 **Location (Map/Lot):** The lot is located on Abaco Drive (U33-74-14).
- 4
- 5 **Fee owner:** Town of Cape Elizabeth



- 6
- 7 **Date of Town Ownership:** 2001
- 8 **Type of acquisition:** Acquired through development review of the Hemlock Hill
- 9 Subdivision
- 10 **Deed restrictions summary:** The property is restricted to passive uses such as
- 11 walking, jogging, hiking, sightseeing, bird watching, harvesting forest products,
- 12 and general education. No buildings except for boardwalks, steps and signs are
- 13 allowed. Snowmobiles, all-terrain vehicles, motorcycles, trail bikes and similar
- 14 vehicles are prohibited.
- 15 **Public Access location:** Access for the public is available from Abaco Drive.
- 16 **Street Map Grid reference:** A3
- 17 **Physical characteristics:** The lot is .39 acres and includes woods and a stream.
- 18 **Improvements:** None.
- 19 **Open Space:** The dominant use of the lot is open space.
- 20

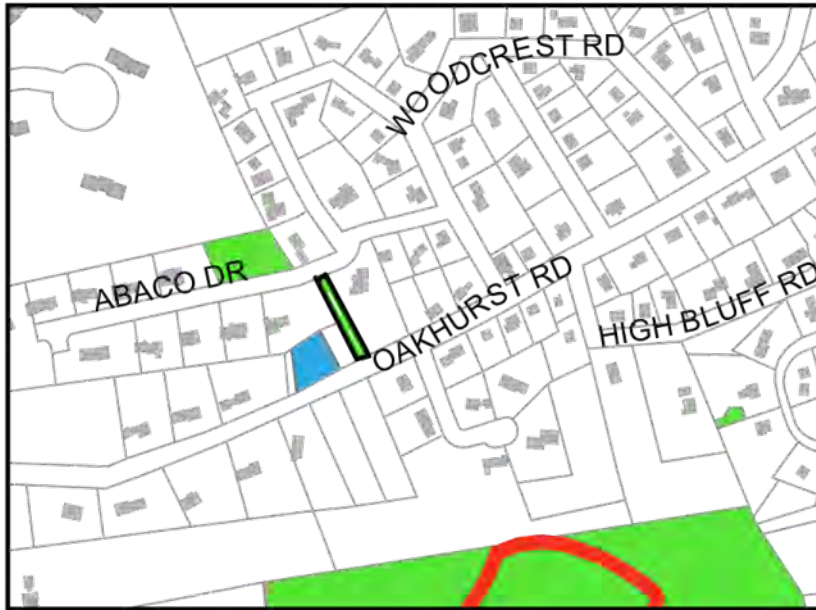
1 **Name:** Abaco Pedestrian Easement

2

3 **Fee owner:** The easement is located along the side property line of two  
4 properties, currently owned by Deborah Mann and Mary Staszko.

5

6 **Location (Map/Lot):** The easement is located on the west side of Deborah Mann's  
7 property located at 2 Abaco Drive (U33-74-8) and the east side of Mary  
8 Staszko's property located at 4 Abaco Drive (U33-74-9).



9

10 **Date of Town Ownership:** 1999

11 **Type of acquisition:** Acquired through development review

12 **Deed restrictions summary:** The purpose of the easement is to provide access  
13 over and across the property for public recreational activities of walking, jogging,  
14 skiing, hiking, sightseeing and harvesting or gathering of forest products and  
15 general educational activities.

16 **Public Access location:** Access for the public is available from Abaco Drive and  
17 Oakhurst Rd.

18 **Street Map Grid reference:** A3

19 **Physical characteristics:** The easement is 8,896 sq. ft. and sits on top of a sewer  
20 line easement and is predominantly wetland. The wetland connects to a larger  
21 complex located south of Oakhurst Rd.

22 **Improvements:** No pedestrian improvements. A sewer line is located in the same  
23 easement area.

24 **Open Space:** The dominant use of the space is for sewer utility line, with  
25 pedestrian access a potential subordinate use.

26



1 **Name:** Baker Park

2

3 **Fee owner:** Town of Cape Elizabeth

4

5 **Location (Map/Lot):** The lot is located on Ocean View Rd at the southwestern  
6 corner of the paper street portion of Baker Rd (U3-92).

7



8

9 **Date of Town Ownership:** 1977

10 **Type of acquisition:** Tax acquired

11 **Deed restrictions summary:** None

12 **Public Access location:** Access for the public is available from Ocean View Rd  
13 and the paper street portion of Baker Rd.

14 **Street Map Grid reference:** A3

15 **Physical characteristics:** The site is 8,662 sq. ft, wooded and dry.

16 **Improvements:** There is an existing trail extending from Ocean View Rd onto  
17 the paper street portion of Baker Rd and then onto this lot.

18 **Open Space:** The dominant use of the lot is open space for the neighborhood  
19 with trail connection potential. The lot is buildable and the Town Council  
20 previously considered and then rejected selling the lot for new home  
21 construction.

22

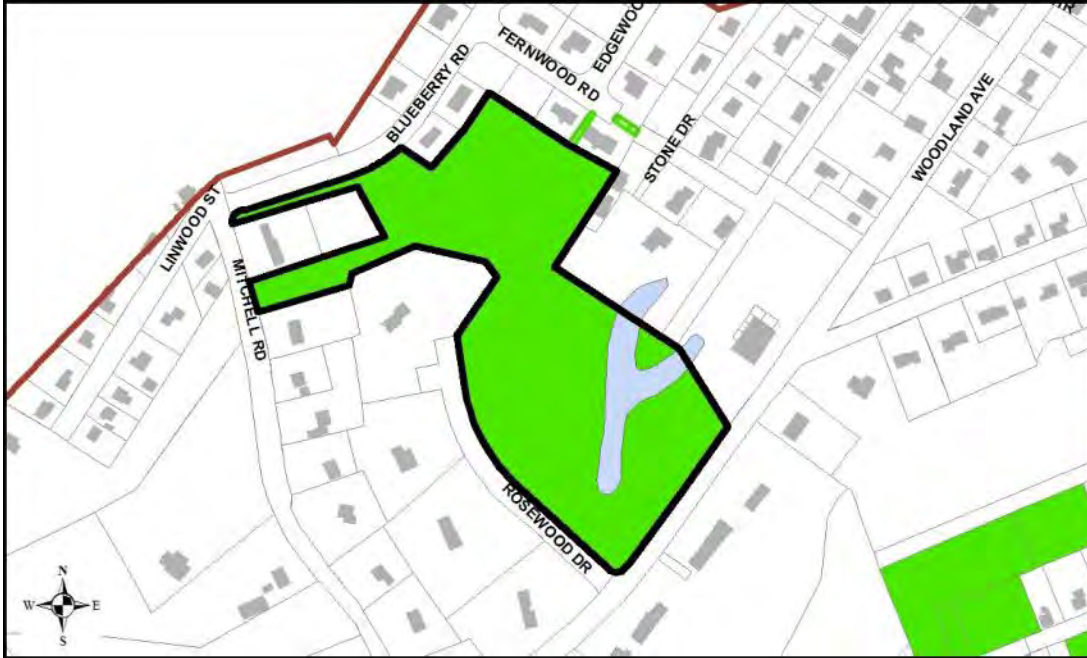
1 **Name:** Dyer Woods

2

3 **Fee owner:** Town of Cape Elizabeth

4

5 **Location (Map/Lot):** The lot has frontage on Woodland Rd, Mitchell Rd,  
6 Blueberry Rd, Rosewood Drive and a pedestrian access easement from  
7 Fernwood Drive.



8

9 **Date of Town Ownership:** 2004

10 **Type of acquisition:** The land was acquired through development review.

11 **Deed restrictions summary:** The land shall be restricted to drainage and public  
12 recreational activities such as hiking, hunting, fishing, sight-seeing, bird  
13 watching, skiing, biking, picnicking, swimming, education and trail  
14 maintenance. No structures other than boardwalks are allowed. No all terrain  
15 vehicles, or other motorized vehicles allowed. No dogs off leash allowed.

16 **Public Access location:** Access for the public is available from Fernwood Rd,  
17 Blueberry Rd, Woodland Rd and Mitchell Rd.

18 **Street Map Grid reference:** A3

19 **Physical characteristics:** The lot is 5.36 acres, includes Ledgewood Pond, and is  
20 wooded. It is a good bird habitat.

21 **Improvements:** None

22 **Open Space:** The dominant use of the lot is for open space, with two detention  
23 basins for stormwater control.

24

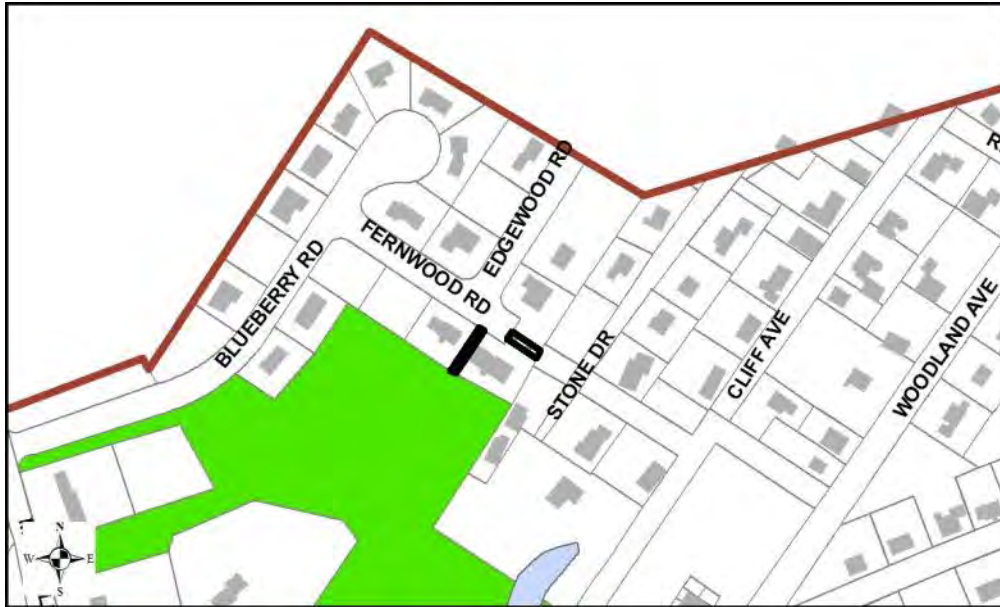
1 **Name:** Dyer Woods Pedestrian Easements

2

3 **Fee owner:** Nicholas and Jo Anne Richio

4

5 **Location (Map/Lot):** There are two pedestrian easements on the lot located at 7  
6 Fernwood Lane (U34-17-6). A 10' wide easement is located on the northwest side  
7 of the lot and connects Fernwood Ln to Dyer Woods. A 15' wide easement is  
8 located on the southeastern side of the lot and connects Fernwood Lane to  
9 another easement that connects to Stone Drive.



10

11 **Date of Town Ownership:** 2004

12

13 **Type of acquisition:** Acquired through development review

14

15 **Deed restrictions summary:** Restricted to pedestrian traffic for access for  
16 recreational activities such as hiking, hunting, fishing, sight-seeing, bird-  
17 watching, skiing, educational activities and research, biking, picnicking,  
18 swimming, trail maintenance and similar activities. No structures, other than  
19 boardwalks and no fires, no dogs off-leash.

18

19 **Public Access location:** Access for the public is available from Fernwood Lane  
and Dyer Woods.

20

21 **Street Map Grid reference:** A3

22

23 **Physical characteristics:** The northwest pedestrian easement is 10' wide and 86'  
24 long for a total of 860 sq. ft. It is located between two homes in a landscaped  
25 yard, framed by evergreen shrubs. The southeast easement is 15' wide and 56'  
long for a total of 845 sq. ft and is also located between homes in a landscaped  
yard.

26

27 **Improvements:** The northwest path is defined by evergreens.

28

29 **Open Space:** The dominant use of the area is private yard and both easements  
30 facilitate public access to Dyer Woods.

29

30

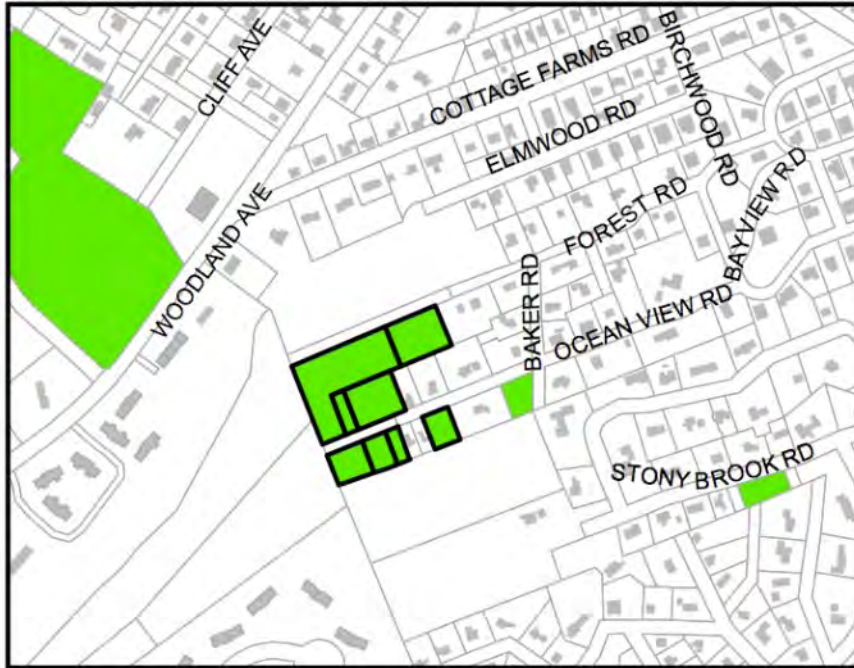
1 **Name:** Holan Preserve

2

3 **Fee owner:** Town of Cape Elizabeth

4

5 **Location (Map/Lot):** These lots are located at the western end of Forest Rd and  
6 Ocean View Rd (U3-92, U3-94, U3-97, U3-98, U3-99, U3-100, U3-110, U3-111).



7

8

9 **Date of Town Ownership:** 1970, 1977, 1970, 1957, 1975, 1977

10 **Type of acquisition:** Donation and tax acquired

11 **Deed restrictions summary:** None

12 **Public Access location:** Access for the public is available from Ocean View Rd,  
13 and Forest Rd.

14 **Street Map Grid reference:** A3

15 **Physical characteristics:** The total area of the above lots is 3.08 acres, with all but  
16 .2 acres contiguous. The area is heavily vegetated wetland, presumably with  
17 wildlife habitat value.

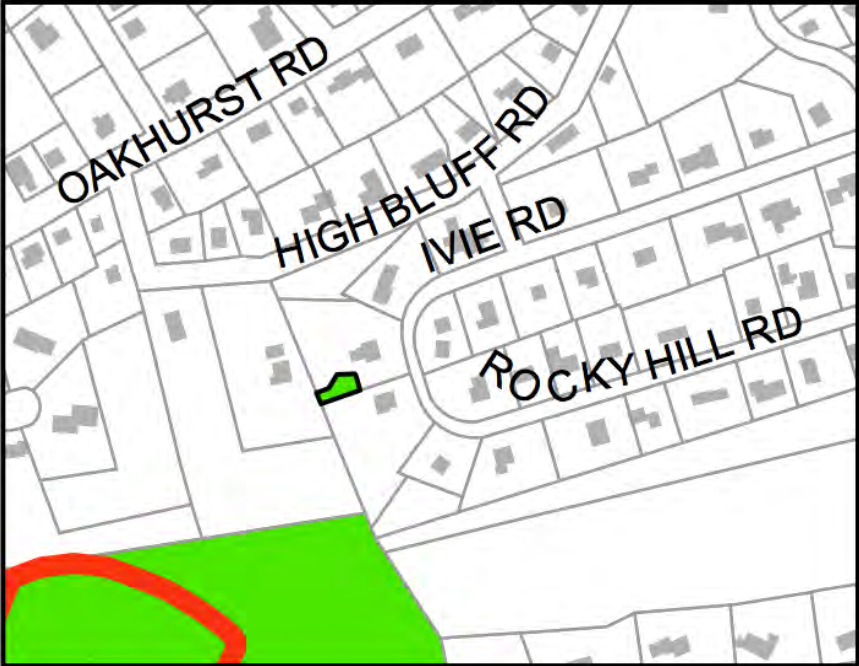
18 **Improvements:** None

19 **Open Space:** The only use of the space is as a densely vegetated wetland open  
20 space.

21



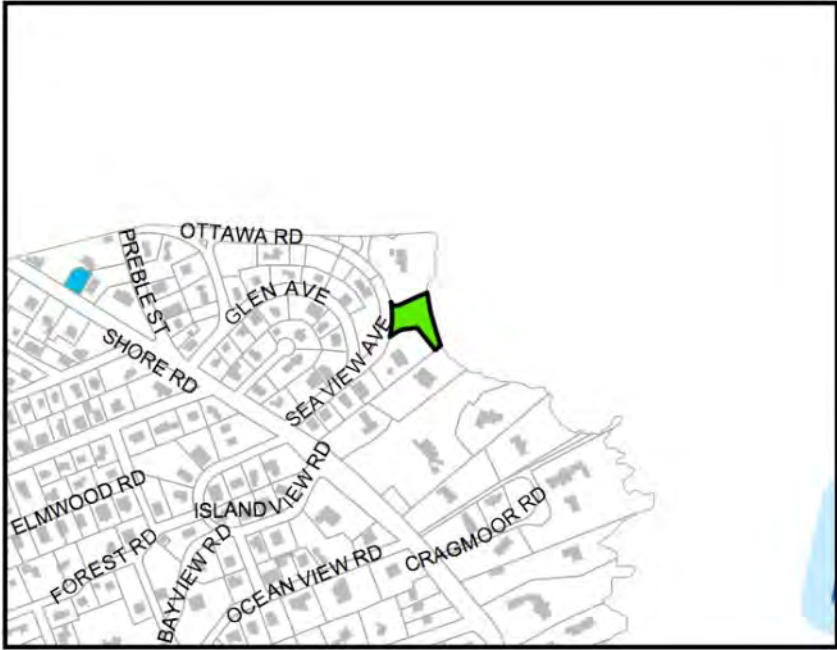
- 1 **Name:** Ivie Rd lot
- 2
- 3 **Fee owner:** Town of Cape Elizabeth
- 4
- 5 **Location (Map/Lot):** The tiny lot is located at the back of a lot located on Ivie Rd.
- 6 It has no road frontage (U4-22)



- 7
- 8 **Date of Town Ownership:** 1958
- 9 **Type of acquisition:** Tax acquired
- 10 **Deed restrictions summary:** None
- 11 **Public Access location:** None
- 12 **Street Map Grid reference:** A3
- 13 **Physical characteristics:** The lot is 2,184 sq. ft. (.05 acres) and wooded.
- 14 **Improvements:** None
- 15 **Open Space:** Unknown
- 16

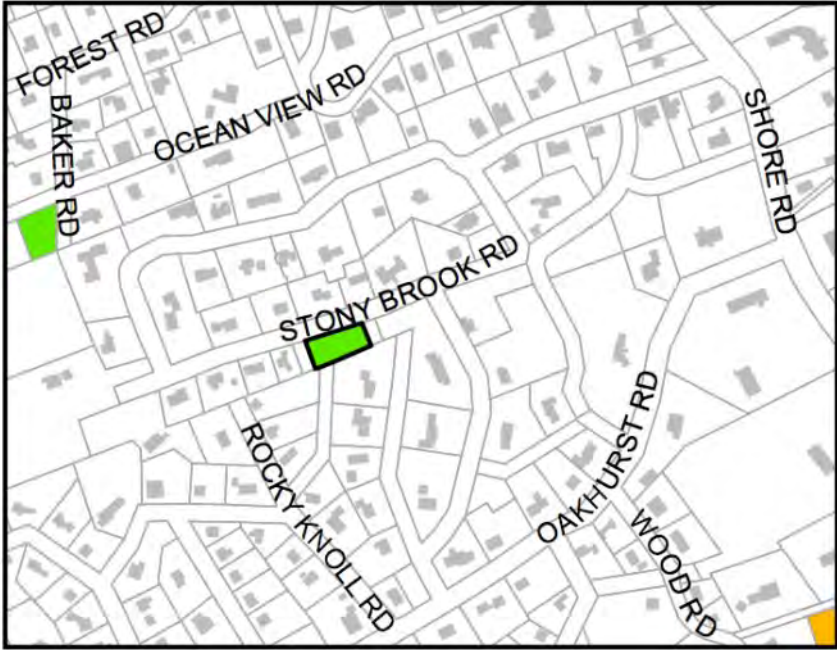


1 **Name:** Seaview Beach  
 2  
 3 **Fee owner:** Town of Cape Elizabeth  
 4  
 5 **Location (Map/Lot):** Seaview Beach is located between Seaview Ave and the  
 6 Atlantic Ocean (U2-63).

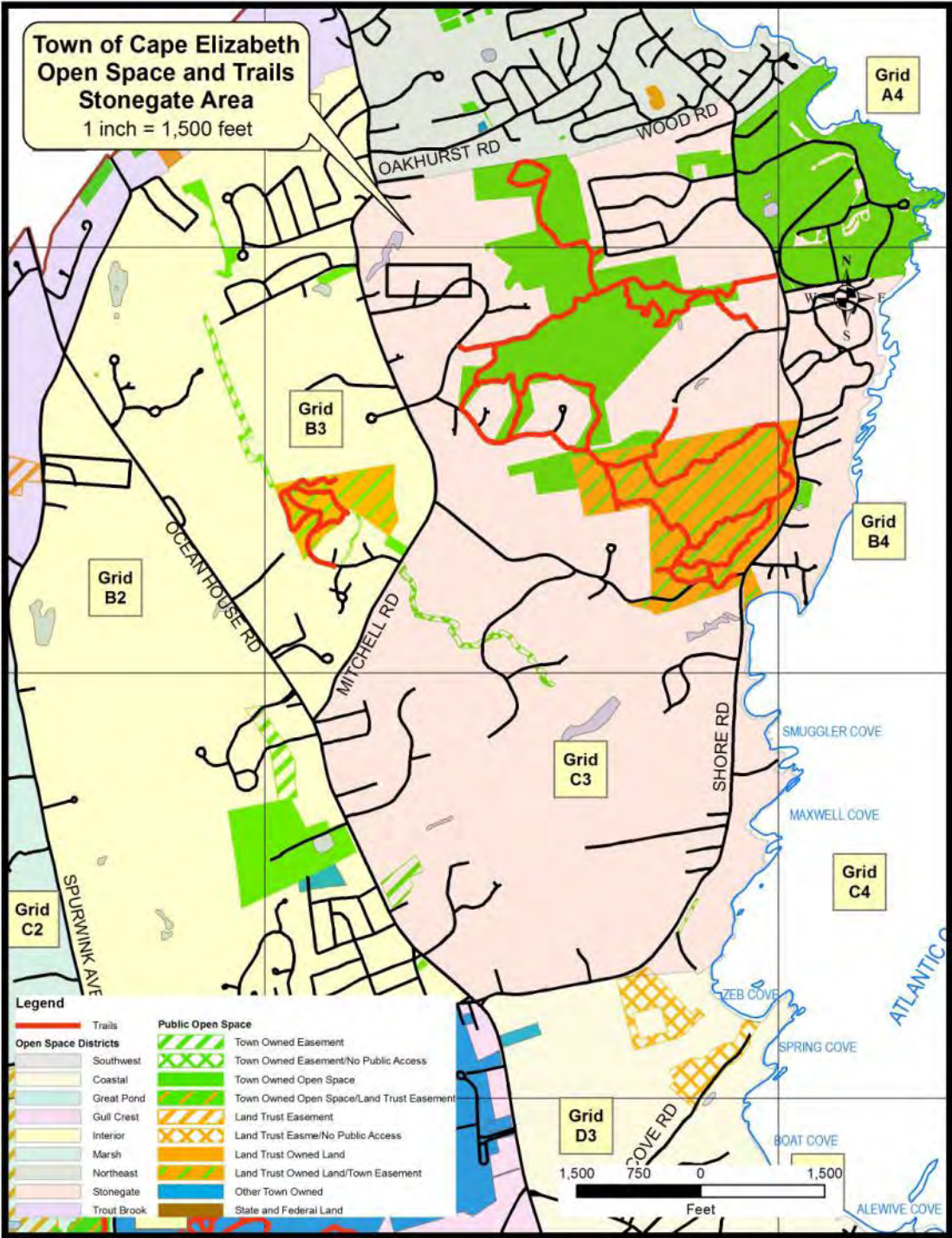


7  
 8 **Date of Town Ownership:** 1961  
 9 **Type of acquisition:** Donation  
 10 **Deed restrictions summary:** The dedication is for public use and to be used as a  
 11 public way.  
 12 **Public Access location:** Access for the public is available Seaview Ave.  
 13 **Street Map Grid reference:** A3  
 14 **Physical characteristics:** The lot is .26 acres and a sandy beach on the Atlantic  
 15 Ocean.  
 16 **Improvements:** Stairs extend from Seaview Ave to the beach.  
 17 **Open Space:** The dominant use of the lot is as a public beach, primarily serving  
 18 the neighborhood.  
 19

1 **Name:** Stonybrook Park  
 2  
 3 **Fee owner:** Town of Cape Elizabeth  
 4  
 5 **Location (Map/Lot):** The lot is located on the southern loop of Stonybrook Rd  
 6 (U3-125).



7  
 8 **Date of Town Ownership:** 1976  
 9 **Type of acquisition:** Tax Acquired  
 10 **Deed restrictions summary:** None  
 11 **Public Access location:** Access for the public is available from Stonybrook Rd.  
 12 **Street Map Grid reference:** A3  
 13 **Physical characteristics:** The lot is .23 acres in size and approximately 1/2 wooded  
 14 and 1/2 forested wetland. When an abutter offered to buy the land, the  
 15 neighborhood testified that the pond included frogs and other wildlife which the  
 16 neighborhood valued as open space.  
 17 **Improvements:** None  
 18 **Open Space:** The dominant use of the lot is open space and a dumping location  
 19 for grass clippings.  
 20



Prepared by the Planning Office 5/5/2011

1  
2



1 **Name:** Arlington Lane Easement

2

3 **Fee owner:** Barbara and William Timmons

4

5 **Location (Map/Lot):** The easement is located north of Arlington Lane and Route  
6 77 (U23-1-999)



7

8 **Date of Town Ownership:** 2003

9 **Type of acquisition:** Development Review

10 **Deed restrictions summary:** The conservation easement prohibits development  
11 of structures and allows low-impact recreation for subdivision owners and  
12 guests. The public is not allowed to use or enter the protected area, but can view  
13 it from Route 77. Vegetation management is allowed. A trail easement has also  
14 been provided for public access but rights will not be exercised until a trail  
15 connection has been completed to Robinson Woods.

16 **Public Access location:** Access for the public is not available.

17 **Street Map Grid reference:** C3

18 **Physical characteristics:** The easement is 4.17 acres and a combination of open  
19 field with shrub brush and is part of the Pond Cove wetland complex, which has  
20 been rated moderate/high value for wildlife habitat.

21 **Improvements:** None

22 **Open Space:** The dominant use of the area is for open space.

23

1 **Name:** Cranbrook Easement

2

3 **Fee owner:** There are several owners who abut the Pond Cove Brook, which  
4 flows from Mitchell Rd through the Cranbrook neighborhood, as follows: Rintel  
5 (U30-22), Crawford (U30-25), Cloutier (U30-36), White (U30-35), Maclaughlin  
6 (U30-37), Harper (U30-50), Hillman (U30-52), Ciraldo (U30-49), Altenberg (U30-  
7 45), Caras (U30-44).

8

9 **Location (Map/Lot):** The easement is located on land extending 60' from the  
10 Pond Cove Brook.



11

12 **Date of Town Ownership:** 1980

13

13 **Type of acquisition:** Development Review

14

14 **Deed restrictions summary:** The public has the right to view the easement but  
15 not to enter the easement area. The property shall be used for conservation  
16 purposes only and no structures of any kind shall be located on the easement.

17

17 **Public Access location:** Access for the public is not available.

18

18 **Street Map Grid reference:** B3

19

19 **Physical characteristics:** The easement is 120' wide with Pond Cove Brook at its  
20 center and approximately 3.4 acres. The area is wooded or open lawns.

21

21 **Improvements:** None

22

22 **Open Space:** The dominant use of the easement is open space incorporated into  
23 private lawns.

24

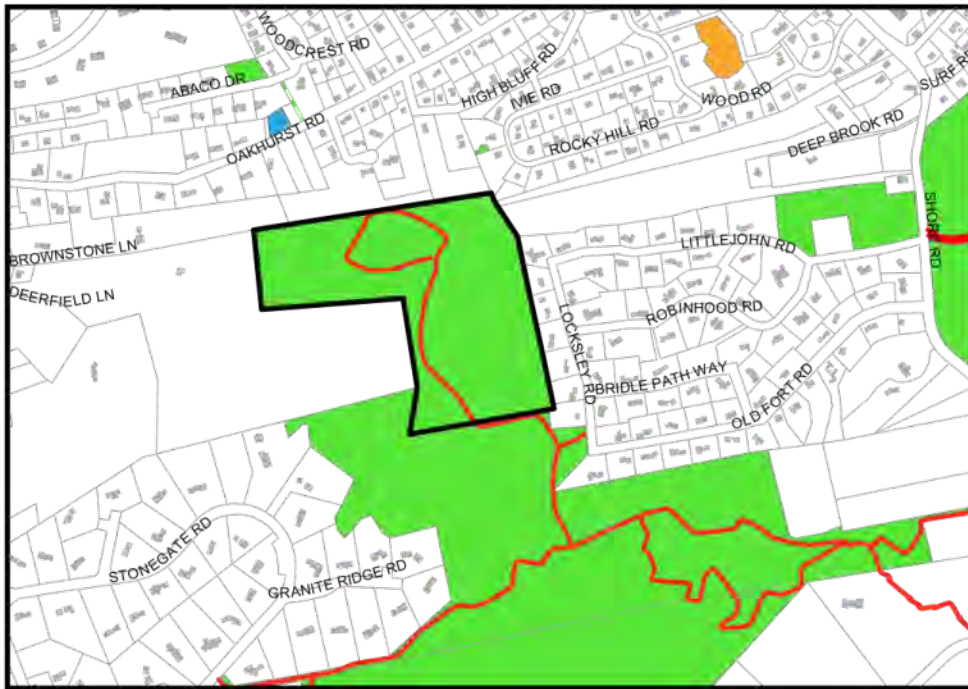
1 **Name:** Loveitt Woods

2

3 **Fee owner:** Town of Cape Elizabeth and Clifford family

4

5 **Location (Map/Lot):** Loveitt Woods is located behind the Sherwood Forest  
6 neighborhood west of Shore Rd (R1-2).



7

8 **Date of Town Ownership:** 2007

9 **Type of acquisition:** The property is in joint ownership with over 70% of the  
10 ownership held by the Town through a combination of tax-acquired property  
11 and purchase.

12 **Deed restrictions summary:** None.

13 **Public Access location:** Access for the public is available from Locksley Rd

14 **Street Map Grid reference:** A3

15 **Physical characteristics:** The land is mainly wooded with forested wetlands. It is  
16 the northerly end of the Stonegate land complex. Because it is part of a large  
17 parcel of contiguous, undeveloped land, it should be a habitat for wildlife.

18 **Improvements:** The land includes a loop and several off-shoot pedestrian trails  
19 and a bridge.

20 **Open Space:** The dominant use of the land is as open space.

21

1 **Name:** Fort Williams Park and Portland Head Light

2

3 **Fee owner:** Town of Cape Elizabeth

4

5 **Location (Map/Lot):** This park is located on Shore Rd (U48-1 and 2).



6

7 **Date of Town Ownership:** 1964, 1993

8 **Type of acquisition:** Purchase

9 **Deed restrictions summary:** The deed reserves a right for the Coast Guard to  
10 access Portland Head Light. Portions of the property are not restricted by deed,  
11 but by terms of federal grants received in the past.

12 The deed to Portland Head Light includes provisions for access by the United  
13 States to aids to navigation. There is also a historic preservation covenant which  
14 subjects exterior alteration to review by the Maine Historic Preservation  
15 Commission.

16 **Public Access location:** Access for the public is available from Shore Rd.

17 **Street Map Grid reference:** A4

18 **Physical characteristics:** The park is 96 acres and a combination of open fields  
19 and woods with dramatic views of the rocky coastline of the Atlantic Ocean. A  
20 small pond is also visible from Shore Rd. Portland Head Light is 1.2 acres of  
21 developed open area with a rocky coastline jutting into the Atlantic Ocean.

22 **Improvements:** This town park includes significant improvements including an  
23 internal road system, athletic fields, a playground, parking lots, a cliff-side trail  
24 and several office and maintenance buildings. Portland Head Light includes a  
25 lighthouse, keeper's quarters converted into a museum, gift shop building and  
26 walkway around the property.

27 **Open Space:** The dominant use of the park is open space. The dominant use of  
28 Portland Head Light is as an aid to navigation with the subordinate use as open  
29 space. Both sites also have special scenic and historic significance.

30



1 **Name:** Plaisted Park

2

3 **Fee owner:** Town of Cape Elizabeth

4

5 **Location (Map/Lot):** Plaisted Park is located at the corner of Shore Rd and  
6 Littlejohn Rd (U6-89). Another lot is located at the rear of Plaisted Park with  
7 frontage on Littlejohn Rd (U6-89A).



8

9 **Date of Town Ownership:** 1975

10 **Type of acquisition:** Donation

11 **Deed restrictions summary:** The lot shall be used solely as a playground and for  
12 recreational purposes and facilities.

13 **Public Access location:** Access for the public is available from Shore Rd and  
14 Littlejohn Rd.

15 **Street Map Grid reference:** A3

16 **Physical characteristics:** The lot is 2.2 acres and developed. The rear lot is 1.3  
17 acres and predominantly wooded.

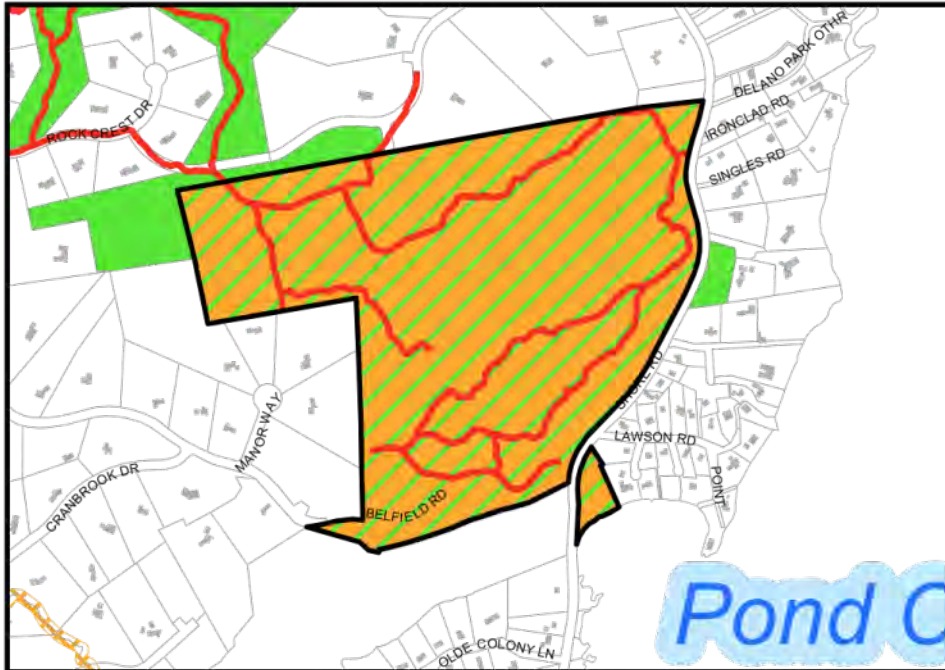
18 **Improvements:** The lot has a little league baseball field, concession stand and  
19 gravel parking lot. The rear lot has sewer infrastructure.

20 **Open Space:** The dominant use of the lot is as a little league ballpark, with sewer  
21 infrastructure on the rear lot.

22



- 1 **Name:** Robinson Woods
- 2
- 3 **Fee owner:** Cape Elizabeth Land Trust
- 4
- 5 **Location (Map/Lot):** R2-1, U8-47



- 6
- 7 **Date of Town Ownership:** 2000
- 8 **Type of acquisition:** Purchase at discounted price
- 9 **Deed restrictions summary:** Restricted to preservation of natural features and a
- 10 trail network.
- 11 **Public Access location:** Access for the public is available from Shore Rd at the
- 12 intersection with Belfield Rd and at Pond Cove.
- 13 **Street Map Grid reference:** B3
- 14 **Physical characteristics:** Robinson Woods is 81.9 acres, plus a 1.25 acre parcel on
- 15 the east side of Shore Rd with access and views of the Atlantic Ocean. The main
- 16 parcel is wooded wetlands and a pond. The ocean side parcel is also wooded to
- 17 the water, with unobstructed views of the ocean.
- 18 **Improvements:** A loop trail is located on the main parcel and a trail to the water
- 19 on the ocean side parcel. The main parcel also includes an information kiosk and
- 20 gravel parking area, partly located in the right-of-way of Shore Rd.
- 21 **Open Space:** The dominant use of the property is for open space.
- 22

- 1 **Name:** Shore Rd pond
- 2
- 3 **Fee owner:** Town of Cape Elizabeth
- 4
- 5 **Location (Map/Lot):** The pond lot is located at Shore Rd (U8-10D).



- 6
- 7 **Date of Town Ownership:** 1979
- 8 **Type of acquisition:** Donation
- 9 **Deed restrictions summary:** The premises shall be kept in a natural and wild
- 10 state, except that a footpath may be maintained for pedestrians.
- 11 **Public Access location:** Access for the public is available from Shore Rd.
- 12 **Street Map Grid reference:** B4
- 13 **Physical characteristics:** The lot is 1.1 acres and almost entirely encompassed by
- 14 a freshwater pond, with some adjacent woods, which is clearly visible from
- 15 Shore Rd.
- 16 **Improvements:** None
- 17 **Open Space:** The dominant use of the space is as a pond.
- 18

1 **Name:** Stonegate Trails

2

3 **Fee owner:** Town of Cape Elizabeth

4

5 **Location (Map/Lot):** The Stonegate open space land extends from Stonegate Rd  
6 to Shore Rd and Dyer Pond Rd and connects both to the Loveitt Woods lot and  
7 Robinson Woods (U6-18, U6-18C, U51-9, U57-18)



8

9 **Date of Town Ownership:** 1984, 1986, 1994

10 **Type of acquisition:** The lots were obtained as part of the development review  
11 for the Stonegate and Dyer Pond neighborhoods.

12 **Deed restrictions summary:** The property was donated exclusively for public  
13 purposes to be preserved for outdoor recreation and education. No structures of  
14 any kind are allowed, nor motorized vehicles, including automobiles, trucks, off-  
15 road vehicles, snowmobiles, motorcycles and recreational vehicles, except for  
16 emergencies, weir maintenance and footpaths.

17 **Public Access location:** Access for the public is available from Shore Rd,  
18 Locksley Rd, Dyer Pond Rd, Stonegate Rd, and Rock Crest Drive.

19 **Street Map Grid reference:** A3, B3

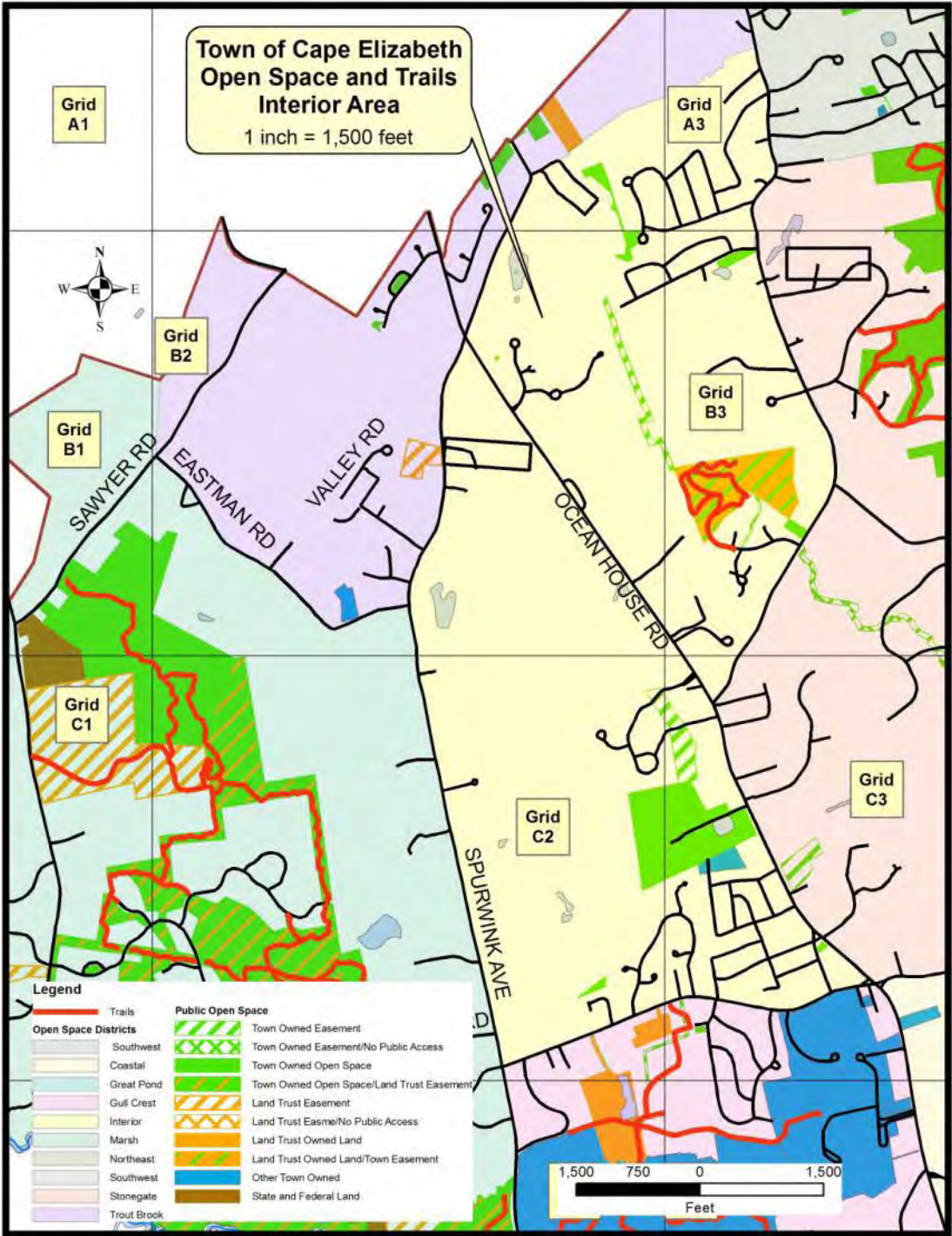
20 **Physical characteristics:** The lots total 86.6 [to be verified] acres and are a mix of  
21 wooded land and forested wetland and include streams.

22 **Improvements:** The Stonegate area includes a significant trail system that  
23 connects Dyer Pond to the northern end of Cape Elizabeth. Several bridges and  
24 boardwalks have been constructed.

25 **Open Space:** The dominant use of the space is as open space, although there is  
26 also a weir that manages stormwater flows located near Locksley Rd.

27





1

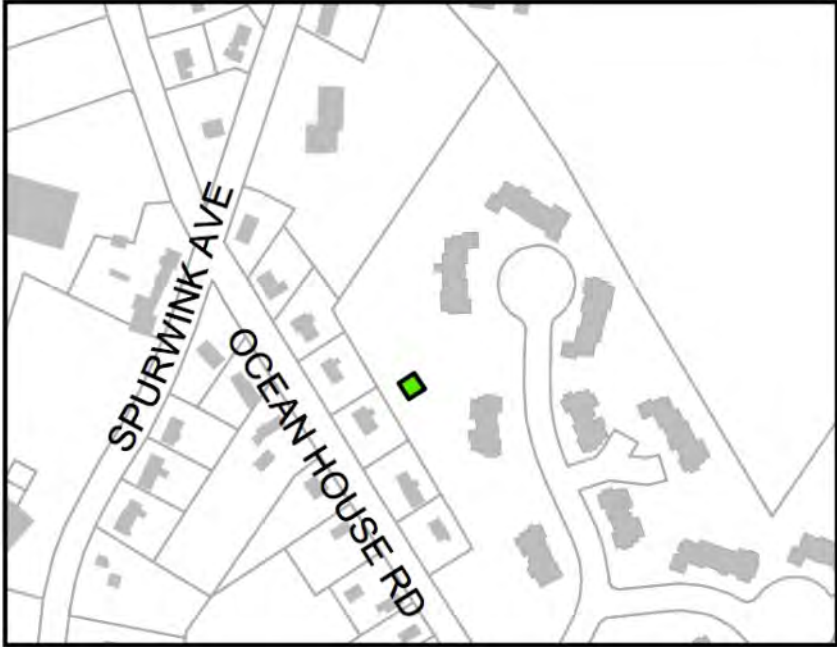
Prepared by the Planning Office 5/5/2011

- 1 **Name:** Canterbury Easement
- 2
- 3 **Fee owner:** Canterbury on the Cape Condominium Association
- 4
- 5 **Location (Map/Lot):** The easement extends from the southern boundary of the
- 6 Canterbury on the Cape land to the end of Columbus Rd (U29-66-999).



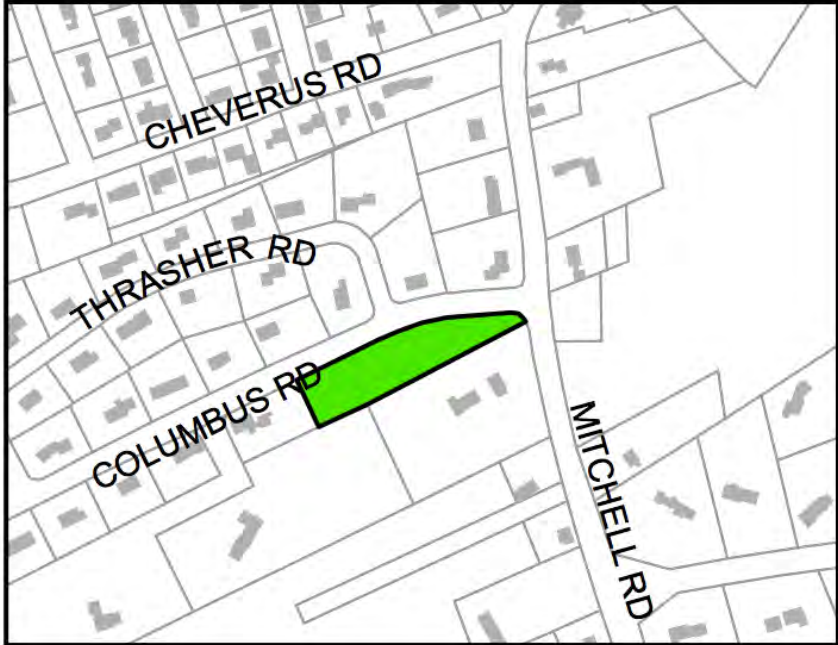
- 7
- 8 **Date of Town Ownership:** 1982
- 9 **Type of acquisition:** Development Review
- 10 **Deed restrictions summary:** The easement is limited to foot traffic only, skis and
- 11 snowshoes and does not include the right to pass with vehicles of any type or
- 12 horses. No construction or placement of structures is allowed and no trees over
- 13 10" dbh shall be cut unless they are dead or a safety hazard.
- 14 **Public Access location:** Access for the public is available from the end of
- 15 Columbus Rd.
- 16 **Street Map Grid reference:** B2
- 17 **Physical characteristics:** This is a 16.5' foot wide pedestrian in a heavily wooded
- 18 area.
- 19 **Improvements:** Unknown
- 20 **Open Space:** The dominant use of the land is for open space.
- 21

- 1 **Name:** Canterbury Tank House Lot
- 2
- 3 **Location (Map/Lot):** This tiny parcel is located off Ocean House Rd in the
- 4 Canterbury on the Cape area (U29-67).



- 5
- 6 **Date of Town Ownership:** 1976
- 7 **Type of acquisition:** Tax acquired
- 8 **Deed restrictions summary:** Rights to lay water lines for windmill and well
- 9 house.
- 10 **Public Access location:** Right-of-way from Ocean House Rd
- 11 **Street Map Grid reference:** B2
- 12 **Physical characteristics:** This 1,296 sq. ft. parcel (.03 acres) is the site of a former
- 13 well.
- 14 **Improvements:** Unknown
- 15 **Open Space:** Unknown
- 16

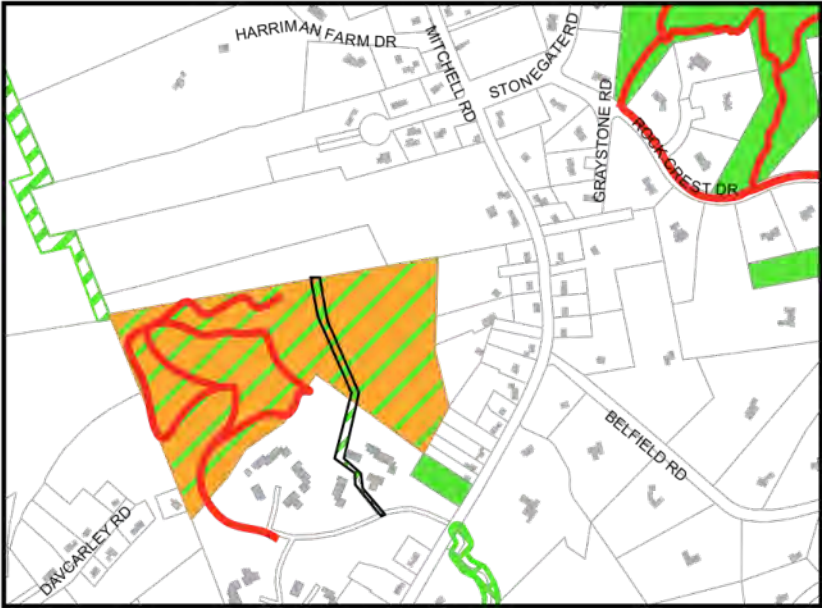
- 1 **Name:** Columbus Park
- 2
- 3 **Location (Map/Lot):** This lot is on the southern corner of Columbus Rd and
- 4 Mitchell Rd (U32-6).



- 5
- 6 **Date of Town Ownership:** 1972
- 7 **Type of acquisition:** Development of Mitchell Highlands Subdivision
- 8 **Deed restrictions summary:** None
- 9 **Public Access location:** Access for the public is available from Columbus Rd.
- 10 **Street Map Grid reference:** B3
- 11 **Physical characteristics:** The lot is 1 acre and wooded.
- 12 **Improvements:** There is a small pull-off area, but otherwise the lot is wooded.
- 13 **Open Space:** The dominant use of the lot is as open space.
- 14



- 1 **Name:** Hobstone Pedestrian Easement
- 2
- 3 **Fee owner:** Hobstone Condominium Association
- 4
- 5 **Location (Map/Lot):** The easement is located on the common land of the
- 6 Hobstone Condominium development located off Mitchell Rd (U30-100).



- 7
- 8 **Date of Town Ownership:** 1982
- 9 **Type of acquisition:** Development Review
- 10 **Deed restrictions summary:** The perpetual right, in common with others, to
- 11 pass, together with the right to brush out, maintain, repair and relocate within
- 12 the easement area a narrow, meandering footpath for the use and benefit of the
- 13 general public. Motor or other mechanized means of travel are prohibited, as
- 14 well as structures and cutting of timber.
- 15 **Public Access location:** Access for the public is available from Hobstone Rd.
- 16 **Street Map Grid reference:** B3
- 17 **Physical characteristics:** The pedestrian easement is 25' wide and located in a
- 18 wooded area.
- 19 **Improvements:** Unknown
- 20 **Open Space:** The dominant use of the area is open space.
- 21



1 **Name:** Hobstone Conservation Easement  
 2  
 3 **Fee owner:** Hobstone Condominium Association  
 4 Easement also held by the Cape Elizabeth Land Trust  
 5

6 **Location (Map/Lot):** The conservation easement is located at the end of Hobstone  
 7 Rd (U30-6).



8  
 9 **Date of Town Ownership:** 1997  
 10 **Type of acquisition:** Purchase  
 11 **Deed restrictions summary:** The purpose of the easement is to preserve and  
 12 protect the natural open space, scenic and ecological features and values. The  
 13 property shall be used only for daytime public access and nonmechanized  
 14 recreation and conservation. No tents or fires, structures and the Land Trust shall  
 15 have the right to establish trails, 2 parking spaces, and a rustic shelter not to be  
 16 used for camping.  
 17 **Public Access location:** Access for the public is available from Hobstone Rd.  
 18 **Street Map Grid reference:** C3  
 19 **Physical characteristics:** The 20.56 acre site is wooded.  
 20 **Improvements:** A loop trail is located on the easement.  
 21 **Open Space:** The dominant use of the site is for open space.  
 22

1 **Name:** Lions Field

2

3 **Location (Map/Lot):** The lot is located on Ocean House Rd just north of the  
4 Town Center (U24-1).



5  
6 **Date of Town Ownership:** 1972

7 **Type of acquisition:** Donation

8 **Deed restrictions summary:**

9 **Public Access location:** Access for the public is available from Lions Field Access  
10 Rd.

11 **Street Map Grid reference:** C3

12 **Physical characteristics:** The lot is 25 acres and is open field with wetlands, a  
13 pond, and woods.

14 **Improvements:** The lot includes 2 ball fields, concession stand, storage sheds,  
15 skating pond and related internal road and gravel parking areas.

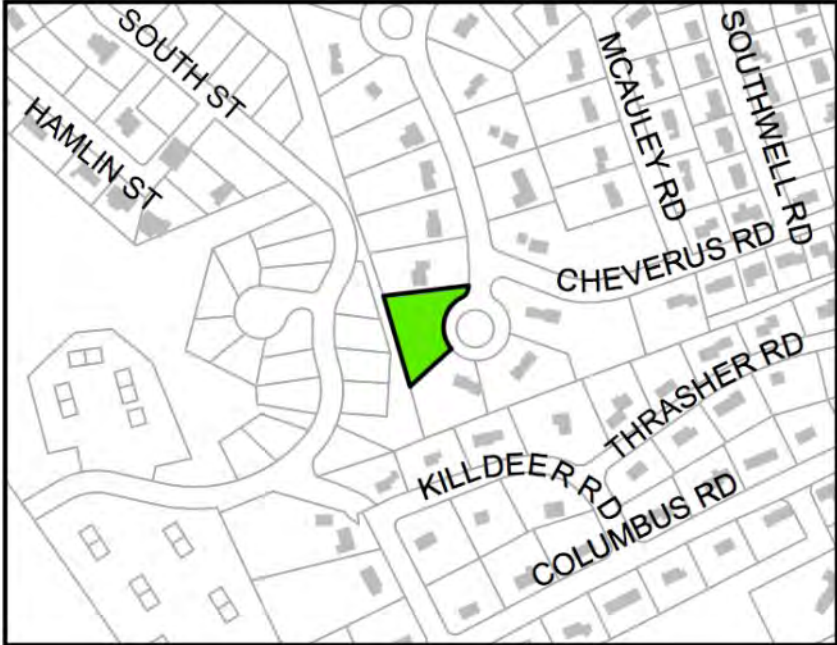
16 **Open Space:** The predominant use of the site is for active recreation, although  
17 the wetlands provide some wildlife habitat.

18

1 **Name:** McAuley Park

2

3 **Location (Map/Lot):** This lot is located on McAuley Rd, near the cul-de-sac (U49-  
4 4)



5

6 **Date of Town Ownership:** 1984

7 **Type of acquisition:** The lot was acquired through development review.

8 **Deed restrictions summary:** The lot shall be used for conservation and outdoor  
9 recreation use only. No commercial, industrial, residential or mining activities  
10 are allowed, nor are any structures allowed except signs. Trees may be removed  
11 to establish foot trails.

12 **Public Access location:** Access for the public is available from McAuley Rd.

13 **Street Map Grid reference:** B2

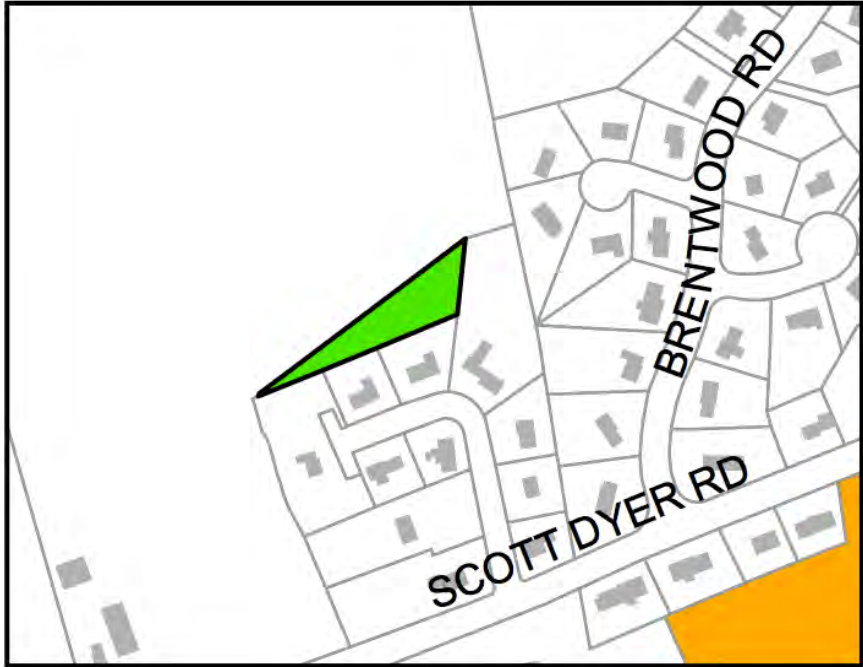
14 **Physical characteristics:** The site is wooded

15 **Improvements:** There is a trail on the property.

16 **Open Space:** The dominant use of the lot is open space.

17

- 1 **Name:** Patricia Preserve
- 2
- 3 **Location (Map/Lot):** This lot is located at the rear of the lots on the northern side
- 4 of Patricia Drive (U35-25A).



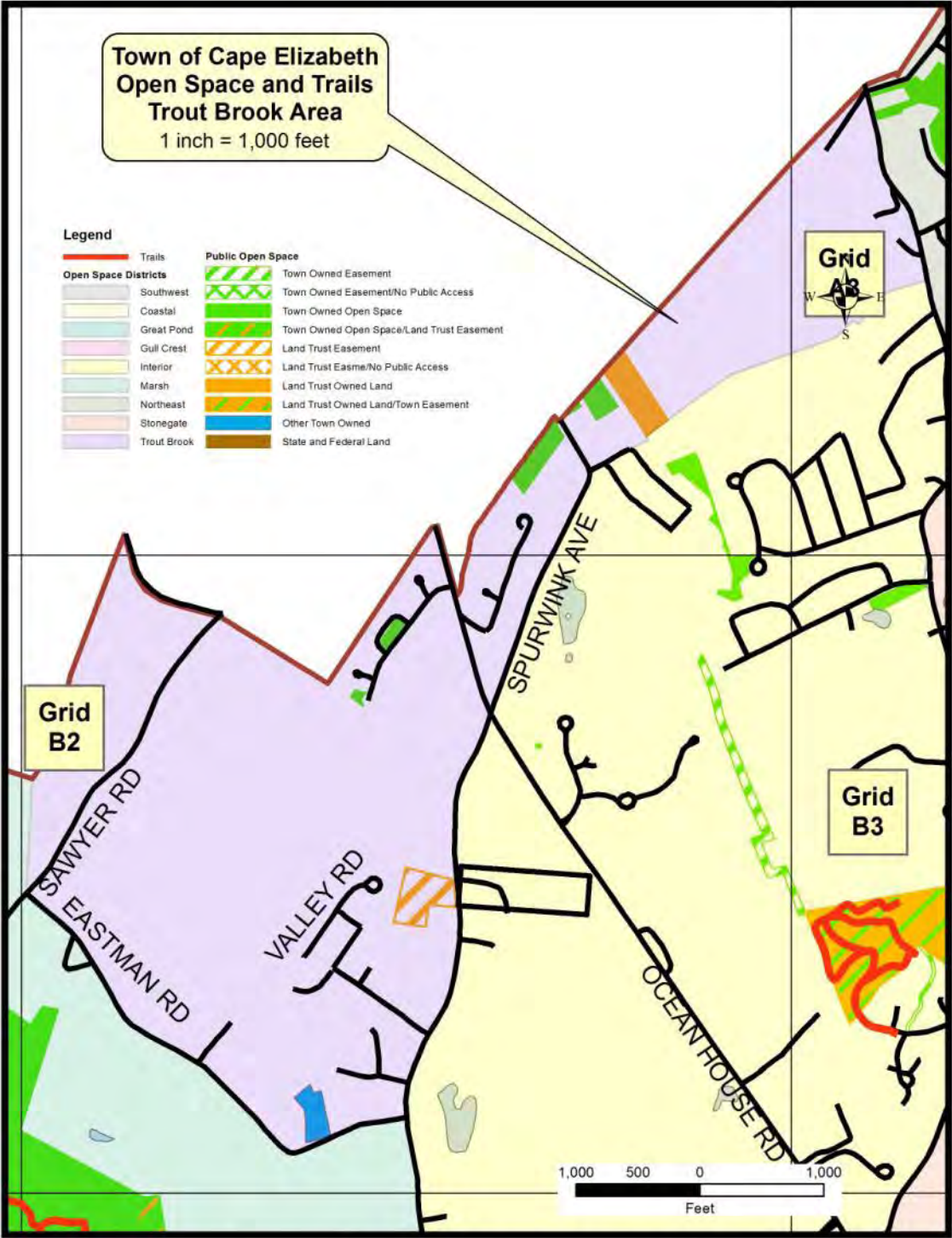
- 5
- 6 **Date of Town Ownership:** 1970
- 7 **Type of acquisition:** Tax acquired
- 8 **Deed restrictions summary:** None
- 9 **Public Access location:** Unknown
- 10 **Street Map Grid reference:** C2
- 11 **Physical characteristics:** The lot is 21,130 sq. ft. and located in a known wetland
- 12 area.
- 13 **Improvements:** Unknown
- 14 **Open Space:** Unknown
- 15

- 1 **Name:** Wildwood Easement
- 2
- 3 **Fee owner:** Wildwood Condominium Association
- 4
- 5 **Location (Map/Lot):** The easement is located south of Wildwood Rd (U24-9).



- 6
- 7 **Date of Town Ownership:** 1981
- 8 **Type of acquisition:** Development Review
- 9 **Deed restrictions summary:** The purpose is to preserve the property for non-
- 10 destructive, non-mechanized, and non-developed outdoor enjoyment and to
- 11 perpetuate the natural character of the property. The public may clear, mark,
- 12 maintain and outdoor recreational trail, including footbridges, for use by
- 13 members of the public. No cutting of trees and shrubs except to clear and restore
- 14 the forest cover that is damaged. No structures allowed. Access over Wildwood
- 15 Drive and Pleasant Valley Ave also conveyed to the public.
- 16 **Public Access location:** Access for the public is available from
- 17 Wildwood Drive, Pleasant Valley Ave and Lions Field.
- 18 **Street Map Grid reference:** C2
- 19 **Physical characteristics:** The 7.45 acre easement is wooded with wetlands and a
- 20 stream.
- 21 **Improvements:** Unknown
- 22 **Open Space:** The dominant use of the space is as open space.
- 23





1

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1 **Name:** Ferne Peddy Preserve

2

3 **Location (Map/Lot):** Two lots are located on North Street (U29-38) and two more  
4 off Spurwink Ave adjacent to the South Portland municipal boundary (U29-29  
5 and 29A)

6



7

8 **Date of Town Ownership:** 2002, 1990, ?

9 **Type of acquisition:** Donation

10 **Deed restrictions summary:** None, unknown

11 **Public Access location:** Access for the public is available from North Street and  
12 Spurwink Ave.

13 **Street Map Grid reference:** A2

14 **Physical characteristics:** The two easterly lots equal 1.2 acres, plus land that  
15 would be added because of an adjacent street vacation. The lot is wetland. The  
16 Spurwink Ave lots (.47 acres and 2 acres) abut Trout Brook and are a  
17 combination of open field, woods, and wetland. The wetlands are part of a larger  
18 wetland and brook system, which suggests some wildlife habitat value.

19 **Improvements:** The lots west of Spurwink Ave have the Trout Brook interceptor  
20 sewer line located along the northern property boundary and a sewer  
21 maintenance building is also located adjacent to Spurwink Ave.

22 **Open Space:** The dominant use of the lot is open space, with potential wildlife  
23 habitat due to the wetland, which is part of a larger wetland complex for the lots  
24 east of Spurwink Ave. The lots to the west are predominantly for public sewer  
25 infrastructure, but also support open space.

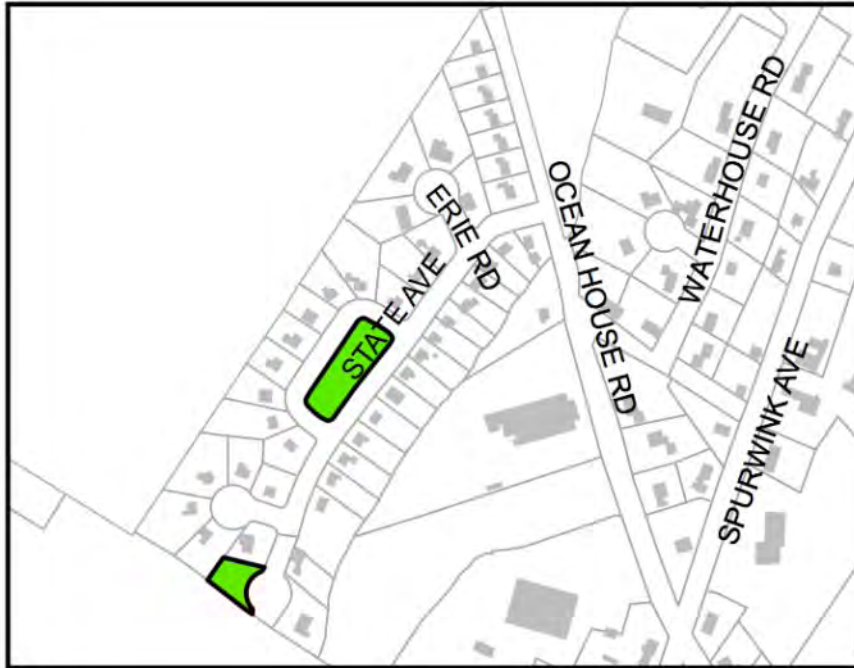
26

1 **Name:** Queen acres and State Ave

2

3 **Location (Map/Lot):** Queen acres is a central common park area located in the  
4 State Ave neighborhood (U28-59). There is also a lot at the end of State Ave (U28-  
5 33B).

6



7

8 **Date of Town Ownership:** 1972, 1980

9 **Type of acquisition:** Donation, Tax Acquired

10 **Deed restrictions summary:** None

11 **Public Access location:** Access for the public is available from State Ave.

12 **Street Map Grid reference:** B2

13 **Physical characteristics:** Queen Acres park is 20,679 sq. ft (.47 acres) and an open  
14 field. The State Ave lot is 9,578 sq. ft. (.22 acres) and deemed unbuildable due to  
15 size.

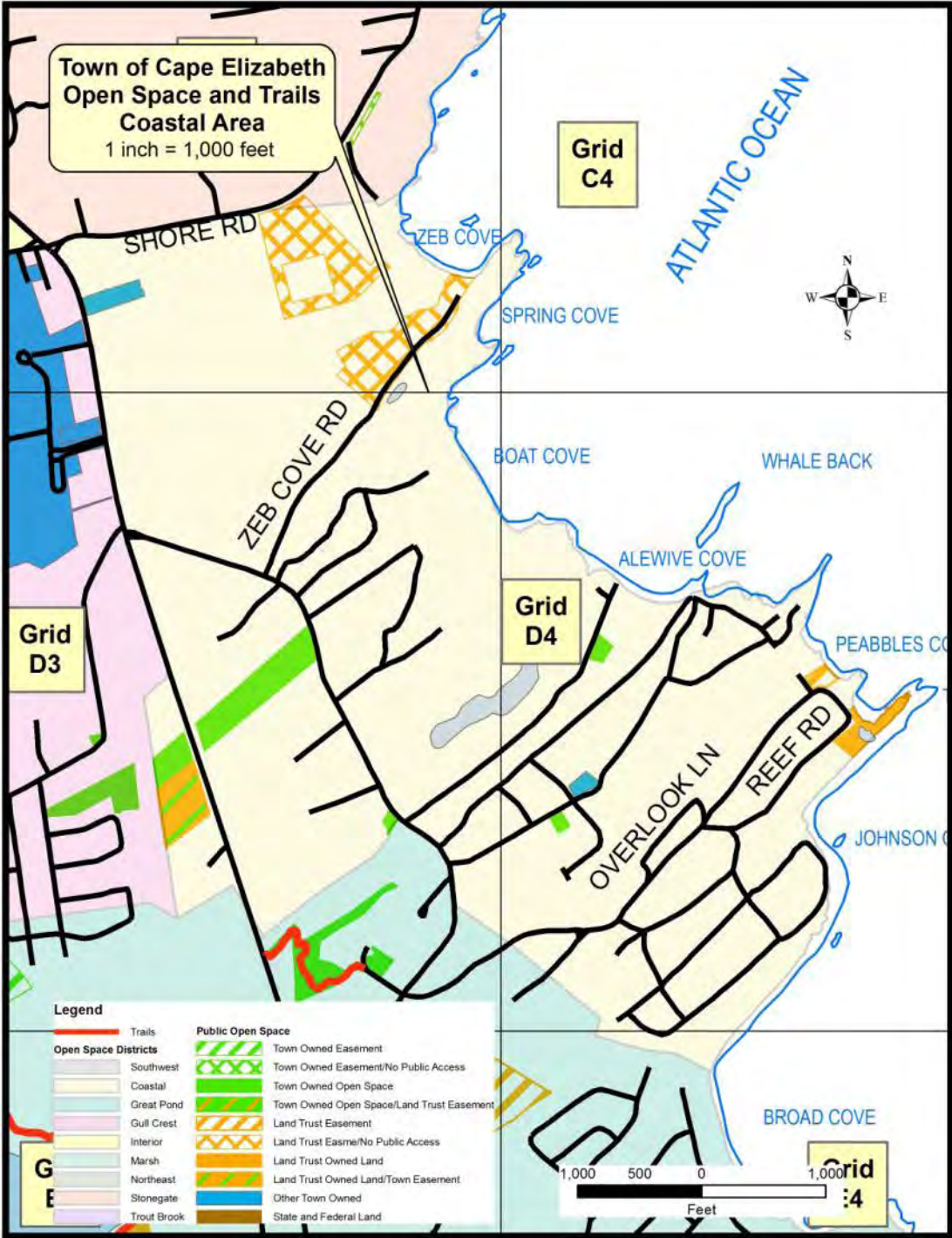
16 **Improvements:** Queen Acres park is kept mowed. There are no improvements to  
17 the State Ave lot.

18 **Open Space:** The dominant use of both spaces is open space, although Queen  
19 Acres Park can support active recreation.

20

21





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1  
2

- 1 **Name:** Alewife Brook Park
- 2
- 3 **Location (Map/Lot):** R03-2



- 4
- 5
- 6 **Date of Town Ownership:** 2004
- 7 **Type of acquisition:** Purchase from the Portland Water District
- 8 **Deed restrictions summary:** None
- 9 **Public Access location:** Access for the public is available from Old Ocean House
- 10 Rd.
- 11 **Street Map Grid reference:** D3
- 12 **Physical characteristics:** The lot is 11,000 sq. ft. (.25 acres) and is open field
- 13 extending from the road to Alewife Brook. The site provides access to monitor
- 14 and potentially in the future harvest alewives.
- 15 **Improvements:** There are no improvements on the property.
- 16 **Open Space:** The dominant use of the property is as unimproved open space.
- 17

- 1 **Name:** Alewife Cove Preserve
- 2
- 3 **Location (Map/Lot):** 34 Alewife Cove Rd (R3-3A10)



- 4
- 5 **Date of Town Ownership:** 1976
- 6 **Type of acquisition:** Tax acquired
- 7 **Deed restrictions summary:** None
- 8 **Public Access location:** Uncertain.
- 9 **Street Map Grid reference:** D4
- 10 **Physical characteristics:** The lot is .53 acres and predominantly wetland
- 11 meadow.
- 12 **Improvements:** None
- 13 **Open Space:** The dominant use of the lot is as open space, however, access to the
- 14 lot is over a private road, limiting public access.
- 15

1 **Name:** Eastfield Preserve

2

3 **Location (Map/Lot):** This lot is located on Eastfield Rd (U42-1-29)



4

5 **Date of Town Ownership:** 1995

6

6 **Type of acquisition:** Conveyance as part of a lawsuit settlement

7

7 **Deed restrictions summary:** None, but restricted per zoning and law suit  
8 decision.

9

9 **Public Access location:** Access for the public is available from Eastfield Rd.

10

10 **Street Map Grid reference:** D4

11

11 **Physical characteristics:** The lot is a wetland. It is surrounded by development  
12 and may have only limited wildlife habitat value because it is not connected to a  
13 larger wetland complex.

14

14 **Improvements:** None.

15

15 **Open Space:** The dominant use is open space.

16

1 **Name:** Davis Woods

2

3 **Location (Map/Lot):** Old Ocean House and Ocean House Rd (R2-13 and 13A)



4

5

6 **Date of Town Ownership:** 1963

7 **Type of acquisition:** donation

8 **Deed restrictions summary:** None

9 **Public Access location:** Access for the public is available from Old Ocean House  
10 and Ocean House Rd.

11 **Street Map Grid reference:** D3

12 **Physical characteristics:** This parcel is divided by Ocean House Rd. It has a total  
13 of 7.25 acres, with 5.25 acres to the east of Ocean House Rd and 2 acres to the  
14 west. It is predominantly wooded and wetland.

15 **Improvements:** There are no improvements on this lot

16 **Open Space:** The dominant use of the lot is as open space, more specifically a  
17 wooded lot.

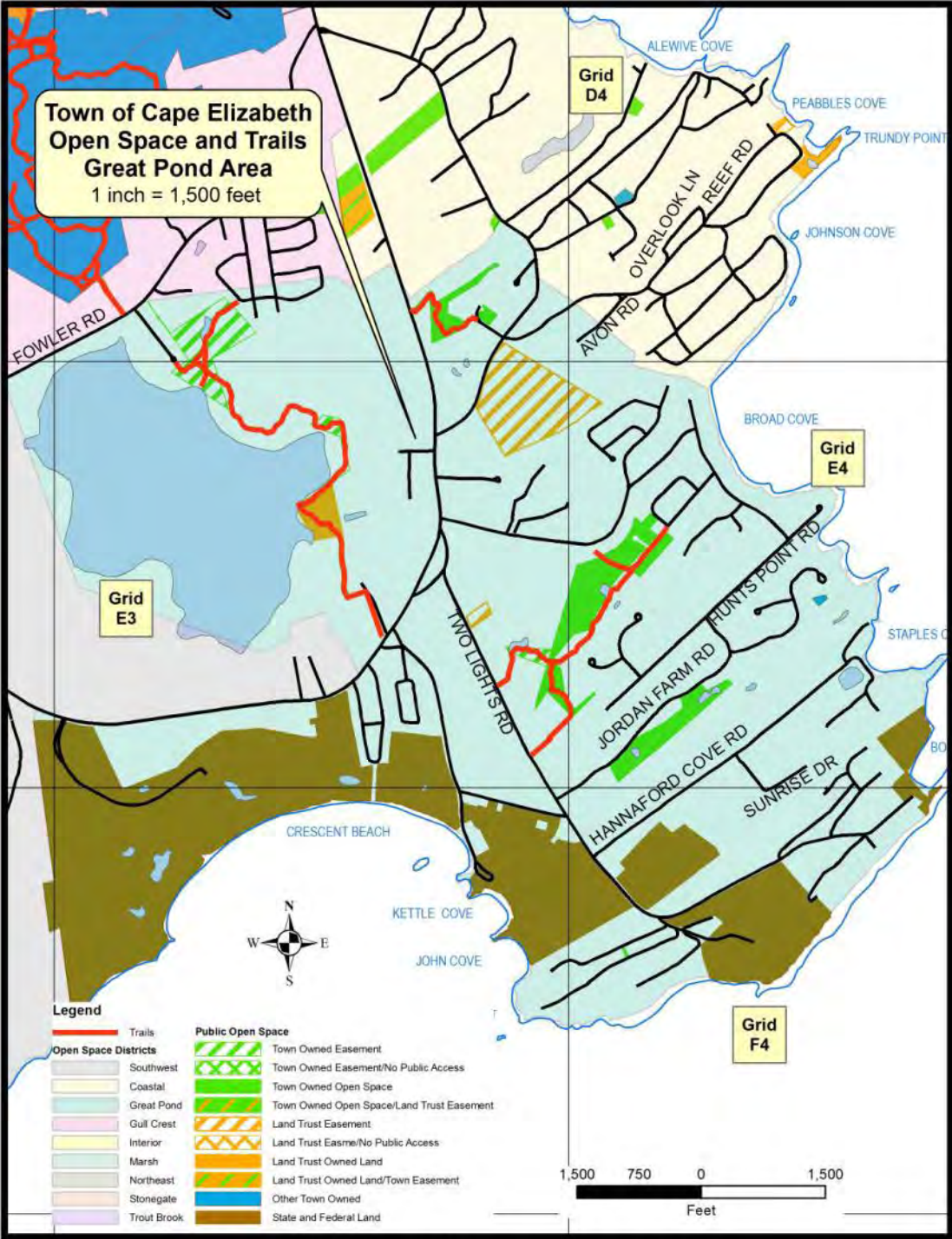
18



- 1 **Name:** Richardson-Poole Easement
- 2
- 3 **Fee owner:** Cape Elizabeth Land Trust
- 4
- 5 **Location (Map/Lot):** The easement covers a lot located on Ocean House Rd (R2-
- 6 15A)



- 7
- 8 **Date of Town Ownership:** 1994
- 9 **Type of acquisition:** donation
- 10 **Deed restrictions summary:** Preserve the property in its present state for
- 11 outdoor recreation by protecting the wooded, scenic character of that section of
- 12 Route 77. No structures are allowed, although boardwalks are permitted. Public
- 13 access is limited to daytime, non-motorized use, except that rules may be made
- 14 to allow other types of use.
- 15 **Public Access location:** Access for the public is available from Ocean House Rd.
- 16 **Street Map Grid reference:** D3
- 17 **Physical characteristics:** The lot is 3.42 acres and wooded.
- 18 **Improvements:** None
- 19 **Open Space:** The dominant use of the property is open space.
- 20

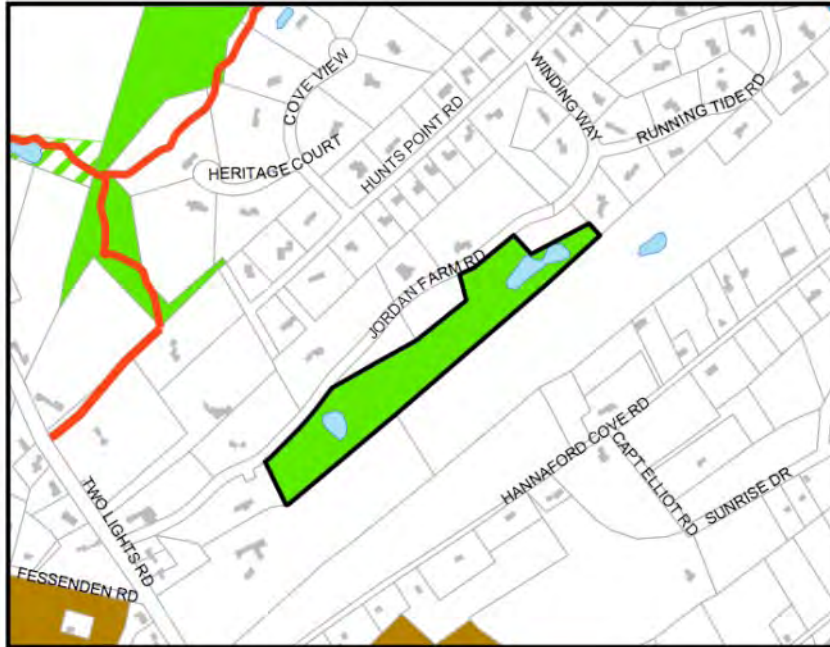


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1 **Name:** Broad Cove Preserve

2

3 **Location (Map/Lot):** The lot is located on the south side of Jordan Farm Rd (U55-  
4 7).



5

6 **Date of Town Ownership:**1991

7 **Type of acquisition:** Acquired through development review of the Highlands  
8 Subdivision.

9 **Deed restrictions summary:** The property is restricted to passive use only, such  
10 as walking, jogging, birdwatching, nature observation and shall not be used for  
11 active recreational uses, such as organized sports, playfields, bicycle  
12 tournaments, track events. No structures shall be allowed on the property, nor  
13 snowmobiles, all-terrain vehicles, motorcycles, trail bikes and all-terrain bicycles.  
14 Existing vegetation shall be preserved, except as may be necessary for paths and  
15 walkways and existing drainage patterns shall be protected.

16 **Public Access location:** Access for the public is available from Jordan Farm Rd.

17 **Street Map Grid reference:** E4

18 **Physical characteristics:** The site is 8.3 acres and almost exclusively densely  
19 vegetated wetland.

20 **Improvements:** A trail has previously been marked on the property, but not  
21 installed and maintained so that no trail currently exists.

22 **Open Space:** The dominant function of the lot is open space.

23



1 **Name:** Broad Cove Trails

2

3 **Location (Map/Lot):** This collection of lots is located at the end of Pine Ridge Rd  
 4 with access from Broad Cove Rd also available ( U36-84, 93-104) and land north  
 5 of Cove View and Heritage Court Rd.

6



7

8 **Date of Town Ownership:** 1994, 1991

9 **Type of acquisition:** Purchase (\$25,000) and acquired through development  
 10 review

11 **Deed restrictions summary:** None for the lots; the large lot is restricted to  
 12 passive use only, such as walking, jogging, birdwatching, nature observation and  
 13 shall not be used for active recreational uses, such as organized sports,  
 14 playfields, bicycle tournaments, track events. No structures shall be allowed on  
 15 the property, nor snowmobiles, all-terrain vehicles, motorcycles, trail bikes and  
 16 all-terrain bicycles. Existing vegetation shall be preserved, except as may be  
 17 necessary for paths and walkways and existing drainage patterns shall be  
 18 protected.

19 **Public Access location:** Access for the public is available from Pine Ridge Rd,  
 20 Broad Cove Rd and Two Lights Rd.

21 **Street Map Grid reference:** E4

22 **Physical characteristics:** The lots comprise 6.72 acres plus 13.9 acres, for a total of  
 23 20.62 acres, and are located in a forested wetland, which includes at least 1 pond  
 24 and a stream.

25 **Improvements:** The remains of a construction road provides a stable trail base.  
 26 Additional trails have been constructed.

27 **Open Space:** The dominant use of the land is for open space.

28

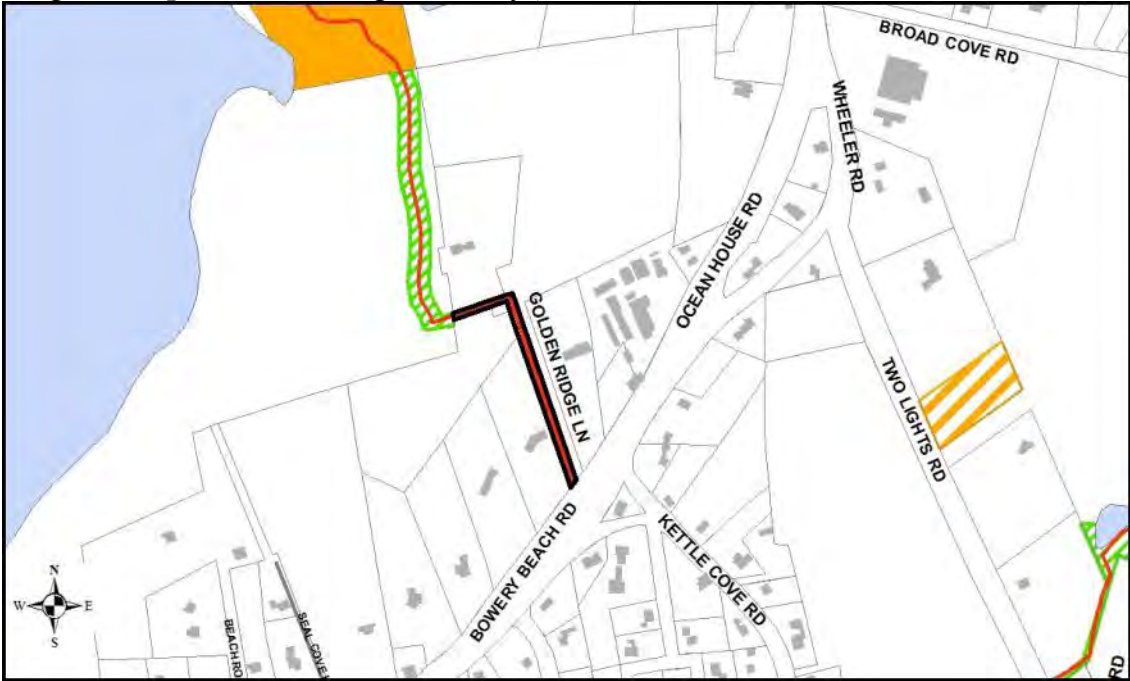
1 **Name:** Golden Ridge Pedestrian Easement

2

3 **Fee owner:** Golden Ridge LLC

4

5 **Location (Map/Lot):** The easement is located on the west side of the Golden  
6 Ridge Lane private road right-of-way(U17-50).



7

8 **Date of Town Ownership:** 2005

9 **Type of acquisition:** Development Review

10 **Deed restrictions summary:** Public Access along easement is provided.

11 **Public Access location:** Access for the public is available from Route 77 and the  
12 Great Pond Trails.

13 **Street Map Grid reference:** E3

14 **Physical characteristics:** The easement is 15,102 sq. ft. and the path is adjacent to  
15 Golden Ridge Lane and lightly wooded.

16 **Improvements:** The trail has a wood chip surface and culvert.

17 **Open Space:** The dominant use of the easement is access to the Great Pond  
18 Trails.

19



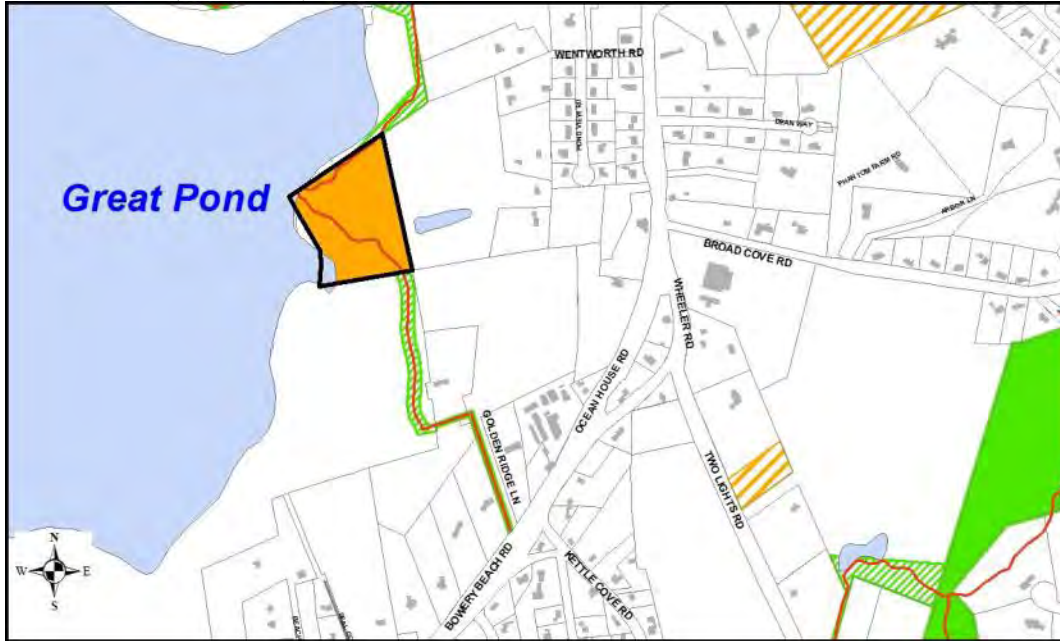
1 **Name:** Great Pond - CELT

2

3 **Fee owner:** Cape Elizabeth Land Trust

4

5 **Location (Map/Lot):** The parcel is located adjacent to Great Pond with no direct  
6 road access (U18-14C).



7

8 **Date of Easement Ownership:** 1990

9 **Type of acquisition:** Purchase

10 **Deed restrictions summary:**

11 **Public Access location:** Access for the public is available from pedestrian  
12 easements owned by the Town extending from Golden Ridge Lane and  
13 easements extending from Fenway Rd over the Great Pond trail system.

14 **Street Map Grid reference:** E3

15 **Physical characteristics:** The parcel is 5.9 acres in size and almost completely  
16 wooded. It includes a commanding overlook and views of Great Pond from the  
17 highest point adjacent to the pond.

18 **Improvements:** The parcel includes a trail section that is part of the Great Pond  
19 Trail system.

20 **Open Space:** The dominant use of the parcel is for open space.

21

1 **Name:** Great Pond Condos Easement

2

3 **Fee owner:** Great Pond Condominium Association

4

5 **Location (Map/Lot):** The easement is located northwest of Great Pond (R6-28-  
6 999).



7

8 **Date of Town Ownership:** 1984

9 **Type of acquisition:** Development Review

10 **Deed restrictions summary:** The public has the right to enter and transit the  
11 property for quiet recreational enjoyment, to construct and maintain foot trails,  
12 but not to operate motorized vehicles. The property shall be used for  
13 conservation and recreational purposes only. The cutting of standing timber is  
14 prohibited, but the removal of dead wood, clearing new growth in open fields  
15 and selective pruning is allowed.

16 **Public Access location:** Access for the public is available from a paper street off  
17 Vernon Rd and Great Pond Trails.

18 **Street Map Grid reference:** D3

19 **Physical characteristics:** The site is 9.51 acres and is a mix of wooded and open  
20 fields and includes a pond and former sand pit.

21 **Improvements:** There is a trail extending from Vernon Rd that runs alongside a  
22 pond, includes a small bridge, and connects to the Great Pond Trail system.

23 **Open Space:** The dominant use of the area is open space.

24

1 **Name:** Great Pond -Fenway Connector

2

3 **Location (Map/Lot):** The lot is located at the end of Fenway Rd (U44-35).



4

5 **Date of Town Ownership:** 2002

6 **Type of acquisition:** Donation

7 **Deed restrictions summary:** Must maintain drainage functions.

8 **Public Access location:** Access for the public is available from the end of Fenway  
9 Rd and from the Great Pond Trails.

10 **Street Map Grid reference:** E3

11 **Physical characteristics:** The land is mowed grass.

12 **Improvements:** It is maintained as a lawn.

13 **Open Space:** The dominant use of the space is as access to open space.

14

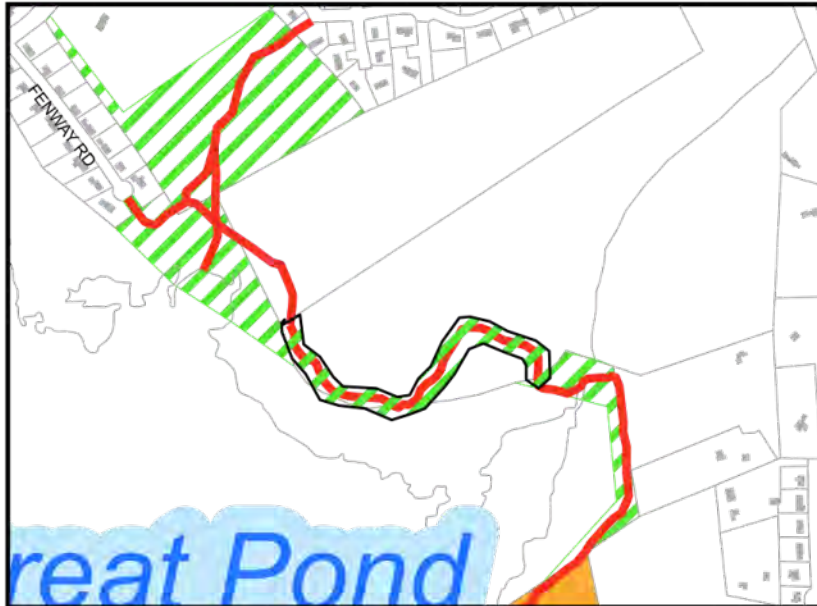
1 **Name:** Great Pond-Jordan easement

2

3 **Fee owner:** Jodie and Patricia Jordan

4

5 **Location (Map/Lot):** The easement is located on land bordering the northern  
6 shore of Great Pond (R3-2A). The easement is 15' wide and meanders along the  
7 north side of Great Pond, connecting to the Sprague easement on both ends.



8

9 **Date of Town Ownership:** 2009

10 **Type of acquisition:** Purchase

11 **Deed restrictions summary:** The right of the public to construct and maintain  
12 trails and footbridges and remove debris for the purpose of public recreation. No  
13 alcoholic beverages, fires or parking is allowed on the easement.

14 **Public Access location:** Access for the public is available from easements  
15 extending from Route 77 and from easements at the end of Fenway Rd.

16 **Street Map Grid reference:** E3

17 **Physical characteristics:** The easement is 15' wide and 1,334' in length for a total  
18 of 20,010 sq. ft. and located in a wooded area with periodic views of Great Pond.

19 **Improvements:** The trail has been cleared and includes a bridge and signage.

20 **Open Space:** The dominant use of the easement is for open space.

21

1 **Name:** Great Pond-Sprague Easement

2

3 **Fee owner:** Sprague Corporation

4

5 **Location (Map/Lot):** The easement extends from the area abutting the end of  
6 Fenway Rd to the Glew property and then also from Alewife Brook to Golden  
7 Ridge Lane, off Route 77 (R6-29)



8

9 **Date of Town Ownership:** 1983, partial replacement in 2009

10 **Type of acquisition:** Development review

11 **Deed restrictions summary:** The public has the right to travel by foot over and  
12 across property, provided that no motorized or mechanized vehicles or  
13 snowmobiles shall be permitted. Construction and maintenance of public  
14 pathways is permitted. Grantee may make minor improvements to trail system  
15 and may make major improvements, such as a pile mounted dock system with  
16 the approval of grantor. The most westerly portion adjacent to Fenway Rd  
17 includes boat storage and access provisions.

18 **Public Access location:** Access for the public is available from Route 77 and  
19 Fenway Rd

20 **Street Map Grid reference:** E3

21 **Physical characteristics:** The easement area is predominantly wooded, with  
22 some sandy areas and many view of Great Pond, Alewife Brook and their  
23 associated wetlands. Great Pond is rated high value for wildlife habitat. The  
24 easement including boat storage and access is 5 acres, more or less. The Alewife  
25 Brook section is 1.6 acres, more or less.

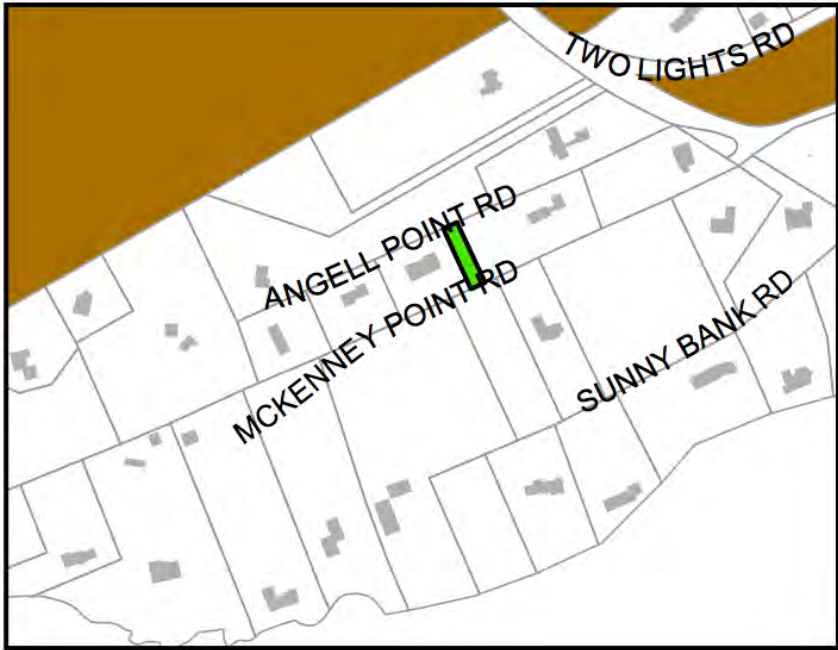
26 **Improvements:** The easement include a well-developed trail system, including  
27 stone steps and a boardwalk along the water's edge of Great Pond and a seasonal  
28 boat rack facility within walking distance to a sandy boat launch area.

29 **Open Space:** The dominant use of the area is for open space and recreational,  
30 including the best town freshwater boat access.

31



- 1 **Name:** McKenney Point Park
- 2
- 3 **Location (Map/Lot):** The lot is located on McKenney Point Rd (U41-9).



- 4
- 5 **Date of Town Ownership:** 1969
- 6 **Type of acquisition:** Tax Acquired
- 7 **Deed restrictions summary:** None
- 8 **Public Access location:** Uncertain
- 9 **Street Map Grid reference:** F4
- 10 **Physical characteristics:** The site is 4,653 sq. ft.
- 11 **Improvements:**
- 12 **Open Space:** The dominant use is open space.
- 13

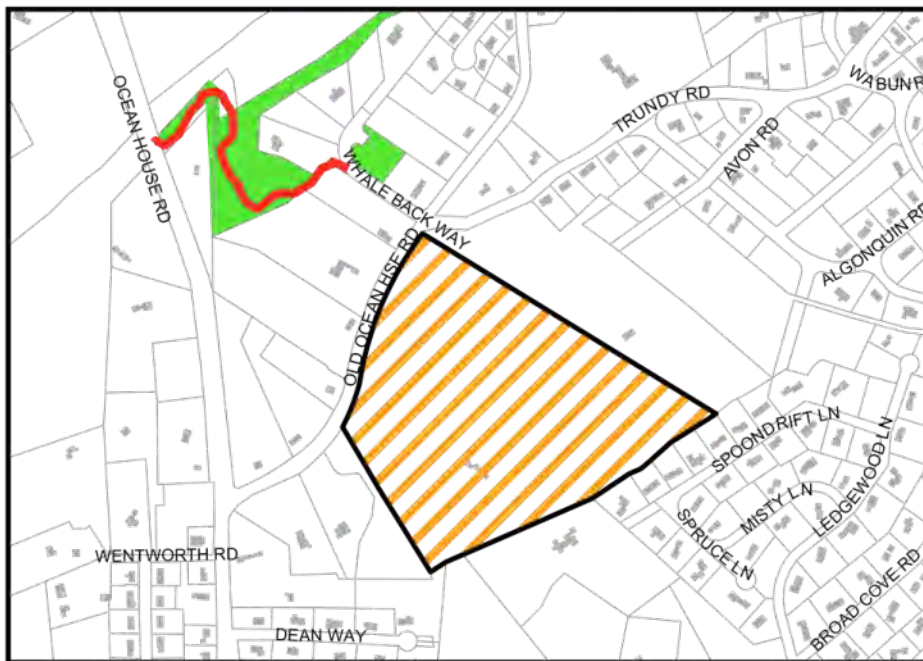
1 **Name:** Turkey Hill Farm Easement - CELT

2

3 **Fee owner:** Turkey Hill Farm LLC

4

5 **Location (Map/Lot):** The property is located at the corner of Old Ocean House  
6 Rd and Trundy Rd (R3-20).



7

8 **Date of Easement Ownership:** 2009

9 **Type of acquisition:** Donation

10 **Deed restrictions summary:** The intent of the easement is (1) to protect the use of  
11 the property by the public for hiking, nature observation, cross-country skiing,  
12 and low-impact recreation, (2) to preserve the natural, scenic and ecological  
13 features, and (3) preserve agricultural, environment educational and forestry  
14 activities.

15 **Public Access location:** Access for the public is available from Old Ocean House  
16 Rd. This property is located across the street from Whaleback Way, which  
17 includes Town owned open space and trail connections.

18 **Street Map Grid reference:** E2

19 **Physical characteristics:** The easement covers 23.69 acres of the 25 acre site and is  
20 a combination of open fields and woods.

21 **Improvements:** The parcel includes a working farm with related accessory  
22 buildings.

23 **Open Space:** The dominant use of the space is agriculture and education, with  
24 open space as a subordinate use.

25

1 **Name:** Two Lights-Pond Pedestrian Easement

2

3 **Fee owner:** Peter and Pam Mullin

4

5 **Location (Map/Lot):** The pedestrian easement is located on the east side of the lot  
6 located at 44 Two Lights Rd (U37-5-3).



7

8 **Date of Town Ownership:** 1988 (Third party enforcement rights, easement  
9 holder is Cape Elizabeth Land Trust)

10 **Type of acquisition:** Development Review

11 **Deed restrictions summary:** The purpose of the easement is to foster responsible  
12 conservation practices while permitting passive recreational uses. The public has  
13 the right to use the property for day hiking and skiing and other forms of passive  
14 outdoor recreation during the hours of sunrise to sunset, to establish and relocate  
15 appropriate pedestrian footpaths throughout the property. The public may use  
16 small, soft-treaded motorized vehicles on the property when necessary to  
17 exercise the easement rights, however, the property shall be used for passive,  
18 non-motorized recreational and conservation purposes only.

19 **Public Access location:** Access for the public is available from Two Lights Rd  
20 and the Broad Cove Trails.

21 **Street Map Grid reference:** E3

22 **Physical characteristics:** The easement is 15' wide 374' long equalling  
23 approximately 5,610 sq. ft and is in a wooded and wetland area.

24 **Improvements:** The land owners have installed a wire fence along separating  
25 the easement from the remainder of their lot.

26 **Open Space:** The dominant use of the space is as open space and as part of the  
27 lawn area and secondary access of the abutting land owner (Hollidge).

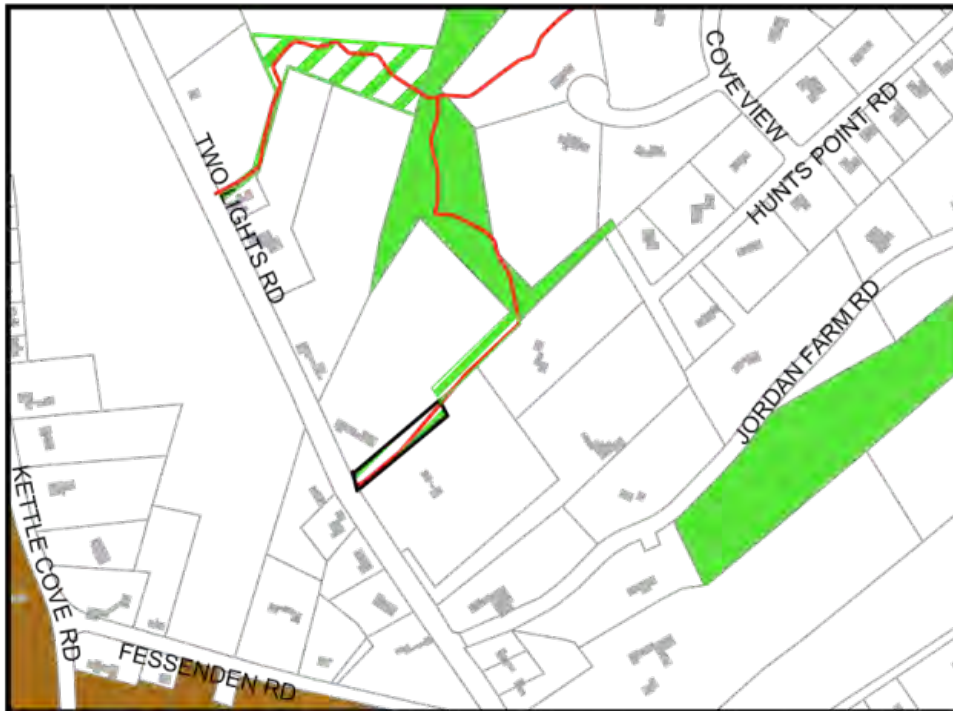
28

- 1 **Name:** Two Lights-Sullivan Pedestrian Easement
- 2
- 3 **Fee owner:** Louise Sullivan
- 4
- 5 **Location (Map/Lot):** The easement is located on the east side of the lot located at
- 6 72 Two Lights Rd (U39-3)



- 7
- 8 **Date of Town Ownership:** 2002
- 9 **Type of acquisition:** Donation
- 10 **Deed restrictions summary:** The purpose of the easement is to provide access
- 11 over and across the property for walking, jogging, skiing hiking and sightseeing,
- 12 as well as to provide access for general education activities. No structure other
- 13 than pathways, boardwalks, steps and signs approved for marking by the Cape
- 14 Elizabeth greenbelt shall be erected or located and no fires are allowed at any
- 15 time.
- 16 **Public Access location:** Access for the public is available from Two Lights Rd
- 17 and the Broad Cove Trails
- 18 **Street Map Grid reference:** E3
- 19 **Physical characteristics:** The easement is 20' wide and approximately 340' long
- 20 for a total of 6,805 sq. ft., more or less. The easement consists of open field and
- 21 dense scrub wetland.
- 22 **Improvements:** The easement is periodically mowed.
- 23 **Open Space:** The dominant use of the easement is open space.
- 24

- 1 **Name:** Two Lights-Pillsbury Pedestrian Easement
- 2
- 3 **Fee owner:** Graham and Susan Pillsbury
- 4
- 5 **Location (Map/Lot):** The easement is located on the western side of the lot
- 6 located at 76 Two Lights Rd (U39-4-1)



- 7
- 8 **Date of Town Ownership:** 2002
- 9 **Type of acquisition:** Donation
- 10 **Deed restrictions summary:** The purpose of the easement is to provide access
- 11 over and across for public recreational activities such as walking, jogging, skiing,
- 12 hiking, sightseeing and harvesting and gathering of forest products as well as
- 13 general education activities. No structures other than boardwalks, steps and
- 14 signs approved for marking by the Cape Elizabeth greenbelt shall be erected and
- 15 no fires or motorized or mechanized vehicles are allowed.
- 16 **Public Access location:** Access for the public is available from the Two Lights
- 17 Sullivan Pedestrian Easement and the Broad Cove Trails.
- 18 **Street Map Grid reference:** E3
- 19 **Physical characteristics:** The easement is 15' wide, approximately 368' long and
- 20 contains 5,498 sq. ft, more or less. The easement is located in a dense
- 21 scrub/wetland area.
- 22 **Improvements:** A path is periodically mowed.
- 23 **Open Space:** The dominant use of the easement is for open space.
- 24



1 **Name:** Two Lights-St. Bart's Pond Easement

2

3 **Fee owner:** Sangamon Associates

4

5 **Location (Map/Lot):** The easement is located at the rear (southeast corner) of a lot  
6 on Broad Cove Rd (U37-4-1).



7

8 **Date of Town Ownership:** 1999

9 **Type of acquisition:** Development Review

10 **Deed restrictions summary:** The recreational trail easement includes the right to  
11 construct and maintain a boardwalk. If the boardwalk falls into disrepair, the  
12 grantor reserves the right to either repair the boardwalk or extinguish the  
13 easement and allow the land to revert to its former condition.

14 **Public Access location:** Access for the public is available from the Two Lights Rd  
15 Pond easement and from the Broad Cove Trails.

16 **Street Map Grid reference:** E3

17 **Physical characteristics:** The easement is 74,150 sq. ft and a forested wetland  
18 including a pond.

19 **Improvements:** The easement includes a rustic boardwalk system over wetlands  
20 and a footbridge over one end of the pond.

21 **Open Space:** The dominant use of the easement is for open space.

22

1 **Name:** Whaleback Trails

2

3 **Location (Map/Lot):** The property includes two lots, both with access from  
4 Whaleback Ridge Rd. The larger lot extends to Route 77 (R3-17A).

5

6 UPDATE MAP



7

8 **Date of Town Ownership:** 2001

9 **Type of acquisition:** The property was acquired through development review of  
10 the Whaleback Ridge Subdivision.

11 **Deed restrictions summary:** The property is restricted to passive use such as  
12 walking, jogging, hiking, sightseeing, bird watching, harvesting and gathering  
13 forest products and general education. No buildings or significant improvements  
14 shall be constructed except boardwalks, steps, and signs for the greenbelt.  
15 Snowmobiles, all-terrain vehicles, motorcycles, trail bikes are not permitted.

16 **Public Access location:** Access for the public is available Whaleback Way and  
17 Ocean House Rd.

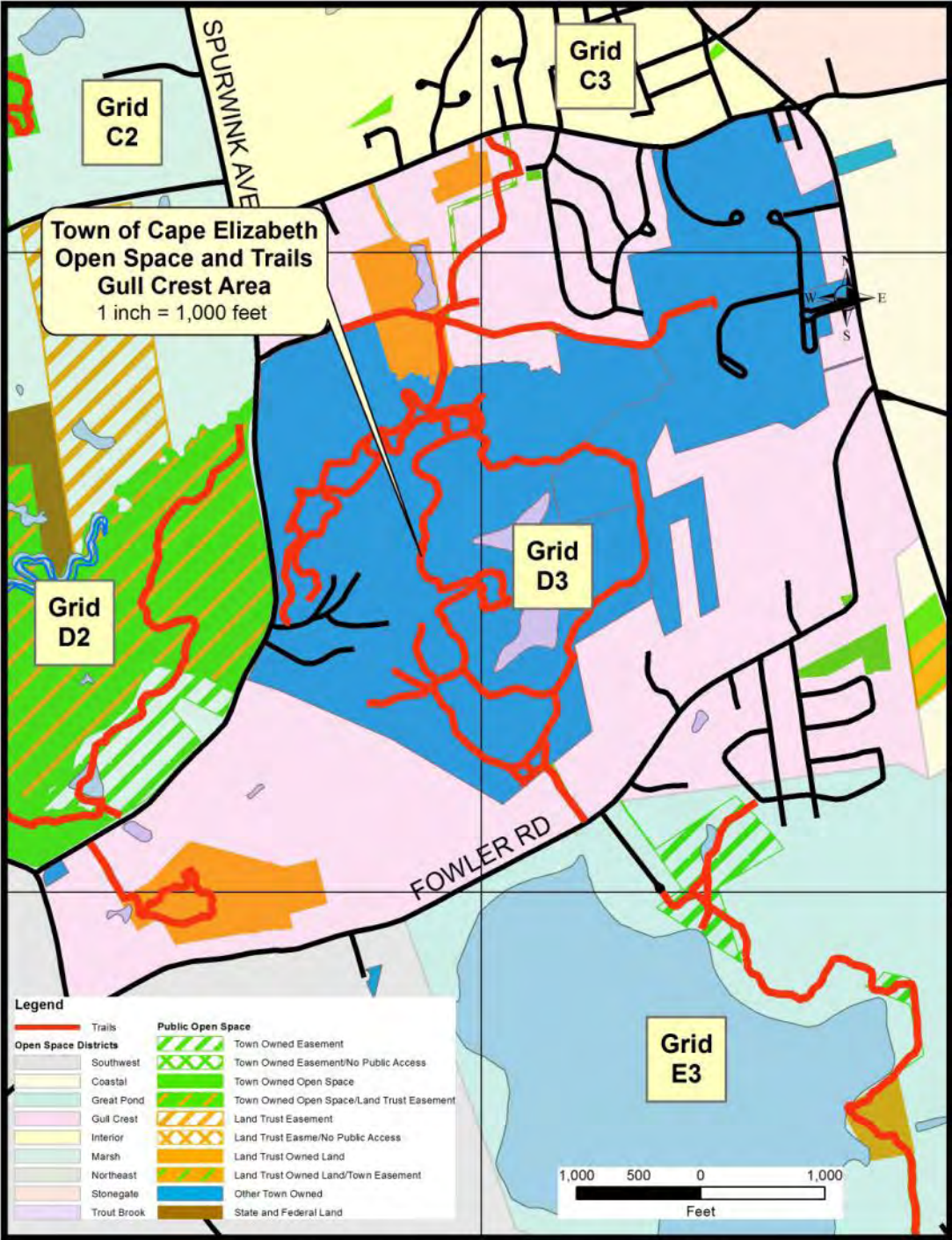
18 **Street Map Grid reference:** D3

19 **Physical characteristics:** The site includes 2 parcels totaling 5.2 acres. The .63  
20 acre lot has frontage only on Whaleback Way and the 4.63 acre lot extends from  
21 across the street of the first parcel to Route 77. Both lots are heavily vegetated  
22 with dense shrubs. The larger of the two lots also includes a wooded area, views  
23 of a medium size stream and wetlands heavily used by deer.

24 **Improvements:** The larger lot has a trail that extends from Whaleback Way to  
25 Route 77. The Route 77 end of the trail is steeply sloped up to Route 77.

26 **Open Space:** The dominant use of the land is open space.

27



Prepared by the Planning Office 5/5/2011

1  
2

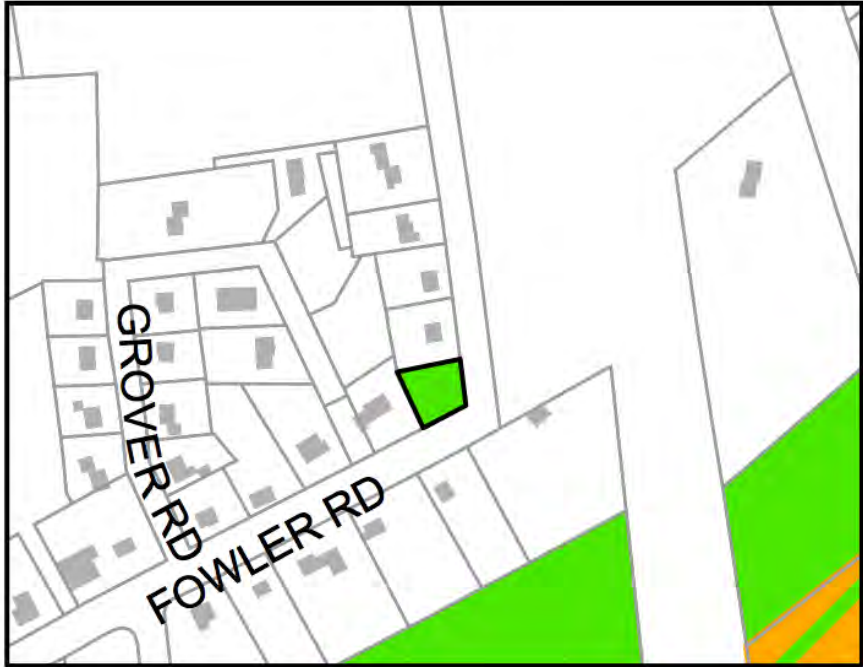


1 **Name:** Fowler Rd Connector Pedestrian Easement  
 2  
 3 **Fee owner:** Robert and Becky Malley  
 4  
 5 **Location (Map/Lot):** The easement is located on the east side of the lot located at  
 6 183 Fowler Rd.  
 7



8  
 9 **Date of Town Ownership:** 2003  
 10 **Type of acquisition:** Purchase  
 11 **Deed restrictions summary:** The purpose of the easement is to provide access  
 12 over and across for public recreational activities such as walking, jogging, skiing,  
 13 hiking, and sightseeing, as well as general education activities. No motorized  
 14 vehicles are allowed.  
 15 **Public Access location:** Access for the public is available from Fowler Rd and  
 16 Gull Crest  
 17 **Street Map Grid reference:** D3  
 18 **Physical characteristics:** The easement is 15' wide by 520' long for a total of 7,793  
 19 sq. ft. and a mowed lawn.  
 20 **Improvements:** The easement is maintained as lawn.  
 21 **Open Space:** The dominant use is access to Gull Crest adjacent to a private lawn.  
 22

- 1 **Name:** Fowler Rd corner lot
- 2
- 3 **Location (Map/Lot):** The lot is located on the inside corner of Fowler Rd, north of
- 4 Grover Rd



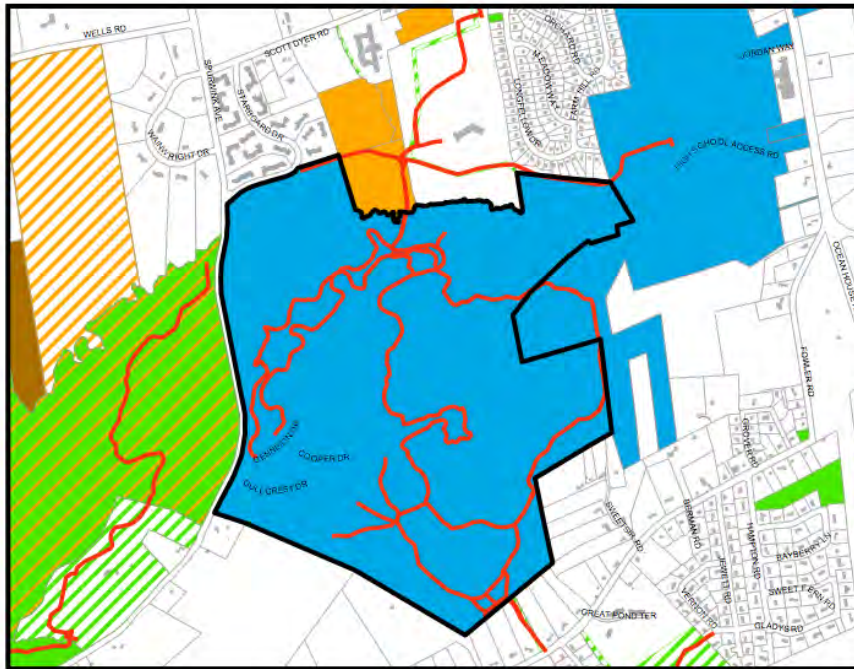
- 5
- 6 **Date of Town Ownership:** 1983
- 7 **Type of acquisition:** Purchase
- 8 **Deed restrictions summary:** None
- 9 **Public Access location:** Access for the public is available from Fowler Rd.
- 10 **Street Map Grid reference:** D3
- 11 **Physical characteristics:** The lot is 8,006 sq. ft. (.18) acres and an open field. Its
- 12 location could benefit the possible construction of a sidewalk on Fowler Rd in the
- 13 future.
- 14 **Improvements:** None
- 15 **Open Space:** The primary use of the lot is as open space, especially as a refuge
- 16 from the road for pedestrians walking Fowler Rd.
- 17



1 **Name:** Gull Crest

2

3 **Location (Map/Lot):** R5-10



4

5

6 **Date of Town Ownership:** 1998 (Gull Crest Farm), but also includes easterly  
7 portion of old Poor Farm.

8 **Type of acquisition:** Purchase and donation

9 **Deed restrictions summary:** None

10 **Public Access location:** Access for the public is available from Gull Crest Drive,  
11 Cooper Drive and Spurwink Ave.

12 **Street Map Grid reference:** D2

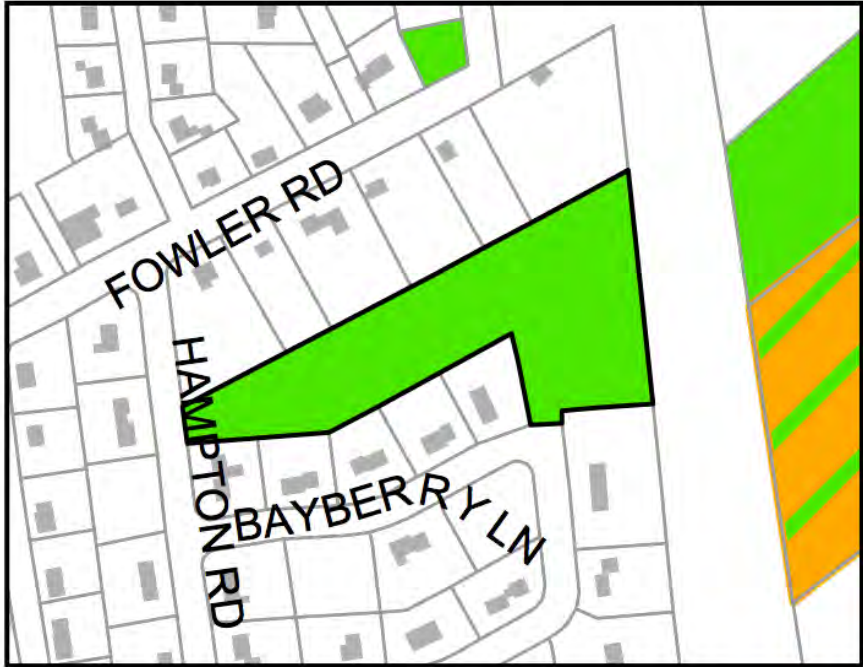
13 **Physical characteristics:** The site 177.65 acres and includes all types of land  
14 characteristics from wetlands to promontories.

15 **Improvements:** The site includes significant public facility investment, including  
16 a sewer treatment plant, town recycling center and Public Works Garage. There  
17 is an existing road network and parking areas to support these functions, plus an  
18 athletic field. The back portion of the lot includes an extensive trail and  
19 boardwalk system.

20 **Open Space:** The dominant use of the entire site is public works, including the  
21 public works garage, the sewer treatment plant and the town recycling center  
22 (located next to the old dump). The subordinate use is as open space, including  
23 an extensive trail network, a nordic trail course, an athletic field and community  
24 garden.

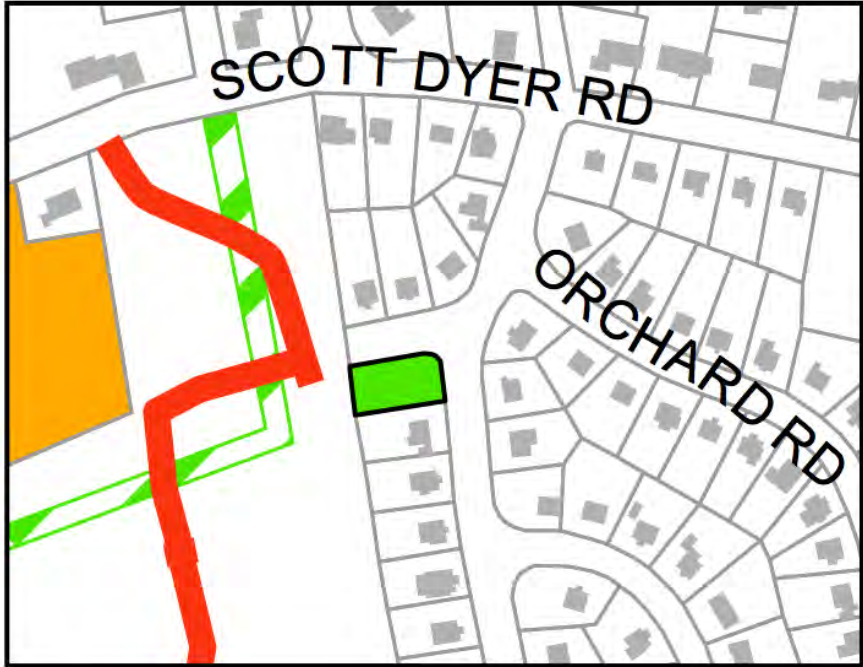
25

- 1 **Name:** Hampton Preserve
- 2
- 3 **Location (Map/Lot):** The lot is located at the rear of lots on Hampton and
- 4 Bayberry Lane (U19-6B).



- 5
- 6 **Date of Town Ownership:** pre-1985
- 7 **Type of acquisition:** Unknown
- 8 **Deed restrictions summary:** Unknown
- 9 **Public Access location:** Access for the public is available from Hampton Rd.
- 10 **Street Map Grid reference:** D3
- 11 **Physical characteristics:** The lot is 34,745 sq. ft.
  - 12 •Size
  - 13 •Wooded
  - 14 •Open field
  - 15 •Wetland
  - 16 •Water bodies/views
  - 17 •Wildlife habitat
- 18 **Improvements:**
- 19 **Open Space:** Dominant/Subordinate
- 20

1 **Name:** Longfellow Park  
2  
3 **Location (Map/Lot):** This lot is located at the corner of Longfellow Drive (U21-  
4 64).



5  
6 **Date of Town Ownership:** 1946  
7 **Type of acquisition:** Donation  
8 **Deed restrictions summary:** None  
9 **Public Access location:** Access for the public is available from Longfellow Drive.  
10 **Street Map Grid reference:** C3  
11 **Physical characteristics:** The site is 6,753 sq. ft. and an open area.  
12 **Improvements:** None  
13 **Open Space:** Dominant  
14

1 **Name:** Runaway Farm

2

3 **Fee owner:** Cape Elizabeth Land Trust

4

5 **Location (Map/Lot):** Runaway farm is located on Spurwink Ave across from the  
6 Spurwink Church and Riverside Cemetery (U43-8-5).



7

8 **Date of Ownership:** 1988

9 **Type of acquisition:** Donation through development review

10 **Deed restrictions summary:** None

11 **Public Access location:** Access for the public is available from Spurwink Ave.

12 **Street Map Grid reference:** D2

13 **Physical characteristics:** The site is 19.3 acres and a combination of woods, open  
14 fields and wetlands.

15 **Improvements:** There is a loop trail on the property.

16 **Open Space:** The dominant use of the land is for open space.

17



1 **Name:** School campus

2

3 **Location (Map/Lot):** The school campus extends from Scott Dyer Rd to Ocean  
4 House Rd (U21-12).



5

6 **Date of Town Ownership:** 1930, 1954, 1985

7 **Type of acquisition:** Purchase

8 **Deed restrictions summary:** None

9 **Public Access location:** Access for the public is available Ocean House Rd and  
10 Scott Dyer Rd.

11 **Street Map Grid reference:** C3, D3

12 **Physical characteristics:** The total school campus parcel is 64.8 acres and extends  
13 into the Spurwink Marsh. For the purpose of calculating the Open Space impact  
14 fee, 40 acres is considered open space. Much of this open space is wetland and  
15 connects to Gull Crest and the Spurwink Marsh.

16 **Improvements:** The entire school campus includes 3 school structures, the  
17 community pool, several parking lots, an internal road system, Hannaford Field,  
18 Holman Baseball field, Capano softball field, Rey Moulton baseball field, a  
19 multipurpose field, 3 Tennis Courts, 2 playgrounds, an outdoor track and the  
20 town center greenbelt trail.

21 **Open Space:** The dominant use of the site is for public education and open space  
22 is a subordinate use.

23



1 **Name:** Scott Dyer Rd Connector Easement

2

3 **Fee owner:** Health Care Property Investors, Inc.

4

5 **Location (Map/Lot):** The pedestrian easements are located on property at 78  
6 Scott Dyer Rd (R5-2). One easement extends along the sewer line at the rear of  
7 the property. Another easement extends from Scott Dyer Rd toward the sewer  
8 line and the Town Center Trail. The third easement connects to Longfellow  
9 Drive.

10



11

12 **Date of Town Ownership:** 1999

13

14 **Type of acquisition:** Donation through development review

15

16 **Deed restrictions summary:** The easements shall be used for conservation and  
17 recreational purposes. No structures of any kind are allowed. The public is  
18 allowed to walk and ski on the trails. No motorized vehicles are allowed.

19

20 Domestic animals must be accompanied by the owner, and leashed or under  
21 voice control. Pet waste must be removed. Grantor may relocate easements.

22

23 **Public Access location:** Access for the public is available from Scott Dyer Rd,  
24 Longfellow Drive and the Town Center Trail.

25

26 **Street Map Grid reference:** C/D 2

27

28 **Physical characteristics:** Most of the easement area is encumbered with RP2  
29 wetlands in open fields. There are also some transitional woodlands and  
30 glimpses of the Spurwink Marsh.

31

32 **Improvements:** Some trail fragments exist that connect to the Town Center Trail.  
33 The Village Crossings facility has previously agreed to allow visitors to park in  
34 the existing parking lot.

35

36 **Open Space:** The dominant use of the property is the Village Crossings Assisted  
37 Living facility with open space as a subordinate use.

38

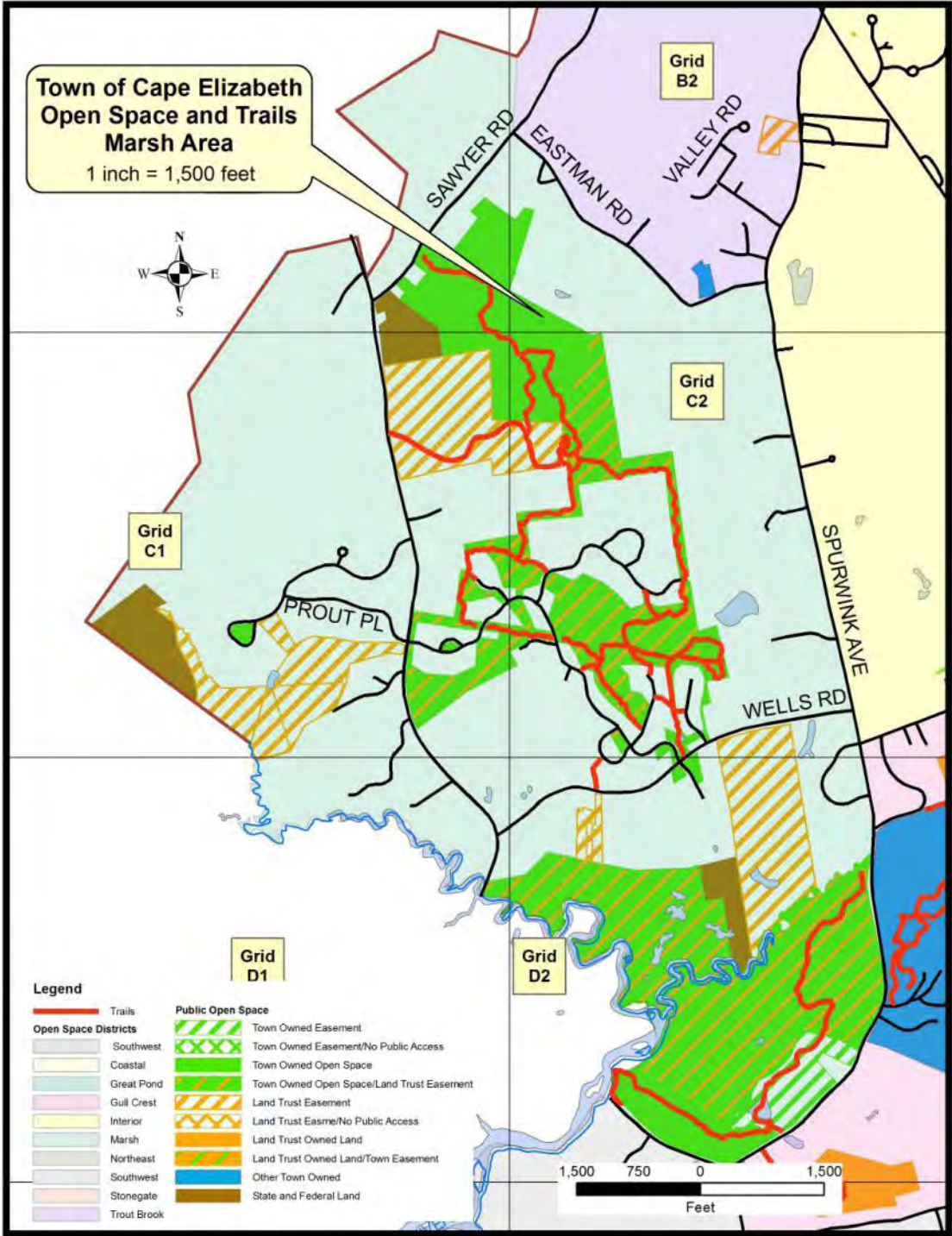
39

40

- 1 **Name:** Scott Dyer Rd-CELT
- 2
- 3 **Fee owner:** Cape Elizabeth Land Trust
- 4
- 5 **Location (Map/Lot):** Four parcels are located on the southern side of Scott Dyer Rd
- 6 **Rd(U35-37, U45-4A, U45-7, U45-9)**



- 7
- 8 **Date of Ownership:** 1990, 1990, 1993, 1987
- 9 **Type of acquisition:** Donation as part of development review, except for the last
- 10 parcel which was donation.
- 11 **Deed restrictions summary:** "As a condition of this conveyance, ...the land
- 12 herein conveyed shall never be developed and is to be used for the common
- 13 benefit of the Inhabitants of the Town of Cape Elizabeth."
- 14 **Public Access location:** Access for the public is available from Scott Dyer Rd and
- 15 the Town Center Trail.
- 16 **Street Map Grid reference:** C2/D2
- 17 **Physical characteristics:** The sites are predominantly forested and wet meadow
- 18 wetlands and a total of 13.23 acres.
- 19 **Improvements:** None, except for the parcels adjacent to the Town Center Trail
- 20 **Open Space:** The dominant use of the lot is as open space.
- 21



Prepared by the Planning Office 5/5/2011

1  
2



1 **Name:** Autumn Tides Park

2

3 **Location (Map/Lot):** The lot is located at the corner of Autumn Tides Rd and  
4 Wells Rd (R5-33).

5

6 **Map insert:**

7



8

9 **Date of Town Ownership:** 2005

10 **Type of acquisition:** Development Review

11 **Deed restrictions summary:** Activities limited to passive use of the property  
12 such as walking, jogging, hiking, sightseeing, bird watching and harvesting or  
13 gathering forest products as well as general educational activities. Snowmobiles,  
14 ATVs, motorcycles are prohibited.

15 **Public Access location:** Access for the public is available from Wells Rd and  
16 Autumn Tides Rd.

17 **Street Map Grid reference:** D2

18 **Physical characteristics:** The lots total 1.46 acres in size and is open field with  
19 distant views of the Spurwink Marsh

20 **Improvements:** None

21 **Open Space:** Dominant/Subordinate

22

1 **Name:** Cross Hill Trails

2

3 **Location (Map/Lot):** This park includes the lands around the Cross Hill  
4 neighborhood (U58-1-2, U58-34, 35, 36; U59-35, 36, 37; U60-21)



5

6

7 **Date of Town Ownership:** 2007

8

9 **Date of Town Ownership:** 2000, 2007 (U58-1-2)

10 **Type of acquisition:** Acquired through development review.

11 **Deed restrictions summary:** Snowmobiles not allowed except for maintenance.  
12 No buildings, but boardwalks and bridges allowed for trails.

13 **Public Access location:** Access for the public is available from Cross Hill Rd,  
14 Apple Tree Lane, Hawthorne Rd, Steeplebush Rd and Tiger Lily Lane.

15 **Street Map Grid reference:** C2

16 **Physical characteristics:** The lots comprise 105.8 acres and is mostly wooded and  
17 includes forested wetlands and a pond. The area provides habitat for wildlife.

18 **Improvements:** The parcels include greenbelt trails, foot bridges and  
19 boardwalks.

20 **Open Space:** The dominant use of the land is as open space.

21



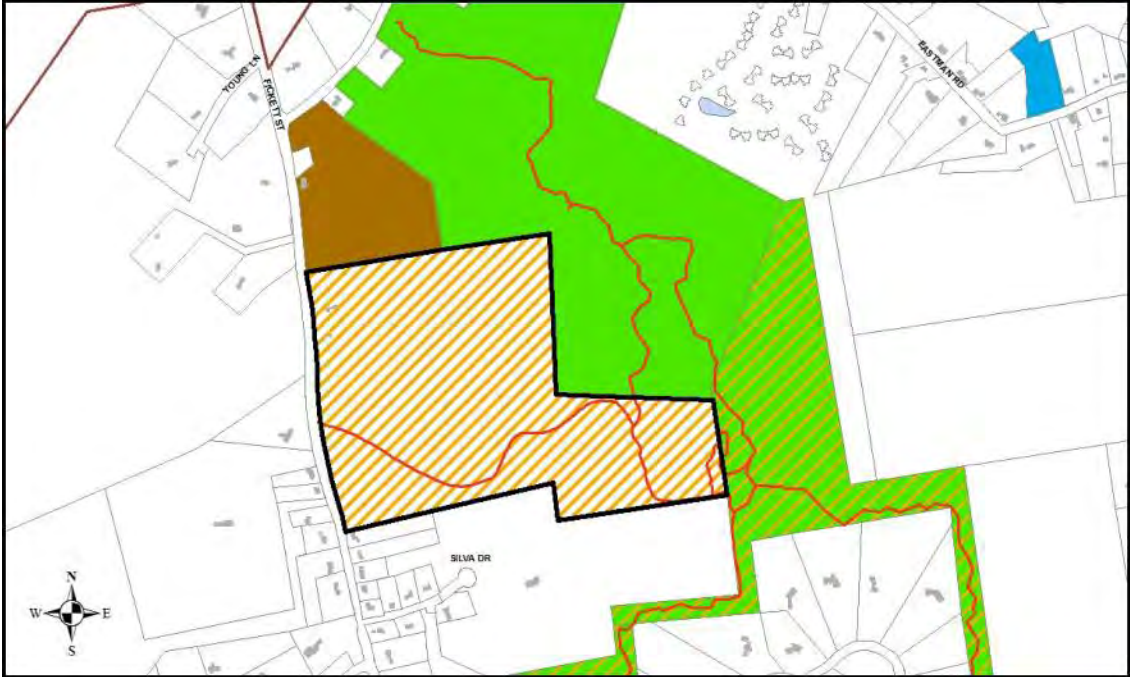
1 **Name:** Dyer-Hutchinson Easement - CELT

2

3 **Fee owner:** James C. Cox

4

5 **Location (Map/Lot):** The property is located on Sawyer Rd and abuts Winnick  
6 Woods, the Cross Hill Trails and the IF&W Federal land (R4-54)



7

8 **Date of Easement Ownership:** 1993

9 **Type of acquisition:** Donation

10 **Deed restrictions summary:**

11 **Public Access location:** Access for the public is available from Sawyer Rd, and  
12 also from the town owned trails at Winnick Woods and Cross Hill.

13 **Street Map Grid reference:** C1

14 **Physical characteristics:** The easement covers all but 2 acres of a 47.5 acre lot.  
15 The site is a combination of woods and a Christmas Tree farm, and also includes  
16 a stream.

17 **Improvements:** A trail for public use is located on the site, as well as a 2 space  
18 parking lot. The site also includes a Christmas Tree farm with accessory  
19 structures.

20 **Open Space:** The dominant use of the space is for agriculture with open space as  
21 a subordinate use.

22

1 **Name:** Harmon/Joy Easement - CELT

2

3 **Fee owner:** Ed MacColl

4

5 **Location (Map/Lot):** The property is located on the south side of Wells Rd and  
6 across the street from the connector to the Cross Hill Trail System.



7

8 **Date of CELT Ownership:** 1988

9 **Type of acquisition:** Donation

10 **Deed restrictions summary:** The public has the right to use the property for day  
11 hiking and cross country skiing. The property shall be used for passive, non-  
12 motorized, recreational and conservation purposes only.

13 **Public Access location:** Access for the public is available from Wells Rd.

14 **Street Map Grid reference:** D2

15 **Physical characteristics:** The easement is 1.3 acres in size and located on sloping  
16 terrain that includes salt water marsh.

17 **Improvements:** None

18 **Open Space:** The dominant use of the land is open space.

19

1 **Name:** Leighton Farm Trails

2

3 **Location (Map/Lot):** The Leighton Farm open space is located adjacent to  
4 Leighton Farm Rd and Wells Rd (R05-32).



5

6 **Date of Town Ownership:** 2003

7 **Type of acquisition:** The open space was acquired through development review.

8 **Deed restrictions summary:** The property is restricted to passive use such as  
9 walking, jogging, hiking sightseeing bird watching, harvesting of forest products  
10 and general education activities. No buildings are allowed, except for  
11 boardwalks, steps, and signs for the greenbelt. No snowmobiles, all-terrain  
12 vehicles, motorcycles or trail bikes are allowed.

13 **Public Access location:** Access for the public is available from Leighton Farm Rd  
14 and Wells Rd.

15 **Street Map Grid reference:** C2

16 **Physical characteristics:** The lot is 6.84 acres in size and wooded, except for the  
17 area surrounding the pond/detention area. At the high point, some glimpse of  
18 the ocean may be possible.

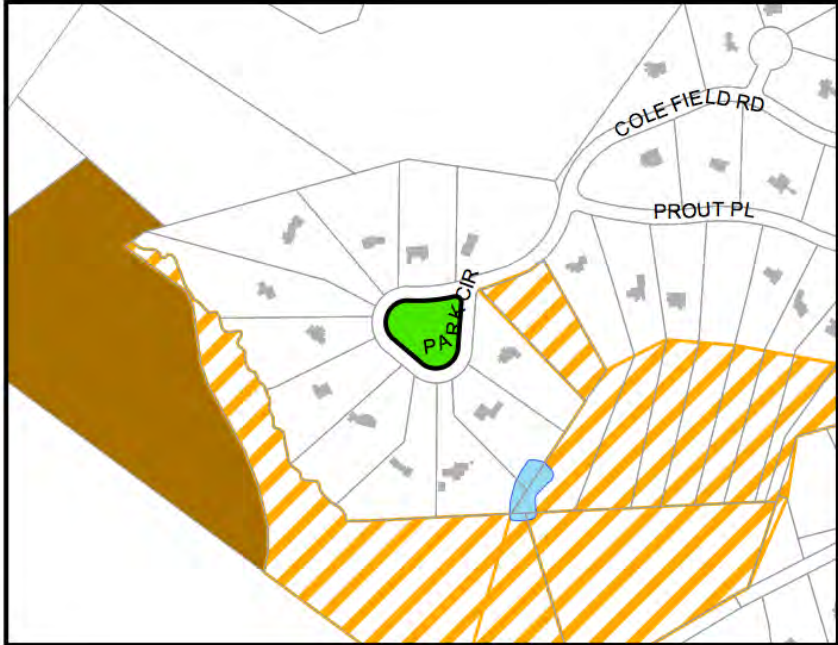
19 **Improvements:** The open space includes a trail that extends from Wells Rd to the  
20 power lines and connects to the Cross Hill trail network. The back loop of the  
21 trail provides a view of "Jordan Pond."

22 **Open Space:** The dominant use of the lot is as open space.

23



- 1 **Name:** Park Circle
- 2
- 3 **Location (Map/Lot):** Park Circle is an oversized cul-de-sac located in the center
- 4 of Park Circle Rd in the Elizabeth Farms neighborhood (U54-9B).



- 5
- 6 **Date of Town Ownership:** 1989
- 7 **Type of acquisition:** Acquired through development review
- 8 **Deed restrictions summary:** None
- 9 **Public Access location:** Access for the public is available from Park Circle Rd.
- 10 **Street Map Grid reference:** C1
- 11 **Physical characteristics:** The site is 1.13 acres.
- 12 **Improvements:** Unknown
- 13 **Open Space:** The dominant function is Road/emergency access with the
- 14 subordinate use as open space.
- 15

1 **Name:** Spurwink Marsh DOI easement

2

3 **Fee owner:** Dorie S. Barber

4

5 **Location (Map/Lot):** The easement is located at 505 Spurwink Ave (R5-13).



6

7 **Date of Town Ownership:** 1981

8 **Type of acquisition:** Donation

9 **Deed restrictions summary:** The property is the subject of conservation  
 10 easements conveyed from the Maine Coast Heritage Trust to the Town of Cape  
 11 Elizabeth. One easement covers the “northern two-thirds” of the property and  
 12 reserves a 1 1/2 acre area for development of a square or rectangular shaped  
 13 single family home and up to 3 accessory structures. The southern 1/3 is  
 14 conservation land. Both easements allow public access over trails and mention  
 15 the scenic value of the property due to its proximity to the Spurwink Marsh.

16 **Public Access location:** Access for the public is available from Spurwink Ave  
 17 and on a trail located on the Town Farm.

18 **Street Map Grid reference:** D2

19 **Physical characteristics:** Much of the easement (16.5 acres) is located at the foot  
 20 of the Spurwink Marsh, but also includes wooded areas, mainly adjacent to  
 21 Pollack Brook, where an old cemetery is also located. The easement offers views  
 22 of Spurwink Marsh and is frequented by deer.

23 **Improvements:** The easement is adjacent to a single family home. The easements  
 24 include trails extending from the Town Farm, along the Spurwink Marsh and  
 25 Pollack Brook, to Spurwink Ave. A 51’ long bridge previously extended from one  
 26 side of the easement to Riverside Cemetery has fallen into Pollack Brook.

27 **Open Space:** The dominant use of the land is open space, however, there is also  
 28 an existing single family home that coexists with the easement.

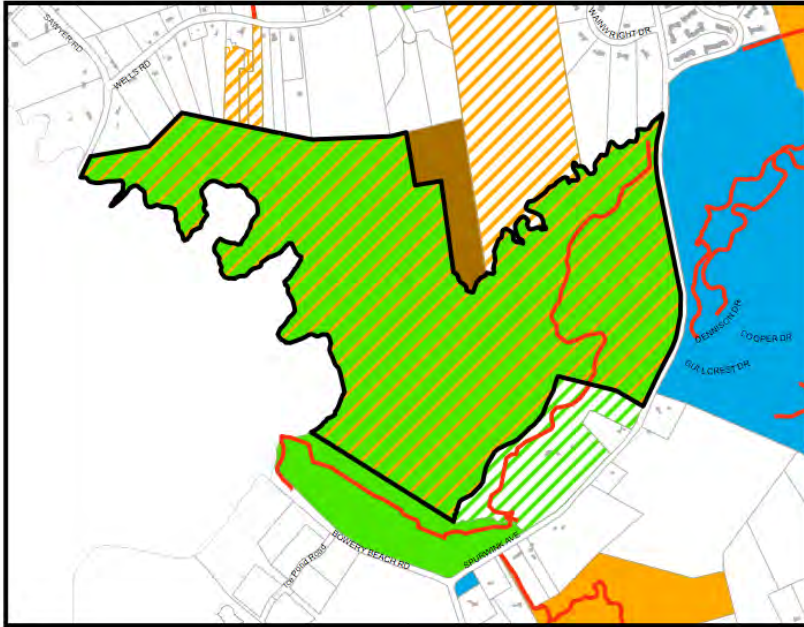
29



1 **Name:** Town Farm

2

3 **Location (Map/Lot):** The Town Farm is located at the southern end of Spurwink  
4 Ave and is part of the Spurwink Marsh (R5-11)



5

6 **Date of Town Ownership:** 1800's

7 **Type of acquisition:** Donation/purchase

8 **Deed restrictions summary:** The land was left to the Town of Cape Elizabeth by  
9 Thomas Jordan in his will dated 1825, upon the death of his wife, "for the poor of  
10 said town forever." In 1994, the Town of Cape Elizabeth "bought" the "Poor  
11 Farm" and put the sale proceeds into the "Thomas Jordan Fund," which is used  
12 to benefit the poor. (\$650,000) In 2000, the Town granted the Cape Elizabeth Land  
13 Trust a 50 year conservation easement over the Town Farm.

14 **Public Access location:** Access for the public is available from Spurwink Ave.

15 **Street Map Grid reference:** D2

16 **Physical characteristics:** The lot is 150 acres is predominantly open fields,  
17 marshland and a small amount of wooded/shrubby area. Expansive views of the  
18 Spurwink Marsh dominate the land, which is also rated high value for wildlife  
19 by the Maine Department of Inland Fisheries and Wildlife.

20 **Improvements:** The farm is encumbered by a lease granted to the Portland Water  
21 District (1985, term 40 years), to accommodate a sewer treatment facility and  
22 pump station. A trail rings the edge of the field and connects to trails located on  
23 the adjacent IF&W conserved land. There is also a small, 2 space parking area.

24 **Open Space:** The dominant use of the lot is as open space. The sewer treatment  
25 facilities used only a small portion of the site, however, it is the only sewer  
26 treatment plant located in Cape Elizabeth and would be prohibitively expensive  
27 to relocate. There have been no user conflicts between the principal use of open  
28 space and the public utility.

29

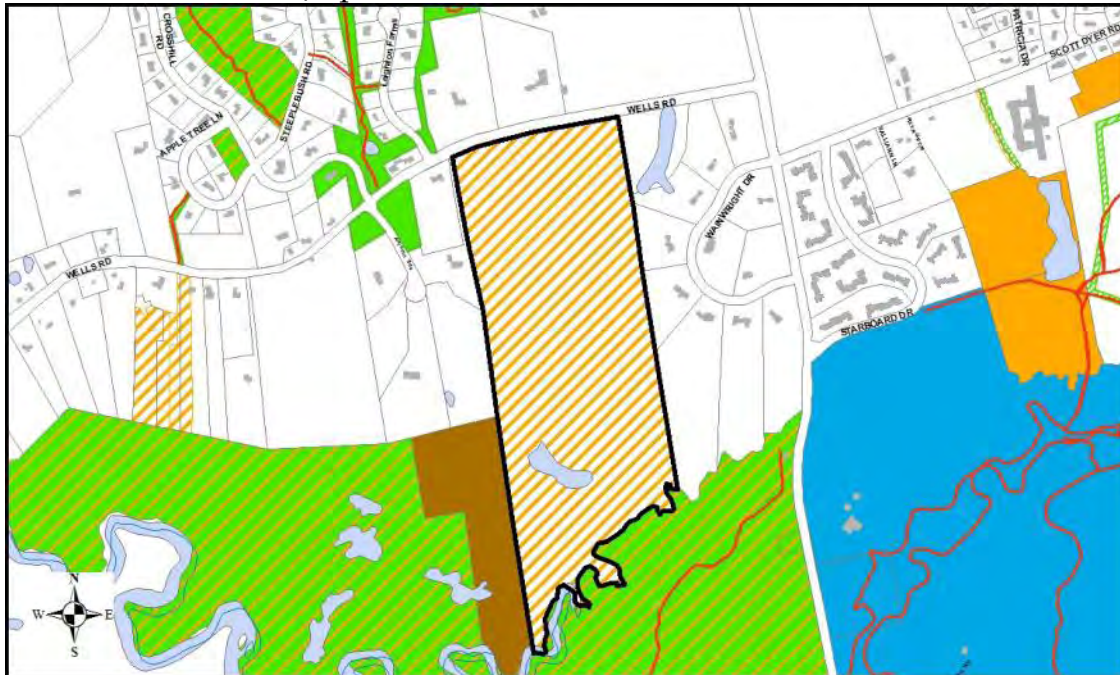
1 **Name:** William Jordan Easement - CELT

2

3 **Fee owner:** Penny, Carol Ann, and William Jordan and Pam Butterfield

4

5 **Location (Map/Lot):** The site is located on the south side of Wells Rd (R5-31) and  
6 abuts the Town Farm/Spurwink Marsh.



7

8 **Date of CELT Ownership:** 2004

9 **Type of acquisition:** Purchase

10 **Deed restrictions summary:** The property is protected for agricultural use and  
11 also provides public benefits of preserving the scenic views of the Spurwink  
12 Marsh.

13 **Public Access location:** Access for the public is available by the grantor so long  
14 as such uses are not inconsistent with agricultural uses.

15 **Street Map Grid reference:** C2/D2

16 **Physical characteristics:** The site is predominantly open agricultural fields.

17 **Improvements:** Improvements on the property are consistent with the accessory  
18 buildings related to agriculture.

19 **Open Space:** The dominant use of the space is agriculture and the subordinate  
20 use is for scenic views.

21

1 **Name:** Winnick Woods

2

3 **Location (Map/Lot):** Sawyer Rd (R4-49B)



4

5 **Date of Town Ownership:** 1995

6

7 **Type of acquisition:** Donation by Alice Larrea

8

9 **Deed restrictions summary:** The property is restricted to passive recreational activities only (e.g. walking, jogging, bird watching, nature observation) and active recreational uses (e.g. organized sports, play fields, bicycle tournaments, track events) are not allowed. No buildings or significant improvements are allowed except in connection with passive recreational activities.

10

11

12 **Public Access location:** Access for the public is available from Sawyer Rd.

13

14 **Street Map Grid reference:** B1

15

16 **Physical characteristics:** The Town conducted a boundary and wetland survey establishing the lot at 71 acres and including substantial wetlands. Most of the property is wooded, but it also includes a meadow and habitat for the New England Cottontail.

17

18

19 **Improvements:** Winnick Woods includes an extensive trail system installed by the Town that connects to Cross Hill, and Dyer Hutchinson farm, with planned connections to the Eastman Meadows open space. The trail head is located on the northern side of the property adjacent to Sawyer Rd and includes an information kiosk and 8 space gravel parking lot.

20

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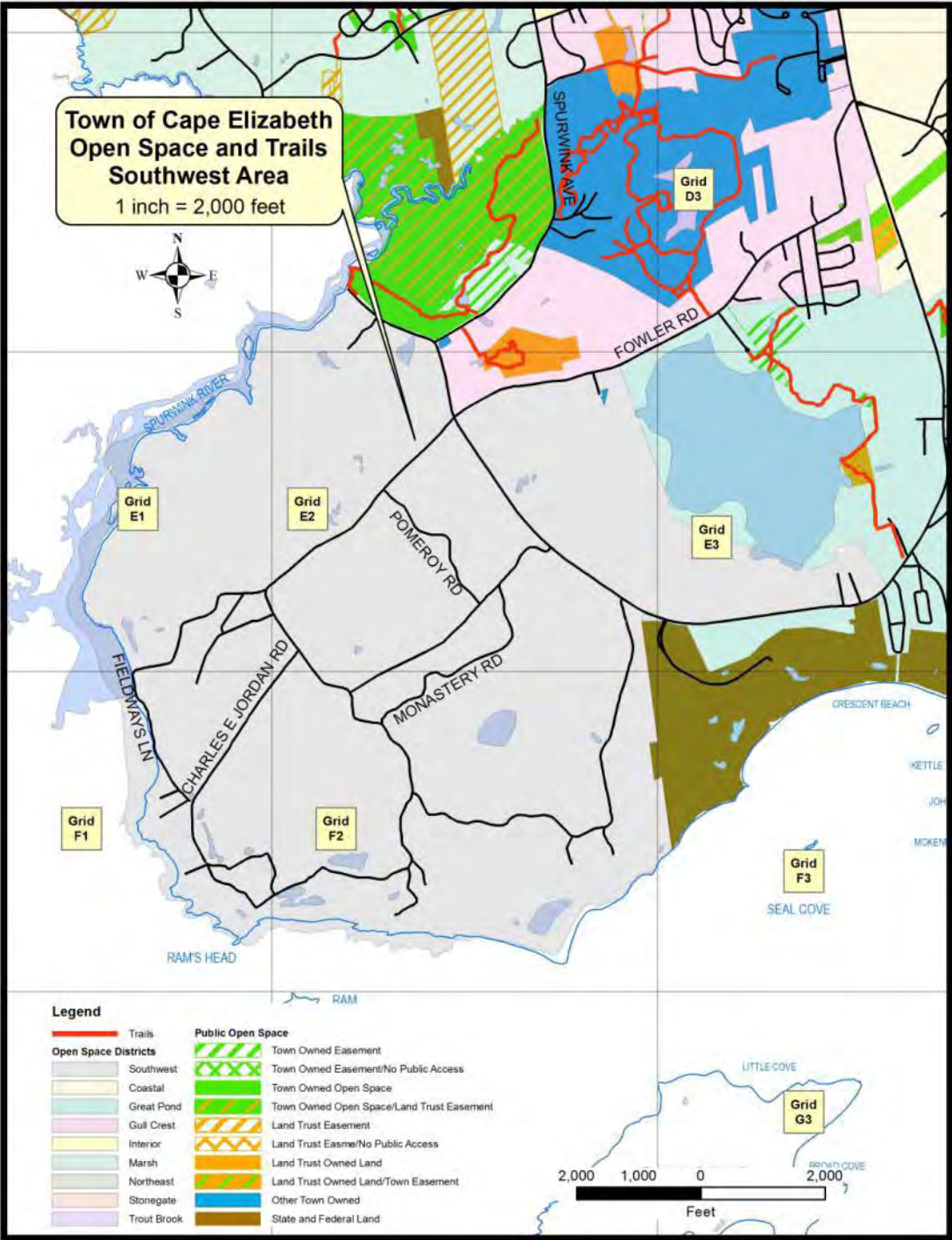
22

23 **Open Space:** The primary use of the lot is as open space for passive recreation.

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Prepared by the Planning Office 5/5/2011



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### III. Land Use/Facility Chart

The following chart groups Town open space as either primary (largest open spaces offering a wider range of uses) or secondary (smaller open spaces with value to the neighborhood or severely constrained by natural physical characteristics). Under each group, individual lots are listed by area.

The main use of this chart is to answer the questions about what activities are allowed in a specific area. The chart should be read as follows:

“Y” means that the activity is allowed, but may not be recommended. For example, horse back riding is allowed in Loveitt Woods. Due to the uneven nature of the ground and low hanging branches, however, horse back riding may not be a good idea in Loveitt Woods.

“N” means a use should not occur on this lot. For example, boating is not allowed in Columbus Park.

“N” in bold means a use is specifically prohibited by deed. For example, snowmobiles are prohibited by deed in the Great Pond Condos easement.

Trail users should remember that the **Cape Elizabeth Greenbelt is a multi-user trail system**, including but not limited to hiking, biking, horseback riding, skiing and hunting, and proceed accordingly and with consideration of all users.

The last section of the chart summarizes the facilities that may be found at Town open spaces. Overall, Town open space is rustic in nature and has few groomed areas or convenience facilities. In particular, “preserves” have no facilities and entrance into these lands is not encouraged with signage or construction of trails.

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PRIMARY OPEN SPACES The spaces below generally are the largest town open space areas offering a wider range of uses and facilities or are located in significant natural areas where public access is desired	Size (in acres)	Activites/FACILITIES																					
		ATV	Boating	Dogs	Events	Hiking/Walking	Horseback riding	Hunting/Fishing(1)	Ice Skating	Mountain Bikes	Snowmobiles (2)	Snowshoeing	Swimming	Trapping(3)	X Country Skiing	ATHLETIC FIELD	BARBECUE	BOAT STORAGE	PARKING	PLAYGROUND	PICNIC FACILITIES	RESTROOMS	TRAILS
<b>Northeast Area</b>																							
Dyer Woods and Pedestrian Esmts	5.4	N	N	Y	N	Y	N	N	N	Y	N	Y	N	N	Y	N	N	N	N	N	N	N	Y
Seaview Beach	0.3	N	Y	Y	Y	Y	N	Y	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N
<b>Stonegate Area</b>																							
Fort Williams (4)(7)	97.2	N	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	Y	Y	N	Y	Y	Y	Y	Y	Y
Stonegate Trails	86.6	N	N	Y	Y	Y	Y	Y	N	Y	N	Y	N	Y	Y	N	N	N	N	N	N	N	Y
Loveitt Woods	18.0	N	N	Y	Y	Y	Y	Y	N	Y	N	Y	N	Y	Y	N	N	N	N	N	N	N	Y
Plaisted Park (5)	3.5	N	N	Y	Y	Y	N	N	N	Y	N	Y	N	N	Y	Y	N	N	Y	Y	N	Y	N
<b>Interior Area</b>																							
Lions Field (5)	25.0	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	N	N	N	Y
Columbus Park	1.0	N	N	Y	Y	Y	Y	Y	Y	Y	N	Y	N	N	Y	N	N	N	Y	N	N	N	N
<b>Great Pond Area</b>																							
Broad Cove Trails	20.6	N	N	Y	Y	Y	Y	Y	Y	Y	N	Y	N	Y	Y	N	N	N	N	N	N	N	Y
Great Pond Condos Easement	9.5	N	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	N	N	N	N	N	N	N	Y
Great Pond Sprague Easements (7)	6.6	N	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N	Y	Y	N	N	Y	N	N	N	N	Y
Great Pond Fenway Connector (7)	0.1	N	N	Y	N	Y	Y	N	N	Y	N	Y	N	Y	Y	N	N	N	N	N	N	N	Y
Great Pond Golden Ridge Ped Esmt	0.4	N	N	Y	N	Y	Y	N	N	Y	N	Y	N	N	Y	N	N	N	N	N	N	N	Y
Great Pond Jordan Pedestrian Esmt	0.5	N	Y	Y	N	Y	Y	Y	N	Y	Y	Y	N	Y	Y	N	N	N	N	N	N	N	Y
Two Lights Pond Pedestrian Esmt	1.7	N	N	Y	N	Y	N	N	N	Y	N	Y	N	N	Y	N	N	N	N	N	N	N	Y
Two Lights Pillsbury Pedestrian Esmt	0.1	N	N	Y	N	Y	Y	N	N	Y	N	Y	N	N	Y	N	N	N	N	N	N	N	Y
Two Lights St. Bart's Easement	1.7	N	Y	Y	Y	Y	N	Y	Y	Y	N	Y	N	Y	Y	N	N	N	N	N	N	N	Y
Two Lights Sullivan Pedestrian Esmt	0.2	N	N	Y	N	Y	Y	N	N	Y	N	Y	N	N	Y	N	N	N	N	N	N	N	Y
Whaleback Trails	5.2	N	N	Y	Y	Y	Y	Y	N	N	Y	N	Y	Y	N	N	N	N	N	N	N	N	Y
<b>Gull Crest Area</b>																							
Gull Crest	177.0	N	N	Y	Y	Y	Y	Y	N	Y	Y	Y	N	Y	Y	Y	N	N	Y	N	N	N	Y
Gull Crest Fowler Rd Conn Ped Esmt	0.2	N	N	Y	N	Y	Y	N	N	Y	N	Y	N	N	Y	N	N	N	N	N	N	N	Y
School Campus (6)	64.8	N	N	Y	Y	Y	Y	Y	N	Y	Y	Y	N	Y	Y	Y	N	N	Y	Y	Y	N	Y
<b>Marsh Area</b>																							
Cross Hill Trails	105.0	N	N	Y	Y	Y	Y	Y	N	Y	N	Y	N	Y	Y	Y	N	N	N	N	N	N	Y
Leighton Farms Trails	6.8	N	N	Y	Y	Y	Y	Y	N	N	Y	N	Y	Y	N	N	N	N	N	N	N	N	Y
Spurwink Marsh Esmt	16.5	N	N	Y	Y	Y	Y	Y	N	Y	Y	Y	N	Y	Y	N	N	N	N	N	N	N	Y
Town Farm	150.0	N	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	N	Y	Y	N	N	N	N	N	N	N	Y
Winnick Woods	71.0	N	N	Y	N	Y	Y	Y	N	Y	N	Y	N	Y	Y	N	N	N	Y	N	N	N	Y

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SECONDARY OPEN SPACES The spaces below generally are small and are valued by the adjoining neighborhood or public use is severely constrained by the natural physical characteristics of the lot	Size (in acres)	Activities/FACILITIES																				
		ATV	Boating	Dogs	Events	Hiking/Walking	Horseback riding	Hunting/Fishing (1)	Ice Skating	Mountain Bikes	Snowmobiles (2)	Swimming	Trapping(3)	X Country Skiing	ATHLETIC FIELD	BARBEQUE	BOAT STORAGE	PARKING	PLAYGROUND	PICNIC FACILITIES	RESTROOMS	TRAILS
<b>Northeast Area</b>																						
Abaco Park	0.4	N	N	Y	N	Y	N	N	N	Y	N	Y	N	N	Y	N	N	N	N	N	N	N
Abaco Pedestrian Easement	0.2	N	N	Y	N	Y	N	N	N	Y	N	Y	N	N	Y	N	N	N	N	N	N	N
Holan Preserve	3.1	N	N	N	N	N	N	Y	N	N	N	N	Y	N	N	N	N	N	N	N	N	N
Ivie Rd lot	0.1	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Stonybrook Park	0.2	N	N	Y	Y	Y	N	Y	Y	Y	N	Y	N	N	Y	N	N	N	N	N	N	N
<b>Stonegate Area</b>																						
Arlington Lane Easement	3.0	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Cranbrook Easement	6.8	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Shore Road Pond	1.1	N	Y	Y	N	Y	N	Y	Y	N	N	Y	N	N	Y	N	N	N	N	N	N	Y
<b>Coastal Area</b>																						
Alewife Brook Park	0.3	N	N	Y	N	Y	Y	Y	N	Y	N	Y	N	Y	Y	N	N	N	N	N	N	N
Alewife Cove Preserve	0.5	N	N	Y	N	N	N	Y	N	N	N	N	Y	N	N	N	N	N	N	N	N	N
Davis Woods	7.3	N	N	Y	Y	Y	Y	Y	N	Y	Y	Y	N	Y	Y	N	N	N	N	N	N	N
Eastfield Preserve	0.4	N	N	Y	N	N	N	Y	N	N	N	N	Y	N	N	N	N	N	N	N	N	N
Tarbox Triangle	0.2	N	N	Y	N	Y	Y	N	N	Y	N	Y	N	Y	Y	N	N	N	N	N	N	N
<b>Trout Brook Area</b>																						
Ferne Peddy Preserve	3.7	N	N	Y	N	N	N	Y	N	N	N	N	Y	N	N	N	N	N	N	N	N	N
Queen Acres/State Ave	0.7	N	N	Y	Y	Y	N	Y	N	N	N	Y	N	Y	N	N	N	N	N	N	N	Y
<b>Interior Area</b>																						
Canterbury Pedestrian Easement	0.8	N	N	Y	N	Y	N	N	N	N	N	Y	N	N	Y	N	N	N	N	N	N	N
Canterbury Well house	0.03	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Hobstone Pedestrian Easement	0.04	N	N	Y	N	Y	Y	N	Y	N	Y	N	Y	N	Y	N	N	N	N	N	N	N
McAuley Park	0.5	N	N	Y	Y	Y	Y	Y	N	Y	N	Y	N	Y	Y	N	N	N	N	N	N	Y
Patricia Preserve	0.5	N	N	Y	N	N	N	Y	N	N	N	N	Y	N	N	N	N	N	N	N	N	N
Wildwood Easement	7.5	N	N	Y	Y	Y	Y	Y	N	Y	N	Y	N	Y	N	N	N	N	N	N	N	N
<b>Great Pond Area</b>																						
Broad Cove Preserve	8.3	N	N	Y	N	N	N	Y	N	N	N	N	Y	N	N	N	N	N	N	N	N	N
McKenney Point Park	0.1	N	N	Y	Y	Y	Y	Y	N	Y	N	Y	N	Y	Y	N	N	N	N	N	N	N
<b>Gull Crest Area</b>																						
Fowler Rd Corner lot	0.2	N	N	Y	Y	Y	Y	Y	N	Y	N	Y	N	Y	Y	N	N	N	N	N	N	Y
Hampton Neighborhood Preserve	0.8	N	N	Y	N	N	N	Y	N	N	N	N	Y	N	N	N	N	N	N	N	N	N
Longfellow Park	0.2	N	N	Y	Y	Y	N	Y	N	Y	N	Y	N	N	N	N	N	N	N	N	N	N
<b>Marsh Area</b>																						
Autumn Tides Park	0.5	N	N	Y	Y	Y	N	Y	N	N	Y	N	Y	Y	N	N	N	N	N	N	N	N
Park Circle	1.1	N	N	Y	Y	Y	Y	Y	N	Y	N	Y	N	Y	Y	N	N	N	N	N	N	N

(1) Hunting and Fishing are preemptively regulated by the State of Maine. See the Policy Section for more information.

(2) This does not restrict the operation of snowmobiles on property for maintenance or emergency access.

(3) State Trapping Rules allow only "cage-type live traps and drowning sets" to be set within 1/2 half mile of the built-up section of a city or town." The Town of Cape Elizabeth has determined that all of the property it owns is within the 1/2 mile trapping limitation zone. Further, setting the type of traps that are allowed by the Trapping Rules on Town property requires written permission from the Town. Licensed trappers will be granted such permission in order to remove animals causing damage to property or for wildlife survey and research purposes.

(4) Open Space Management of Fort Williams, including permissible uses, are overseen by the Fort Williams Advisory Commission

(5) No activity is allowed that will damage the athletic fields.

(6) This applies to only to the natural areas not formally managed as the school campus.

(7) Portion of trail is handicapped accessible

Esmt = easement  
 N = restricted by deed

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### IV. Role of Responsible Parties

General oversight, maintenance, monitoring and restoration of Town open space will be conducted by multiple existing departments and groups within the Town of Cape Elizabeth municipal structure. Management of Town open space will be most successful if the appropriate individuals and groups are clear about their role and the role of other parties. Below is a summary of the role of individual groups.

Town Council

The Town Charter states as follows:

The Town Council may acquire property for any Town purpose, in fee simple or nay lesser interest or estate, by purchase, gift, devise, lease or condemnation and may sell, lease, mortgage, hold, manage and control such property as the Town’s interest may require.

As the holder of the property interest of the Town, the Town Council determines policies for uses of municipal property including but not limited to responses to private encroachments to public open space. Town Council authority is sometimes limited by deed restrictions. The Town Council directs staff, through the Town Manager, to implement its decisions. Town Council decisions are made during public meetings at which the public may provide comment.

Town Manager

The Town Charter states as follows:

The Town Manager is the administrative head of the Town and is responsible to the Town Council for the administration of all departments and for the implementation of Town Council decisions.

As part of the annual budget process, the Town Manager communicates with the Conservation Commission on open space issues including asking the Commission for recommendations for funding for acquisition and for stewardship of open space. In the event of encroachments on Town property, the

1 Town Manager implements adopted policies and coordinates the Town  
2 response.

3  
4 Conservation Commission

5  
6 The Conservation Commission is an advisory 7-member board appointed by the  
7 Town Council. It is the steward of the greenbelt trail system and provides advice  
8 to the Town Council on all Town open space, except for Fort Williams Park. The  
9 Conservation Commission prepares, for Town Council consideration, policy  
10 documents, and recommended updates for the greenbelt plan and for master  
11 plans for other open space/conservation lands. Annually, the Conservation  
12 Commission reviews the condition of greenbelt trails and identifies needed  
13 improvements. It recommends to the Town Manager funding needs for the  
14 acquisition and stewardship of open space.

15  
16 All volunteer efforts to alter greenbelt trails or open space are reviewed by the  
17 Commission. Activities that fall within policies already adopted by the Town  
18 Council may be approved by the Conservation Commission. Project proposals  
19 that are not within the previously approved Town Council policies are reviewed  
20 by the Conservation Commission which then provides a recommendation for  
21 Town Council consideration.

22  
23 The Conservation Commission also responds to Town Council requests for  
24 recommendations.

25  
26 Town Planner

27  
28 The Town Planner reports to the Town Manager and provides staff support to  
29 the Conservation, Planning and other committees as assigned.

30  
31 The Town Planner maintains and updates records of the Town's open space  
32 including copies of all deeds and master plans and where possible provides these  
33 documents online on the municipal website. The Town Planner also provides  
34 mapping using the Town Geographic Information System (GIS).

35  
36 The Town Planner meets with volunteers and guides them through the  
37 Conservation Commission meeting/ review process.

38  
39 The Planner implements decisions of the Conservation Commission, including  
40 purchase of materials and contract labor for greenbelt trail work, preparation of  
41 policy documents, recommendations and other duties as required.

42

1 The Planner coordinates with the Public Works Department on greenbelt trail  
2 maintenance and collects information regarding possible encroachments on  
3 public land, including arranging for a surveyor to identify property lines.

#### 4 5 Public Works Department

6  
7 The Public Works Department performs the bulk of greenbelt trail maintenance,  
8 including annual maintenance per the Conservation Commission Annual  
9 maintenance plan. Maintenance primarily involves vegetation mowing and  
10 cutting to keep trails open. The Public Works Department provides support to  
11 volunteer trail maintenance efforts, such as the delivery of materials to trail sites  
12 and the removal of debris placed next to the road. Public Works also plows  
13 parking lots associated with open space parcels.

#### 14 15 Code Enforcement Officer

16  
17 The Code Enforcement Officer reports to the Town Manager and regularly  
18 conducts field inspections. In the course of inspections, the Code Enforcement  
19 Officer may notice potential encroachments on Town owned land, which he will  
20 report to the Town Manager for further investigation.

#### 21 22 Private Property Owners

23  
24 All Town owned open space abuts privately owned land. Private property  
25 owners may act as volunteer monitors of town owned land and report any  
26 damage to trails or open space to the Town Planner or other Town employee.  
27 Private property owners who experience trespassers on their property from  
28 Town open space may also report these activities to the Town Planner, who will  
29 bring it to the Conservation Commission to address. Private property owners  
30 should not make any alterations to Town owned land without obtaining  
31 permission from the Conservation Commission. One exception to this policy is if  
32 a tree falls blocking a greenbelt trail. The portion of the tree blocking the trail  
33 may be removed by a trail user without permission and with the thanks of the  
34 Conservation Commission. Private property owners have requested permission  
35 to remove invasive species on Town property, which has been granted, and have  
36 also volunteered to conduct vegetation trimming on nearby trails, which is  
37 appreciated by the Conservation Commission.

#### 38 39 Other Stakeholders

40  
41 The Conservation Commission has sometimes been contacted by non-resident  
42 trail users, student volunteers or other groups. The Conservation Commission

1 welcomes volunteer efforts. These groups should meet with the Conservation  
2 Commission before making any alteration to Town open space.  
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## V. Management Policies

### Town-wide property Management Policies

Open spaces owned by the Town of Cape Elizabeth are intended for the benefit and enjoyment of all citizens and visitors. Town policy is to impose as few restrictions on use of these properties as possible, consistent with the need to maintain user safety, minimize conflicting uses, protect the natural features and generally exercise proactive stewardship of a valuable and enduring Town asset. When using Town open space, members of the public should respect the rights of abutting private property owners and stay on Town open space.

### **Existing Ordinances, State laws and Regulations**

These management policies supplement existing federal, state, and local laws. Highlights of existing laws are noted below in association with the policy to which they most closely relate. Open space users are responsible for abiding by all applicable laws.

### **Trail Conditions**

**Policy:** Greenbelt trails will be established and maintained primarily as minimally improved pathways. Selected trail improvements will be made to the degree needed to provide trail users with a rustic, enjoyable experience while minimizing impact on the natural environment. Typical trail widths will be 4 to 6 feet wide with a minimum vertical clearance of 8 feet. On wooded trails where snowmobiles operate, curved trail sections may be wider. Almost all trail surfaces will be the existing soil or grassy vegetation that is mowed periodically. Bark mulch, gravel and similar materials may be applied when the use of the trail degrades the trail surface. Water bars, shallow swales or drainage pipe may be employed for erosion control purposes.

Boardwalks, bridges and other structures will be constructed to carry trails over water or protect native soils and vegetation. On trails where snowmobiles are permitted, structures will be wide enough to

1 accommodate one snowmobile and rider at a time. Trail improvements  
2 will not introduce grade changes where they do not naturally exist.  
3 The Greenbelt Trail system will comply with the spirit of the Americans  
4 with Disabilities Act by striving to make at least ten percent of trails  
5 accessible to “other-abled” trail users. The rustic nature of greenbelt  
6 trails makes it problematic to make all trails accessible at the same level  
7 as the built environment because preservation of the natural  
8 environment is also a goal of the trail system. ADA requirements  
9 provide an exemption for nature trails in these conditions. Nevertheless,  
10 the Town will not make trail improvements on rustic trails that increase  
11 inaccessibility of trails. For example, when boardwalks or bridges are  
12 constructed, the ends will include ramps or will merge at grade to the  
13 adjacent trail surface.

14  
15 In order to preserve trail surface stability and manage trail maintenance  
16 costs, the Conservation Commission may restrict use or close a trail for a  
17 season or during wet conditions. Notification of a closed trail will be  
18 posted at the trail and on the Town website.

19  
20 Greenbelt trails are used by almost everyone who visits the Town's open  
21 spaces. Many trails are heavily impacted by foot traffic, bicycles and, in  
22 some places, snowmobiles and horses. Accordingly, virtually all open  
23 space maintenance efforts will be directed to the upkeep and  
24 improvement of the trail system. The Town of Cape Elizabeth will make  
25 all reasonable efforts to maintain the greenbelt trail system within  
26 budget limits, however, trail users are expected to use common sense  
27 and avoid trails when natural conditions make them hazardous.

28  
29 **Signage**

30  
31 **Policy:** All Town greenbelt signs should adhere to a consistent design and  
32 prominently state that the trail is provided by the Town of Cape Elizabeth  
33 in order to educate the public about the Town Greenbelt system.

34  
35 All Greenbelt trails constructed and maintained by the Conservation  
36 Commission are marked at regular intervals with 4 by 5 inch metal signs  
37 as seen below.  
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Larger 8 by 12 inch versions of these signs will be placed where they can be seen at major trail heads, in an attempt to make the location of trail systems easier to find. The Conservation Commission will also review the greenbelt trail system and identify major trailhead locations where prominent 4' x 8' trail signs, similar to the Winnick Woods sign, should be installed.

Recently the Commission funded a project to map all of the Green Belt trails with a GPS system. This information is currently being downloaded into a format that will allow maps of the trails to be created. The use of these maps will be two fold. First, the plan is to place copies of the maps at the head of the individual trail systems and at significant intersections to help the public navigate the trials in the field. Secondly, the public will be able to view copies of these trail maps, accompanied by a brief narrative, electronically at the Towns public website at [www.capeelizabeth.org](http://www.capeelizabeth.org)

In addition, the public is asked to follow and respect any additional trail signage that may be posted on individual trails, such as signs asking recreational bikers to dismount over wet areas of the trail, or signs prohibiting the use of motorized vehicles on the trail system. Destroying, damaging or removing signs, kiosks or any other structure or improvement placed on Town Open Space by the Town's employees or authorized agents is prohibited under Sec. 12-1-6 of the Miscellaneous Offenses Ordinance.

**Miscellaneous Offenses, Sec. 12-1-6. Defacing, Injuring Public**

**Property.** No person shall mark or write on any public building, nor on any fence not his own nor any sidewalk, nor any other public place in this Town.

**Hours of Operation**

**Policy:** All Town open spaces, except for Fort Williams, are open at all hours for the enjoyment of the public. From the hours of sunset to sunrise, trail users shall limit activities to the quiet enjoyment of the trails.

**Encroachments**

**Policy:** The goal of the Encroachment Policy is to protect Town owned land for the benefit and enjoyment of public use, for its’ own use, and within the context of local ordinances, deed restrictions, and usage easements which the Town has purchased or been granted. No alteration of Town property or use for private purpose without the express permission of the Town should occur.

The Town of Cape Elizabeth strives to be a good neighbor in its efforts to maintain and enhance the public’s use and enjoyment of the Town’s Open Space and Greenbelt Trails. The Town wishes to protect the public interest in public property, now and for future generations, and has a fiduciary responsibility to protect these assets. The Town’s public property rights shall be respected in the same spirit as those of private property owners.

**Encroachment defined.** An encroachment is an alteration of Town property by a private party without the permission of the Town. “Private Use Encroachments Onto Municipal Property” or encroachments may include, but are not limited to:

1. Placement of structures; buildings, fences, landscape objects, play equipment
2. Placement of yard and leaf waste
3. Placement of household trash
4. Planting of trees and vegetation
5. Removal of trees and vegetation
6. Unauthorized clearing, mowing, landscaping



1 **When encroachments occur.** Encroachments may be reported by a  
2 member of the public or by a Town employee or official. When a potential  
3 encroachment has been identified, the following process shall be used:  
4

- 5 1. Confirm encroachment. Following a complaint or report of a  
6 possible encroachment, the Town Manager shall be notified. The  
7 encroachment shall be inspected and, if deemed necessary, a  
8 professional surveyor will be retained to confirm the property  
9 boundary and prepare a sketch showing the extent of the  
10 encroachment. When applicable, the deed for the property shall be  
11 reviewed for restrictions.  
12
- 13 2. Identify party causing encroachment. The Town Manager shall  
14 attempt to identify who has caused the encroachment and initiate  
15 contact. If the responsible party cannot be determined, the Town  
16 may take action to remedy the encroachment under #3 below. If the  
17 party can be identified, the Town Manager shall initiate contact and  
18 seek voluntary cooperation to remove, repair or replace as  
19 necessary.  
20
- 21 3. Enforcement. If the Town Manager is unable to obtain voluntary  
22 cooperation, legal advice may be sought and all legal remedies  
23 available to a property owner may be undertaken by the Town.  
24 Remedies may include but are not limited to removal of structures,  
25 replanting of vegetation, installation of fencing or other visually  
26 prominent property, and boundary markers, and efforts to recover  
27 costs. Appeal of the Town Manager’s determination that an  
28 encroachment has occurred shall be made to the Town Council.  
29

30 **Vegetation damage and Removal/Invasive Species**  
31

32 **Policy:** No vegetation should be removed on Town owned open space  
33 without the permission of the Town, except for blockages to Town trails.  
34

35 Greenbelt trails are primarily located in naturally vegetated areas, and  
36 often adjacent to sensitive natural resources such as wetlands and ponds.  
37 Vegetation will be removed to maintain greenbelt trails. Volunteers are  
38 encouraged to partner with the Town to conduct vegetation management,  
39 and may remove vegetative barriers across existing trails, such as fallen  
40 trees and branches, only where the trail is located, without permission.  
41

42 The Town also encourages and participates in programs to discourage and  
43 remove invasive species. Volunteers have requested and received

1 permission to remove bittersweet on Town open space, especially where it  
2 is threatening the health of trees.

3  
4 **Rubbish, Litter, Sewerage and Animal refuse**

5  
6 **Policy:** The Town of Cape Elizabeth has a Carry-in, Carry-out policy. No  
7 person shall dump, deposit or leave any bottles, broken glass, paper,  
8 boxes, cans, rubbish, waste or garbage or other trash in any open space  
9 areas. Persons must, upon departing, carry out all residual items, waste  
10 or trash. No person shall deposit waste water, sewage or effluent from  
11 sinks, portable toilets, holding tanks or other plumbing fixtures directly  
12 upon or into the surface of the ground or into surface water within an  
13 open space area.

14  
15 If any domestic animal, dog, horse or other animal brought onto open  
16 space defecates on or near open space, the person or persons  
17 accompanying the animal are responsible for the immediate removal and  
18 appropriate disposal of the feces off the open space.

19  
20 Below is the existing Health and Sanitation Ordinance prohibiting  
21 activities on Town land:

22  
23 **Health and Sanitation Ordinance, Sec. 11-3-12. Consent to**  
24 **dispose of waste.** No person shall throw, place, deposit or permit  
25 any person under his control or employ to throw, place, or deposit  
26 any putrid substance, human or animal excretion, dead animal,  
27 night soil, filth of any kind, garbage, rubbish, refuse piles, old  
28 lumber, or any unwholesome material in or upon any vacant lot,  
29 alley, lane, sidewalk or street, beach, harbor, pond, or stream, or  
30 upon any private lot or public grounds within the Town of Cape  
31 Elizabeth without the consent of the Town health officer or his duly  
32 authorized representative.

33  
34 **Work Alterations/Improvements to Public Land**

35  
36 **Policy:** Any proposed improvement to Town open space, not including  
37 infrastructure improvements funded by the Town Council, must be  
38 reviewed by the Conservation Commission.

39  
40 Individuals or groups that wish to make improvements to Town trails or  
41 open space shall first meet with the Conservation Commission and  
42 describe the proposed improvements. The Conservation Commission will  
43 conduct a field visit of the improvement area, and may request plans or

1 other materials confirming the proposed work. The Conservation  
2 Commission will also supervise the improvements.

3  
4 Any work that falls within existing policies and plans approved by the  
5 Town Council may then be authorized by the Conservation Commission.  
6 Proposed improvements that exceed the scope of the Conservation  
7 Commission's role as steward of the Greenbelt system shall be forwarded  
8 to the Town Council with the Conservation Commission's  
9 recommendation.

## 10 11 **Hunting, Fishing, and Trapping**

12  
13 **Policy:** Hunting, fishing and trapping in Town open space areas are  
14 allowed in accordance with all Town and State laws and regulations.

15  
16 **Hunting Stand.** In accordance with state law, the Town does assert its  
17 right as a property owner to require that no hunting stand be installed on  
18 Town open space without obtaining the permission of the property  
19 owner. Tree stands to be erected on Town open space shall include the  
20 name of the owner on the tree stand. Permission to erect a tree stand will  
21 be granted in conformance with the following:

- 22  
23 1. The tree stand must be installed in conformance with state law;
- 24  
25 2. The tree stand must be installed a minimum of 100 yards from any  
26 residential dwelling; and
- 27  
28 3. The tree stand must be installed a minimum of 10 yards from any  
29 Town of Cape Elizabeth trail marked with greenbelt trail signs.

30  
31 **Traps.** State Trapping Rules allow only "cage-type live traps and  
32 drowning sets" to be set within one-half mile of the built-up section of a  
33 city or town." The Town of Cape Elizabeth has determined that all of the  
34 property it owns is within the 1/2 mile trapping limitation zone. Further,  
35 setting the type of traps that are allowed by the Trapping Rules on Town  
36 property requires written permission from the Town. Licensed trappers  
37 will be granted such permission in order to remove animals causing  
38 damage to property or for wildlife survey and research purposes.

39  
40 **State Laws.** The Town has obtained legal advice that it does not have the  
41 authority to prohibit hunting on Town owned land. Hunting, fishing and  
42 trapping is regulated by the State of Maine. Adherence to all state laws  
43 and regulations shall be the responsibility of the persons who wish to

engage in hunting, fishing, or trapping on Town open space. A complete summary of state law is not provided here, however, the following general hunting provisions<sup>1</sup> should be noted:

•“The hunting, possession, transporting of any species of wild animal or wild bird, or parts thereof, for which an open hunting season is not specifically provided, and except as provided in the fish and wildlife laws, and except as provided in the fish and wildlife laws, is unlawful.”

•“Wild birds and wild animals may not be hunted from 1/2 hour after sunset until 1/2 hour before sunrise the following day. Exceptions: migratory bird, turkey, raccoon and coyote.”

•[Shooting] within 100 yards of a dwelling is unlawful.

•Tree hunting stands on private property may not be erected without the permission of the property owner. The hunting platform must include the name of the owner on the stand and steps may only be strapped onto the tree.

<sup>1</sup> State of Maine Hunting and Trapping 2009-2011 Laws and Rules

**Local Laws:** Use of firearms in Cape Elizabeth is limited by the Firearms Ordinance as follows:

**Firearms Ordinance, Sec. 9-1-1. Prohibition of Discharge of Firearms.** The discharge of firearms, air rifles or pistols is prohibited in all areas of Town excepting the salt marshes, property owned by the Spurwink Rod and Gun Club, and property under federal jurisdiction, and excepting the use of such weapons at military exercises or in the lawful defense of person, family or property of any individual or entity. Use of rifles except on target ranges authorized by the Police Department is prohibited within all areas of the Town.

**Federal Laws.** On federal land, discharge of firearms is allowed. In addition, discharge of firearms on land located below the low water mark of coastal lands is allowed.

**Camping**

**Policy:** No camping is allowed on Town owned open space without the written permission of the Town. A camping permit is required.

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**Miscellaneous Offenses, Article II. Camping on Public Property.  
[Adopted eff. 10/13/71, under R. S. 1964, T. 30, Sec. 2151.]**

**Sec. 12-2-1. Permit Required.** No person shall sleep, tent, camp or be housed in a camper, trailer or other mobile home upon any property owned by the Town of Cape Elizabeth after sunset or before sunrise except in accordance with a permit issued by the Chief of Police upon conditions sufficient to assure that adequate water and sanitary facilities will be preserved, that the normal use of the Town property will not be disrupted, that the peace and property of any abutters will not be disturbed, and that any liability which the Town might incur has been waived; such permit may be summarily revoked by the Chief of Police, or his duly authorized agent, upon the violation of any of the conditions recited therein.

**Horses**

**Policy:** Horses are allowed on designated greenbelt trails. Due to the extreme sensitivity of a horse’s nature and its inherent unpredictability, all other trail and open space users shall heed all warnings and requests from horse riders, whether mounted or on foot. Dogs must be restrained in the vicinity of horses.

Horses in Cape Elizabeth are primarily kept for pleasure activities as such as horseback riding and pulling holiday sleighs. Today, there are approximately 130 horses owned and boarded in Cape Elizabeth. The majority of these are boarded at 4 farms.

**Pets**

**Policy:** All dogs must be leashed on groomed Town property. In natural open space areas, greenbelt trail users who are accompanied by their pets must maintain control of their animals at all times so as to prevent their harassing or otherwise interfering with wildlife or other users. With the above restrictions, dogs are allowed off-leash in open space areas.

The Town Dog Ordinance, Sec. 7-1-7, may need to be amended for clarification and consistency with this policy.

**Dogs Ordinance, Sec. 7-1-7 Dogs to be Restrained on Municipal Property.** Any dog within the boundaries of a groomed and/or regularly maintained municipal property including, but not limited to, Fort Williams Park, public roads, municipal sidewalks and



1 athletic fields, will be walked on a leash or tether at all times. The  
2 person accompanying the dog in these situations is required to  
3 collect any feces dropped by the animal and dispose of same in an  
4 area where it will not likely be encountered by any persons. The  
5 Cape Elizabeth Poor Farm, Lions' Field excluding the Little League  
6 field, and a 20+- acre portion of Fort Williams Park Southerly of  
7 Humphreys Road (the road fronting the Parks Maintenance  
8 Building) and extending along a line to the rear of the long garages  
9 at the rear of Officers Row buildings, (but excluding the fields  
10 immediately south of Portland Head Light and in front of Battery  
11 Blair) are not considered to be groomed and/or regularly  
12 maintained for purposes of this ordinance.  
13

### 14 **Motorized Vehicles**

15  
16 **Policy:** No motorized vehicles may operate on Town open space except:

- 17
- 18 · snowmobiles in accordance with the Uses and Activities Chart, Sec.
- 19 III.
- 20 · vehicles performing authorized construction and maintenance work
- 21 · emergency service vehicles
- 22

### 23 **Fires and Alcohol**

24  
25 **Policy:** In accordance with State Law, open burning anywhere in Town is  
26 allowed only upon issuance of an Open Burn Permit. Alcohol may not be  
27 consumed on Town open space.

28  
29 Complete information related to burn permits can be found in the Fire  
30 Department section of the Town website ([www.capeelizabeth.com](http://www.capeelizabeth.com)).

### 31 **Social Gatherings/weddings**

32  
33  
34 **Policy:** Individuals or groups desiring to schedule weddings, or events (  
35 which are not just for use of the trails) which include an assembly of more  
36 than 20 persons on Town open space, not including Fort Williams Park or  
37 athletic fields, should meet with the Conservation Commission to obtain  
38 permission. Information regarding the date and time of the event, number  
39 of attendees, any structures, tables, chairs, etc intended to be used and  
40 parking arrangements should be included in the request.  
41

### 42 **Closure of Open Space**

1           **Policy:** The Town reserves the right to close open space areas to the public  
2           for the purpose of protecting environmental quality or during public  
3           safety emergencies.  
4

#### 5           Property Management Policies for specific parcels 6

##### 7           **Fort Williams Park** 8

9           The Fort Williams Advisory Commission is a 7 member volunteer board  
10          appointed by the Town Council to supervise and provide advice to the Town  
11          Council regarding all facets of Fort Williams Park. Fort Williams Park is the  
12          premier Town-owned open space in Cape Elizabeth and is therefore included in  
13          the inventory section of this plan. Fort Williams Park, however, is exempted  
14          from any of the management provisions of this plan in deference to the  
15          organizational structure already established for the park.  
16

##### 17          **School Campus and Gull Crest** 18

19          The school campus and Gull Crest together form the central hub of the greenbelt  
20          trail system. Centrally located within the town, both sites also serve multiple  
21          purposes. The school campus includes all three public schools and the Town  
22          Community Center, as well as the several athletic fields. Gull Crest includes the  
23          Public Works Facility, Recycling Center and Community Garden. On these sites,  
24          greenbelt and open space uses are secondary to these primary uses, and therefore  
25          management policies on these sites take precedence over open space  
26          management policies.  
27

##### 28          **Preserves** 29

30          Some of the land owned by the Town has been acquired due to its unsuitability  
31          for development, often due to natural constraints. Most common are wetland  
32          areas. In some cases, the wetness of the area, its lack of connectivity to the  
33          existing greenbelt trail system and/or its value as wildlife habitat support the  
34          designation as a "preserve." Preserve areas are valuable elements to the open  
35          space system of the Town, but pedestrian activity and access is not encouraged.  
36          The town's intent in these areas is essentially to leave the land in its natural state.  
37          Designation as a preserve does not preclude future construction of trails in a  
38          preserve area as the greenbelt trail network expands.  
39  
40  
41

42          At this time, the following Town lands are proposed as a Town preserve:  
43

- 1 1. Alewife Cove Preserve
- 2
- 3 2. Eastfield Preserve
- 4
- 5 3. Ferne Peddy Preserve
- 6
- 7 4. Hampton Neighborhood Preserve
- 8
- 9 5. Highland Preserve
- 10
- 11 6. Holan Preserve
- 12
- 13 7. Patricia Preserve
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## **VI. Property Maintenance**

### Annual Inspection

The Conservation Commission will annually inspect every Greenbelt Trail to determine if it meets basic safety and usability standards as described in this management plan. Additionally, the Commission will solicit and follow-up on pertinent comments from the public and Town officials related to the condition or suggested improvements to trails.

### Annual Maintenance Activities

#### **Routine Maintenance**

The Conservation Commission will prepare an Annual Maintenance Plan focusing on vegetation management of greenbelt trails, especially where vegetation continually overgrows trail surfaces and closes off trail corridors. It will determine the nature, frequency and priority of remedial action necessary to properly maintain these areas. The Commission will then coordinate with the Public Works Department to determine how much maintenance the Department of Public Works has the resources to assume for that year. Where maintenance needs exceed Public Works Department resources, the Conservation Commission will consider contracting out services within existing budget limitations and availability of volunteer labor.

In addition to annual maintenance conducted by the Department of Public Works, the Conservation Commission will continue to perform vegetation management and placement of signage as their time allows.

#### **Repairs/improvements/boundary encroachments**

The Conservation Commission will also prepare a list of routine repairs, improvements and boundary assessments needed on Greenbelt Trails and Town open space. The Commission's list will be in priority order with safety issues identified as the most critical. The next order of priority will be problems located on heavily used trails that seriously compromise use.

1 In response to sentiments expressed by the Town Council that a more proactive  
 2 approach to monitoring municipal property boundaries should be undertaken to  
 3 reduce encroachments, the Conservation Commission will supervise an annual  
 4 open space boundary survey program. As funding permits, the goal is to  
 5 professionally survey the boundaries of at least one-tenth of the Town's open  
 6 space properties each year. Within six months of completing a boundary survey,  
 7 the Commission will determine if boundaries appear vulnerable to encroachment  
 8 and will recommend marking those boundaries with fencing, boulders or other  
 9 means that are resistant to casual removal.

### 10 11 **Maintenance Projects**

12  
13 The Commission will coordinate greenbelt trail and other open space property  
 14 improvements as follows:

- 15  
16 1. Department of Public Works. The Commission will coordinate with the  
 17 Department of Public Works to determine the resources the department can  
 18 devote to the project list. [For example, the Department of Public Works installed  
 19 all the piers supporting the Spurwink River bridge and boardwalk.]  
 20
- 21 2. Private contractors. Some projects require skills or specialized equipment  
 22 that are not typically available in the Department of Public Works. The  
 23 Commission will determine when contracting out work is needed to complete a  
 24 project. [For example, the Conservation Commission contracted out the  
 25 installation of the Great Pond boardwalk to Great Northern Docks and retained a  
 26 professional surveyor prior to remedial work on the Whale back trail head.]  
 27
- 28 3. Volunteer Labor. When appropriate, the Conservation Commission will  
 29 commit to completing a project, and may also solicit volunteers. [For example,  
 30 the Conservation Commission designed and built the Great Pond Boat Racks.]  
 31
- 32 4. Budget. Where a project has costs that exceed the annual budget, the  
 33 Conservation Commission will describe the problem, assess the consequences of  
 34 not addressing the situation promptly and obtain an estimated cost for the work.  
 35

36 It should be noted that it is common for greenbelt improvement projects to  
 37 include a combination of all of the above.

### 38 39 **Preserves**

40  
41 Several unimproved Town open space parcels have been designated as  
 42 "preserves" in this management plan. Most of these areas are relatively small  
 43 and are significantly encumbered by wetlands. These parcels are also often



1 isolated from other Town open space parcels. Nevertheless, they can be valuable  
2 to the immediate neighborhood as a natural area, wildlife habitat, flood control  
3 or a landscape buffer.

4  
5 Preserves will not be formally maintained. At some future date, the designation  
6 of a preserve may be changed if the installation of greenbelt trails becomes  
7 desirable.

### 11 12 **Maintenance by Others**

13  
14 There are several parcels included in this management plan that include a mix of  
15 formal uses and greenbelt trails. On these parcels, this plan focuses on the  
16 greenbelt trails only. This management plan does not address parcels or facilities  
17 for which formal management entities already exist. [For example, Fort Williams  
18 is overseen by the Fort Williams Advisory Committee and athletic fields are  
19 scheduled by the Athletic Director.] Existing facilities and open spaces that are  
20 already formally managed include the following:

- 21
- 22 •Athletic Fields
- 23 •Land Trust properties
- 24 •School Campus
- 25 •Fort Williams
- 26 •Other Town lands

### 27 28 Volunteers

29  
30 Conservation Commission members are Town residents appointed by the Town  
31 Council and donate hundreds of hours each year to trail maintenance. In  
32 addition, the Town maintains a list of resident volunteers who helped during  
33 trail work day events. There are also a few Town residents who have  
34 volunteered to informally “adopt-a-trail” and perform unsupervised  
35 maintenance as there time permits.

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## VII. Public Information

Management of Town open space will include a program to expand the knowledge of Town residents about the public open space available to them. Town residents highly value open space. This has been demonstrated numerous times through public opinion surveys, support for funding to purchase open space, requirements for open space donation as part of new development, and volunteer hours working on Town trails.

The public information program should help users enjoy the benefits of the open space they have supported. The program should also promote responsible stewardship of open space. Concepts such as treading lightly on the land and leaving a place the same or better than you found it will help keep maintenance costs in check and address possible concerns of abutters.

The public information program should be flexible to take advantage of opportunities to reach out and engage the public, but at a minimum include the following:

### Town website

The Town website should include a prominent Open Space and Greenbelt Trail presence. The Town trail map, and individual area or trail maps, should be easily located and able to download for trail users.

Changes on trails, such as temporary closures, maintenance work and special events should be posted on the website. [For example, the seasonal Great Pond Boat storage program is prominently advertised on the website during the permit application period.]

### Local Media

All of the notifications included on the Town website should also be forwarded to local newspapers. In addition, there should be annual promotional effort to encourage residents to explore Town trails.

## Maps

The current trails map is a decade old. This management plan includes an updated map of Town owned land and trails. This information should be used to produce an updated Town Trails map. Individual maps for each Town trail system should also be prepared. The individual maps should be available on the Town website and posted in a durable medium at individual trails. Town trail maps shall be kept up-to-date and re-released as needed.

## Signage

The Conservation Commission has produced an inventory of signs for use on trails and at trail heads. The signs have an overall consistent theme and have been used extensively. This management plan would expand current signage efforts as follows:

- A more prominent trail head sign should be developed to assist the public with finding trail access locations.
- More prominent signs should be installed at prominent trail intersections.
- All trails should be inspected every year for replacement of worn-out or missing signs.

## Annual Trail Walks/Outreach

The Conservation Commission shall at least annually conduct trail walks for the public. The walks may include experts on aspects of the greenbelt trail system.

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## VIII. Related Recommendations

In the preparation of the Open Space Management Plan, the committee identified several related issues that are outside the scope of the plan but are recommended to facilitate open space management. These actions are needed to implement the plan as proposed.

### Model Conservation Easements

Included in this plan are model conservation easements. In the past, conservation easements are often drafted by a developer and then reviewed by the Town attorney. Upon request, developers are provided with a copy of a recent easement accepted by the Town and use it as a template. Many of the current easements held by the Town have the same wording for this reason. In the committee's review of existing easements, however, the quality of the easements vary widely in terms of specificity and consistency of terms.

Attached are two forms of easement drafted by the Town attorney. The first is a standard conservation easement and the second is a pedestrian easement. While having a model easement format will not prevent the Town and any willing party from making revisions to the terms of the easement prior to acceptance, a model easement creates a common starting point. It should make it easier to initiate an easement donation from a willing resident, reduce costs of review and produce an overall more consistent legal document.

The Town should also comply with state law requiring monitoring the terms of conservation easements every three years.

### Related Ordinance Amendments

The Maintenance Policies section (Section V) includes a review of existing Town ordinances. Some of the policies recommended will require adjustments to current Town ordinances, further described below:

#### **Hunting and Trapping**

Most regulation of hunting is pre-empted by state law. Within state law, however, it appears that the Town may assert authority over the location of tree

1 stands and traps. The Maintenance Policies Section (V) recommends that, prior to  
 2 installing a tree stand on Town land, permission be obtained from the Town and  
 3 that permission will not be granted for a location within 100 yards from any  
 4 dwelling or within 10 yards of any Town-marked greenbelt trail. This plan also  
 5 recommends that no traps be placed on Town land without permission. The  
 6 Town may want to adopt ordinance provisions that formally implement these  
 7 management policies.

## 8 9 **Dogs**

10  
11 The Maintenance Policies Section (V) recommends that dogs be allowed off-leash  
12 in open space areas.

13  
14 **Dogs Ordinance, Sec. 7-1-7 Dogs to be Restrained on Municipal**  
 15 **Property.** Any dog within the boundaries of a groomed and/or  
 16 regularly maintained municipal property including, but not limited  
 17 to, Fort Williams Park, public roads, municipal sidewalks and  
 18 athletic fields, will be walked on a leash or tether at all times. The  
 19 person accompanying the dog in these situations is required to  
 20 collect any feces dropped by the animal and dispose of same in an  
 21 area where it will not likely be encountered by any persons. The  
 22 Cape Elizabeth Poor Farm, Lions' Field excluding the Little League  
 23 field, and a 20+- acre portion of Fort Williams Park Southerly of  
 24 Humphreys Road (the road fronting the Parks Maintenance  
 25 Building) and extending along a line to the rear of the long garages  
 26 at the rear of Officers Row buildings, (but excluding the fields  
 27 immediately south of Portland Head Light and in front of Battery  
 28 Blair) are not considered to be groomed and/or regularly  
 29 maintained for purposes of this ordinance.  
 30

31 The Dog Ordinance should be updated to align “groomed areas” with current  
 32 practices. This may include redefining “groomed areas” and allowing some pet  
 33 waste to remain in natural areas away from the trail, per the Maintenance  
 34 Policies section.

## 35 36 Encroachment Survey Funding

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38 In response to concerns raised by the Town Council regarding a proactive  
 39 approach to encroachments, this plan recommends that a professional survey of  
 40 Town open space boundaries be undertaken and phased over a ten year period.  
 41 This program will require an annual appropriation, perhaps in the range of  
 42 \$2,500 per year.  
 43



1 Coordination with the Land Trust

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3 The Cape Elizabeth Land Trust owns several properties that abut Town open  
4 space and several trails seamlessly connect Town and land trust lands.  
5 Management of Town open space will be most effective if coordination with the  
6 Land Trust on adjacent properties continues.

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11 Volunteer Development

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13 The Conservation Commission has partnered with Town residents, student and  
14 trail users to make trail improvements. A few residents have informally  
15 “adopted” a trail and perform vegetation management and minor repairs. Efforts  
16 to expand volunteer efforts, particularly an “adopt-a-trail” program, should be  
17 pursued.

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