



TOWN OF FREEPORT, MAINE
Town Manager's Office
30 Main Street
Freeport, ME 04032

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MEMORANDUM

To: Freeport Town Council
From: Peter Joseph, Town Manager
Date: 7/16/20
RE: Potential Land Donation – Gerow Subdivision

The Town was recently approached by Mr. Warren Gerow, who has submitted a subdivision application for a piece of land on Pownal Road, immediately northwest of the Pownal Road ball field. A plan of the proposed subdivision is attached to this memo.

Mr. Gerow has applied for subdivision under the open space provisions of the Town's regulations, which relax certain subdivision regulations if portions of the subdivision are dedicated to open space. Mr. Gerow has proposed to meet these requirements by donating approx. 10.86 acres of the subdivision to the Town, with open space covenants in place.

The donation has been reviewed and recommended by the Conservation Commission. It is immediately adjacent to the Hedgehog Mountain trail system (a portion of one of those trails is actually built on the Gerow property), the Pownal Road ball field, and also has a narrow strip with a gravel trail that connects to Murch Road. Given the proximity and connectivity with the existing Town properties in the area, staff also recommends that the Town accept the property.

The Council does not need to vote to accept the property at this time, but does need to provide an indication to the applicant and to the Project Review Board that the Town is in favor of acquiring the property in question. Final acceptance of the property would likely occur by vote of the Town Council after specific transfer instruments were developed and reviewed.



Conservation Commission

April 29, 2020

Dear Planning Board Members,

The Town of Freeport Conservation Commission met with land developer Warren Gerow at our meeting on Tuesday, March 10, 2020. At the meeting Mr. Gerow described the plot of land that he purchased on Pownal Rd. that will be broken up into 6 lots for a new housing development. Mr. Gerow's plan includes the donation of over 10 acres of land designated as open space to the Town of Freeport, within which lies existing trails of the Hedgehog Mountain trail system. The commission reviewed Mr. Gerow's map which outlined the entire property, the lots to be sold, as well as the land that will be reserved for open space.

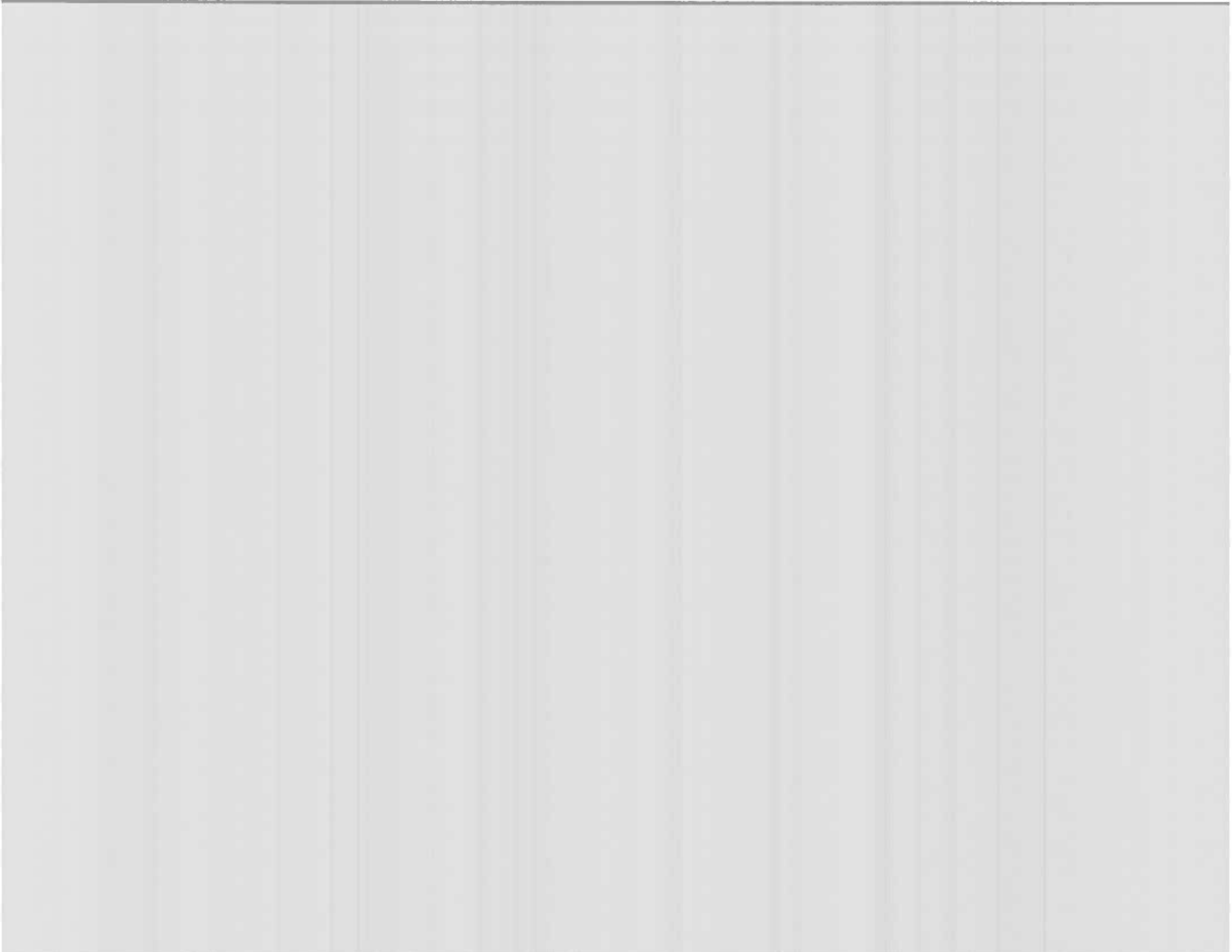
It is our belief that the additional land will benefit the town not only by providing us ownership of trails on property that we currently do not own, but it may allow for possible other uses such as trail expansion or additional access points to Hedgehog Mountain in the future. A motion was made to accept Mr. Gerow's donation of the open space acreage, which was approved unanimously. Therefore, on behalf of the Conservation Commission, I write this letter today in support of Mr. Gerow's land development plan as it was outlined to us on 3/10/20.

Please note that Commission member Guy Blanchard recused himself from this portion of the meeting due to his place on the Planning Board.

Should additional information be needed from the Commission regarding this matter please do not hesitate to contact me.

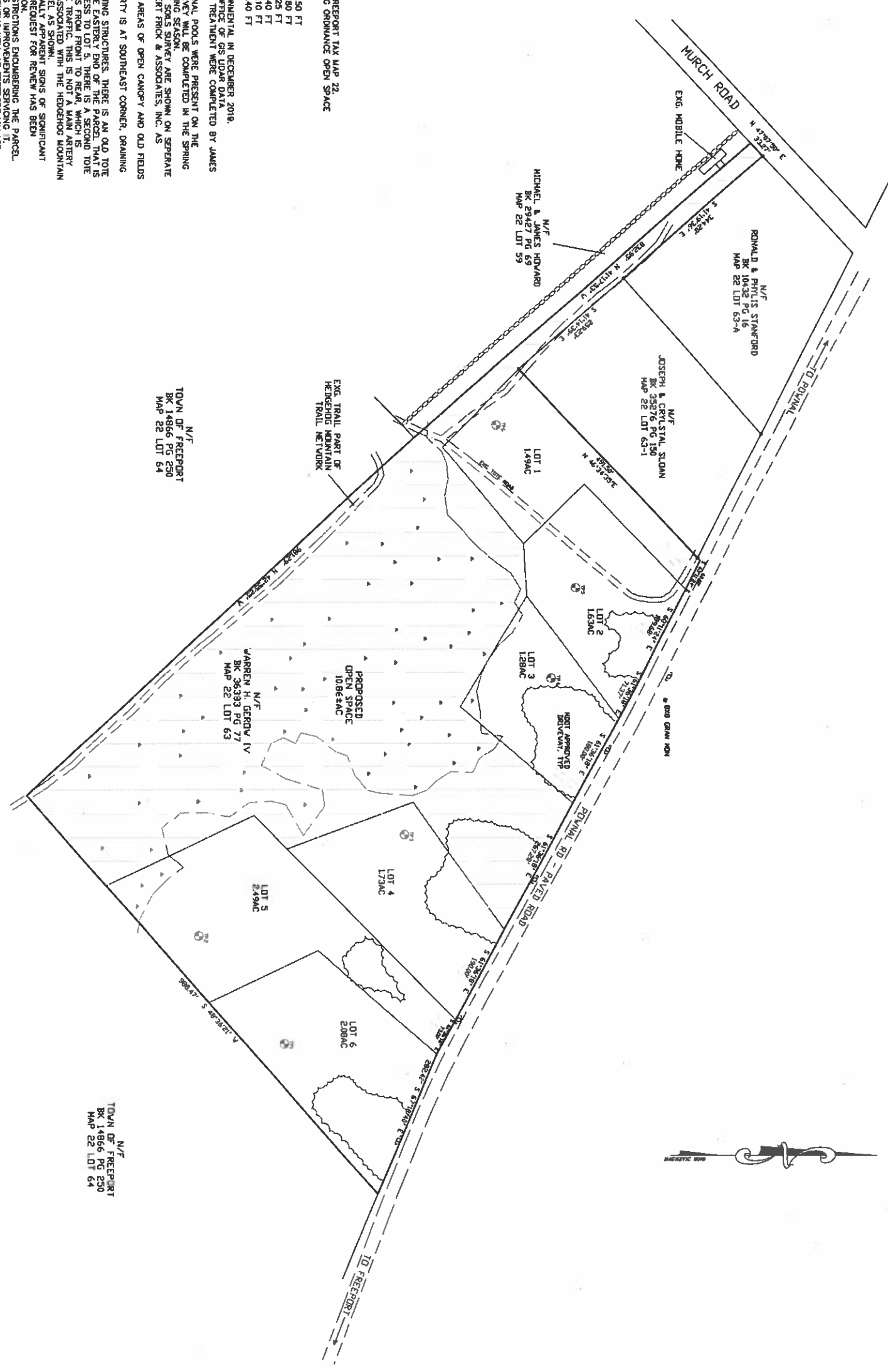
Regards,

Ryan Burke
Conservation Commission - Chair



- GENERAL NOTES:**
1. PROJECT PARCEL CONTAINS 21.52 ACRES.
 2. PROJECT IS LOCATED ZONE RR-1.
 3. PROJECT PARCEL IS LOT 63 ON TOWN OF FREEPORT TAX MAP 22.
 4. PROJECT PARCEL IS ZONED IN FREEPORT ZONING ORDINANCE OPEN SPACE SUBDIVISION STANDARDS.
 5. PROJECT BULK STANDARDS:
 - a) MIN. ROAD FRONTAGE.....50 FT
 - b) AVE. ROAD FRONTAGE.....90 FT
 - c) MIN. FRONT SETBACK.....25 FT
 - d) MIN. REAR SETBACK.....40 FT
 - e) MIN. SIDE SETBACK.....10 FT
 - f) MIN. COMBINED SIDE SETBACK.....40 FT
 6. WETLANDS WERE DELINEATED BY TB ENVIRONMENTAL IN DECEMBER 2018.
 7. TEST PITS FOR SUB-SURFACE WASTEWATER TREATMENT WERE COMPLETED BY JAMES MANCHIN, S.E.
 8. PRELIMINARY REVIEW DID NOT INDICATE VERNAL POOL WERE PRESENT ON THE PROPERTY, HOWEVER, A VERNAL POOL SURVEY WILL BE COMPLETED IN THE SPRING OF THE YEAR DURING APPROPRIATE BREEDING SEASON.
 9. RESULTS OF A CLASS MEMBER UNIVERSITY SPONS SURVEY ARE SHOWN ON SEPARATE SHEET AND RECOMMENDED BY ALBERT FRICK & ASSOCIATES, INC. AS SUBMITTED WITH THIS APPLICATION.
 10. VEGETATIVE COVER IS FOREST WITH SMALL AREAS OF OPEN CANOPY AND OLD FIELDS ALONG POWNAL ROAD.
 11. MOST DRAINAGE DRAINAGE ON THE PROPERTY IS AT SOUTHEAST CORNER, DRAINING AWAY AND OFF SUBJECT PARCEL.
 12. PROJECT PARCEL DOES NOT CONTAIN EXISTING STRUCTURES. THERE IS AN OLD TOTE INTENDED TO BE USED FOR DRIVING ACCESS TO LOT 5. THERE IS A SECOND TOTE ROAD AT THE WEST END PROVIDING ACCESS FROM FRONT TO REAR, WHICH IS PERIODICALLY USED BY LOCAL SNOWMOBILE TRAFFIC. THIS IS NOT A MAIN ARTERY FOR LOCAL SNOWMOBILE CLUBS. A TRAIL ASSOCIATED WITH THE HEDGEHOG MOUNTAIN RAIL NETWORK IS LOCATED ON THIS PARCEL AS SHOWN.
 13. HISTORICAL OR ARCHAEOLOGICAL SITES REQUEST FOR REVIEW HAS BEEN SUBMITTED TO MAINE HISTORICAL COMMISSION.
 14. THERE ARE NO KNOWN ESSENTIALS OR RESTRICTIONS ENCUMBERING THE PARCEL.
 15. PARCEL DOES NOT HAVE EXISTING UTILITIES OR IMPROVEMENTS SERVING IT.
 16. CROSS FROM POWNAL ROAD THERE IS A PUBLIC WELL AT FREEPORT VILLAGE CAMPGROUND THAT MAY BE ADEQUATE FOR FIRE PROTECTION USES. ACCESS TO THIS WELL FROM THE PROJECT PARCEL IS NOT CURRENTLY CLEAR. FIRE PUMP IS UNCONFINED. THIS IS NOT CURRENTLY CLEAR. FIRE PUMP ARE THE ONLY COMBINED POTENTIAL SOURCES OF FIRE PROTECTION WATER SUPPLY WITHIN ONE-HALF MILE OF PROJECT PARCEL.
 17. DRIVEWAY LOCATIONS HAVE BEEN APPROVED BY MAINE DEPARTMENT OF TRANSPORTATION.

- BLM REFERENCES:**
1. STANDARD BOUNDARY SURVEY OF WALTER FLANDERS ESTATE POWNAL ROAD, FREEPORT, MAINE MADE BY THE TOWN OF FREEPORT MUNICIPAL, BUILDING MAIN ST., FREEPORT, MAINE 04032 BY ROYAL RIVER SURVEY CO. DATED JUNE 2, 1999
 2. PLAN OF BLUEBERRY PLANS FOR HAROLD HARDON MURCH ROAD, FREEPORT MAINE DATED 7/5/1977 BY C.R. STORER, INC.
 3. PLAN OF LAND ON POWNAL ROAD, FREEPORT, MAINE FOR LEON HANSCOME, DATED 10/1/1977 BY C.R. STORER, INC.
 4. STANDARD BOUNDARY SURVEY AT POWNAL AND MURCH ROADS TOWN OF FREEPORT, CUMBERLAND COUNTY, MAINE FOR IDA M. HANSCOME DATED 9/3/92 BY MAINE LAND SURVEYORS, INC.
 5. BOUNDARY SURVEY FOR WARREN GEROW POWNAL ROAD, FREEPORT MAINE BY ASSOCIATED DESIGN PARTNERS, INC. DATED FEBRUARY 1, 2020.



NET RESIDENTIAL AREA CALCULATIONS

AREA OF PARCEL BEING DEVELOPED	21.52 AC
AREA OF WETLANDS - UNDEVELOPABLE	0 AC
AREA OF WETLANDS - NOT MEETING UNDEVELOPABLE DEFINITION	8.03 AC
AREA OF ESSENTIALS	0 AC
AREA OF 20% SLOPES	0.10 AC
BLANDISH AREA	21.42 AC
NUMBER OF LOTS ALLOWED	8 LOTS
NUMBER OF LOTS PROPOSED	6 LOTS
NUMBER OF LOTS REMAINING	10.88 AC
AVERAGE FRONTAGE OF LOTS SHOWN	178 FT
AVERAGE LOT SIZE	1.78 AC

- LEGEND**
- IRON ROAD/PIPE FOUND
 - MONUMENT FOUND
 - STONE WALL
 - UTILITY POLE
 - PROPERTY LINE
 - PASSING TEST PIT
 - ▲ WETLANDS
 - ▨ OPEN SPACE
 - ▨ VEGETATION

- TOWN OF FREEPORT**
BK 14866 PG 250
MAP 22 LOT 64

- TOWN OF FREEPORT**
BK 14866 PG 250
MAP 22 LOT 64

- TOWN OF FREEPORT**
BK 14866 PG 250
MAP 22 LOT 64

- TOWN OF FREEPORT**
BK 14866 PG 250
MAP 22 LOT 64

PROJECT: HANSCOME WOODS
MAP 22 LOT 63 - POWNAL ROAD
FREEPORT
CUMBERLAND COUNTY

SHEET TITLE: CONCEPTUAL PLAN & SITE ANALYSIS

ASSOCIATED DESIGN PARTNERS INC.
80 Leighton Road
Falmouth, Maine 04105
Office: (207) 878-1751
Fax: (207) 878-1788
E-Mail: adp@adpengineering.com

WARREN H GEROW IV
No. 13431
Professional Engineer

DATE: 2-25-2020
SCALE: 1"=100'
DRAWN BY: WHG
PROJECT NUMBER: 20015
SHEET NO.: SKETCH PLAN