

## **Brentwood Neighborhood Paper Street Meeting Notes**

Wednesday, January 27, 2016  
7:00 p.m. - 8:00 p.m.  
Cape Elizabeth Town Hall

### Welcome/Introductions

The meeting opened with an introduction by Town Manager Mike McGovern, who introduced Jim Tasse, Conservation Commission Chair, Jessica Sullivan, Town Councilor, and Maureen O'Meara, Town Planner. Mr. McGovern emphasized that the purpose of the meeting is to hear public comment and that there is no preconceived assumptions.

### Paper Street Update

Ms. O'Meara presented a powerpoint presentation summarizing the following:

- What are Paper Streets
- Why now
- 2015 Paper Street Report
- Where are paper streets in Brentwood
- Some options

The presentation included pictures of the paper street areas with tracks showing pedestrian use in the snow. At the close of the presentation, the meeting was opened to public comment.

### Public Comment

Thomas Caswell, 43 Brentwood Rd - It's common practice for school kids to cut through on Dearborn Dr north. He showed a Brentwood Association map that shows a connection to Dearborn Dr north from Brentwood Rd which has never been paved. The property owners are ok with that continuing. He noted the Scott Dyer Rd sidewalk has no curb to separate the sidewalk from the road, so it is safer for kids to cut into the neighborhood instead of walking the length of Scott Dyer Rd.

Marialice Wallace, 72 Brentwood Rd- She said her deed does not include a pedestrian easement. Maybe the easement is on my neighbor's property, who aren't here tonight. The kids sometimes ride their bikes on her lawn, which she does not like, but most use is fine. Use has changed as kids age and new kids use the path.

Anne Cranshaw, 2 Star Rd - She has no problem with the path. It is not official, but a wonderful path. Her husband snow blowed the snow bank end once last winter. She appreciates the safety of not using Scott Dyer Rd. We would like to expand our side yard to build a deck. The Zoning Board only approved a small deck. She approached the Brentwood Association because we thought they owned the side yard and they had no objection, then we learned that it is a paper street. They determined that the Brentwood Association does not pay taxes or insure the area. There are 3 other abutters to the paper street.

Doug Cranshaw, 2 Star Rd - The path is used every day, not just by kids but also by adults. He supports protecting the access.

Anne Cranshaw, 2 Star Rd - She said the Dearborn Dr south path, and other casual path, is actually used by grandkids who are visiting their grandparents in the neighborhood.

Tom Caswell, 43 Brentwood Rd - noted that the existing paths are good connectors to other parts of town, such as getting to CVS. There used to be access from the neighborhood to Lions Field, but more recent owners have erected fences and now we have to walk all around. Losing something like this has an impact.

Tom Emery, 12 Juniper Ln - Mr. Emery noted that the Brentwood open space abuts Tall Pines Rd, but just a short leg that is not contiguous. He is a 33 year resident, not abutting these paper streets, but walks through the neighborhood. Everyone moved to this neighborhood for walking distance to the schools. There is a long history of kids and short cuts. If the paper street is too small for a house lot, the trail should be kept. The trails are wonderful with no bad behavior. He noted that the ice storm took a lot of the mature trees in the neighborhood and he would like some replanting.

Mrs. Cranshaw, 2 Star Rd - She said Dearborn Dr north has a lot of trees now. She also asked how the transfer of land would happen if the paper street were vacated.

In response to questions, Mr. McGovern and Ms. O'Meara explained possible property value changes as paper streets are vacated and land is added to abutting properties.

Mike Guimond, 6 Dearborn Dr - He knows residents whose children are using Dearborn Dr south and they have no issue with kids walking through.

Ann Cranshaw, 2 Star Rd - She asked if abutting property owners have refused the paper street land. Ms. O'Meara said that the town would extinguish town rights.

Mr. McGovern noted a real estate attorney could handle it. The town would recognize if a paper street was vacated and land has been added to abutting properties.

Mike Guimond 6 Dearborn Dr - He explained that there is drainage infrastructure in Dearborn Dr south, which outlets onto the rear of the property on Brentwood. The drain is on the McGinty property, in bad shape, and may need some work.

Ms. O'Meara said she would update the Paper street spreadsheet to show it has a drainage function. With that information, the recommendation would probably be to extend the rights in the paper street (U21-1).

No more public comments were offered.

### Next Steps

Ms. O'Meara explained that notes of the meeting would be posted on the town website. Additional neighborhood meetings will be held, which have not yet been scheduled. The town council will eventually hold a public hearing before they make a decision. Keep an eye on the website for updates.

Meeting ended at 8:00 p.m.

### Attendees

Doug and Anne Cranshaw  
Tom Emery  
Tom Caswell  
Mike and Maryann Guimond  
Marialice Davis Wallace  
James Tasse

2 Star Rd  
12 Juniper Ln  
43 Brentwood Rd  
6 Dearborn Dr  
72 Brentwood Rd  
30 Cliff Ave