

## MEMORANDUM

TO: Cape Elizabeth Planning Board  
FROM: Conservation Commission  
DATE: October 12, 2011  
SUBJECT: Golden Ridge Lot 5 Subdivision Amendment

At the October 11, 2011 meeting, the Conservation Commission reviewed the Golden Ridge Subdivision Lot 5 Amendment. John Mitchell, representing the applicant, described the project and explained the applicant's desire to pay a fee instead of providing a pedestrian easement.

The Conservation Commission reviewed the location of the existing private snowmobile trail and its potential as a public greenbelt trail connector. The Conservation Commission voted 6-0 on an amended motion to recommend that a pedestrian easement be provided to satisfy the open space impact fee requirement. The Conservation Commission was strongly influenced by the potential for creating a greenbelt trail connector that would serve to connect the Rudy's area and Broad Cove neighborhood with Great Pond.

The Conservation Commission discussed alternative locations for the pedestrian easement on the Golden Ridge Subdivision property. These options are listed in order of preference.

**Option 1:** The preferred option provides the most direct connection to Great Pond from the Rudy's/Broad Cove neighborhood by establishing a 15' wide pedestrian easement along the north property line of lots 3 and 4. This area is dry and the easement could fit within the existing 30' wide setback for the lots.

**Option 2:** The second option utilizes the alignment of the existing private snowmobile trail between lots 4 and 5, but then crosses the new section of Golden Ridge Lane and extends along the southern end of lot 3. Again, a 15' wide easement would fit within the 30' wide setback and also be placed on the same side of the lot as the septic system. With this option, a further pedestrian connection would be needed to the existing Great Pond Trail from the Sprague Corporation.

**Option 3:** This option again uses the same alignment as the existing private snowmobile trail, but then extends down the new extension of Golden Ridge Lane and connects to the greenbelt trail at the turnaround. This was the least preferred of the three options because it was a less direct route for trail users.

The Conservation Commission believes that Options 2 and 3 will require a boardwalk of some sort to traverse the wetlands, along with a considerably higher level of regular maintenance to keep the trail desirable for public use.

The attached map also shows the location of the options.

The Conservation Commission appreciates this opportunity to comment and a representative of the Commission will be attending the October 18, 2011 Planning Board meeting to answer any questions.