

MEMORANDUM

TO: Cape Elizabeth Town Council
FROM: Conservation Committee
DATE: February 26, 2018
SUBJECT: Town owned lot U3-92

Introduction

At the January 8, 2018 meeting, the Town Council referred to the Conservation Committee a request by Marc Greichen and Sandra Elliott to purchase a town owned lot abutting their home located at 78 Ocean View Rd.

Discussion

The Conservation Committee discussed the request at the February 13, 2018 meeting. The lot is included in the Management of Greenbelt and Open Space Plan 2012 (see attached inventory sheet). It is also part of potential trail #1 in the 2013 Greenbelt Plan adopted by the Town Council.

The committee noted the parcel's importance in potential access to abutting vacant land. The lot abuts a paper Street (Baker Rd) which has an existing trail that extends onto adjacent private property. The lot has 100'± frontage on Ocean View Rd and has building potential.

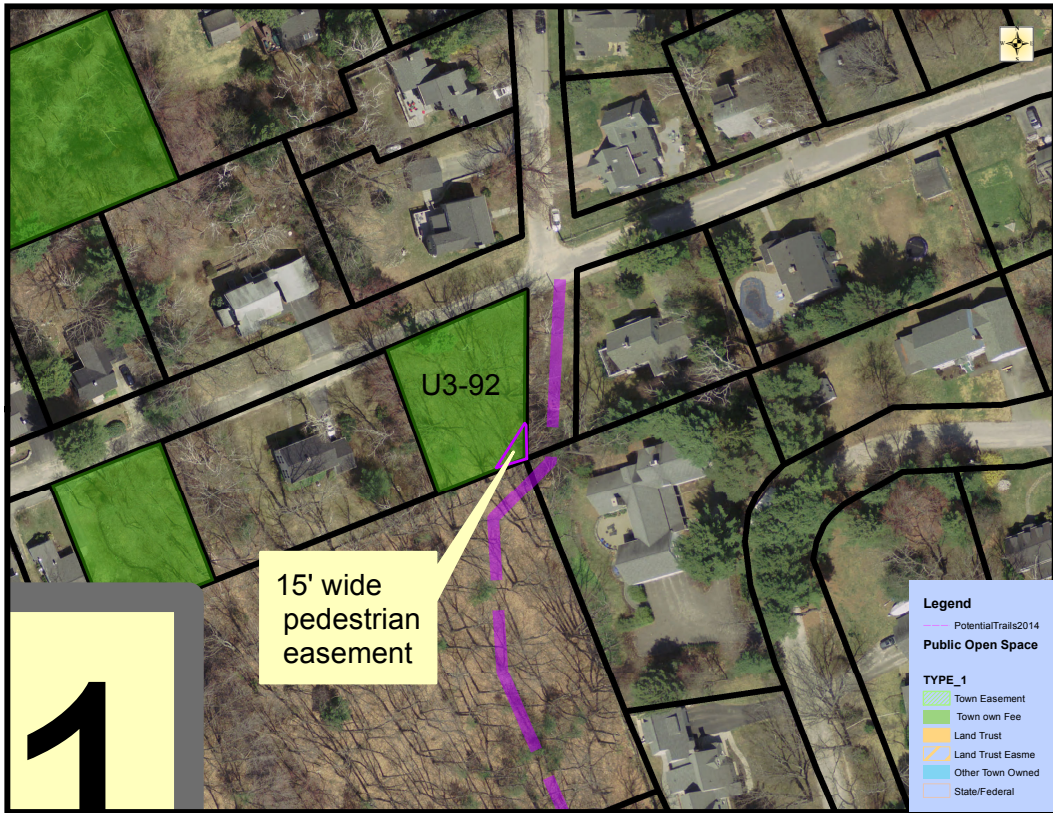
If the town decides to sell the lot, the Conservation Committee recommends that trail access be preserved. While most of the existing trail is located on the Baker Rd paper street, an easement on the southeast corner of lot U3-92 will be needed to preserve access for the future.

The Conservation Committee also questioned if the amount offered to purchase the lot was adequate. The town paid \$75,000 to purchase a lot to improve access to Loveitt Woods and that lot did not have road frontage.

Recommendation

The Conservation Committee made the following recommendation to the Town Council by a vote of 7-0.

The Conservation Committee recommends that the town owned lot U3-92 not be sold to preserve options for future greenbelt connectivity and neighborhood open space. If the lot is sold, the Conservation Committee recommends that a 15' wide easement be retained on the southeast corner and the proceeds of the sale be placed in the land acquisition fund.



Name: Baker Lot

Fee owner: Town of Cape Elizabeth

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



Date of Town Ownership: 1977

Type of acquisition: Tax acquired

Deed restrictions summary: None

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

Street Map Grid reference: A3

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

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

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