



City of Westbrook

DEPARTMENT OF PLANNING & CODE ENFORCEMENT

2 York Street

Westbrook, Maine 04092

(207) 854-0638

Fax: 1-866-559-0642

MEMO

DATE: October 16, 2017

TO: Mayor, City Council

FROM: Jennie P. Franceschi, City Planner & Alex Kee, Asst. Planner

Cc: City Administrator, City Clerk

RE: Central Street Lands – Construction Easement - Map 25 Lot 63

Attached: – Proposed layout for extension of Central Street

- Map of Central Street with topography, Shoreland zoning (blue) & floodplains shown (pink).

Background:

Currently, Central Street has a small terminus section that dead ends to provide access to 270 Central Street and the existing public right of way easement extends past the end of the built section by approximately 75'. Past that point there is a paper street that extends towards the Stroudwater River. The current built condition is a maintenance issue for public services for snow plowing with a lack of a proper turnaround. As development of the end of Central Street can occur, this situation would be a greater concern without a proper location to turn vehicles around in without having to back up the street.

Shoreland zoning (Limited Residential - Blue) covers this whole area which has a setback from the resource of 75' along with steep topography sloping towards the river. The back quarter of the City Lands is within the 75' Shoreland Zoning setback and the red line delineates the paper street right of way, which is not part of the lot.

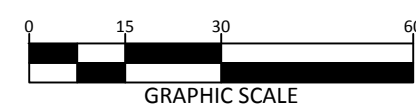
Request:

An owner of property along the paper street of Central Street is proposing to move forward with developing the lots of record and would construct the end of Central Street to public way standards. To achieve the public way standards by providing the turnaround public services needs, the hammerhead would be constructed on a portion of lands owned by the City (Map 25 Lot 63). The attached plan shows approximately the extent of the work.

The property owner, Christopher Wilson, is requesting a temporary construction easement for the hammerhead construction. The area of the hammerhead would become part of the public right of way of Central Street once constructed.

Recommendation:

In summary, Staff would recommend that City Council grant to Christopher Wilson a temporary 50' x 50' construction easement over a portion of the land of Map 25 Lot 63 to allow for the hammerhead associated with the construction of the remainder of Central Street to public road standards. Easement will be extinguished upon completion of the work to the satisfaction of the City, or at any point that City Council determines it is in the best interest of the City to extinguish said easement for reasons such as but not limited to inactivity, inappropriate use of easement, etc.



DM ROMA
CONSULTING ENGINEERS
55 HARVEST HILL RD
WINDHAM, ME 04062
(207) 310-0506

REV	DATE	BY	DESCRIPTION

SITE PLAN
CENTRAL STREET
WESTBROOK, ME

17072
JOB NUMBER:
1" = 30'
SCALE:
10-2-2017
DATE:
SHEET 1 OF 1
S-1



Central Street

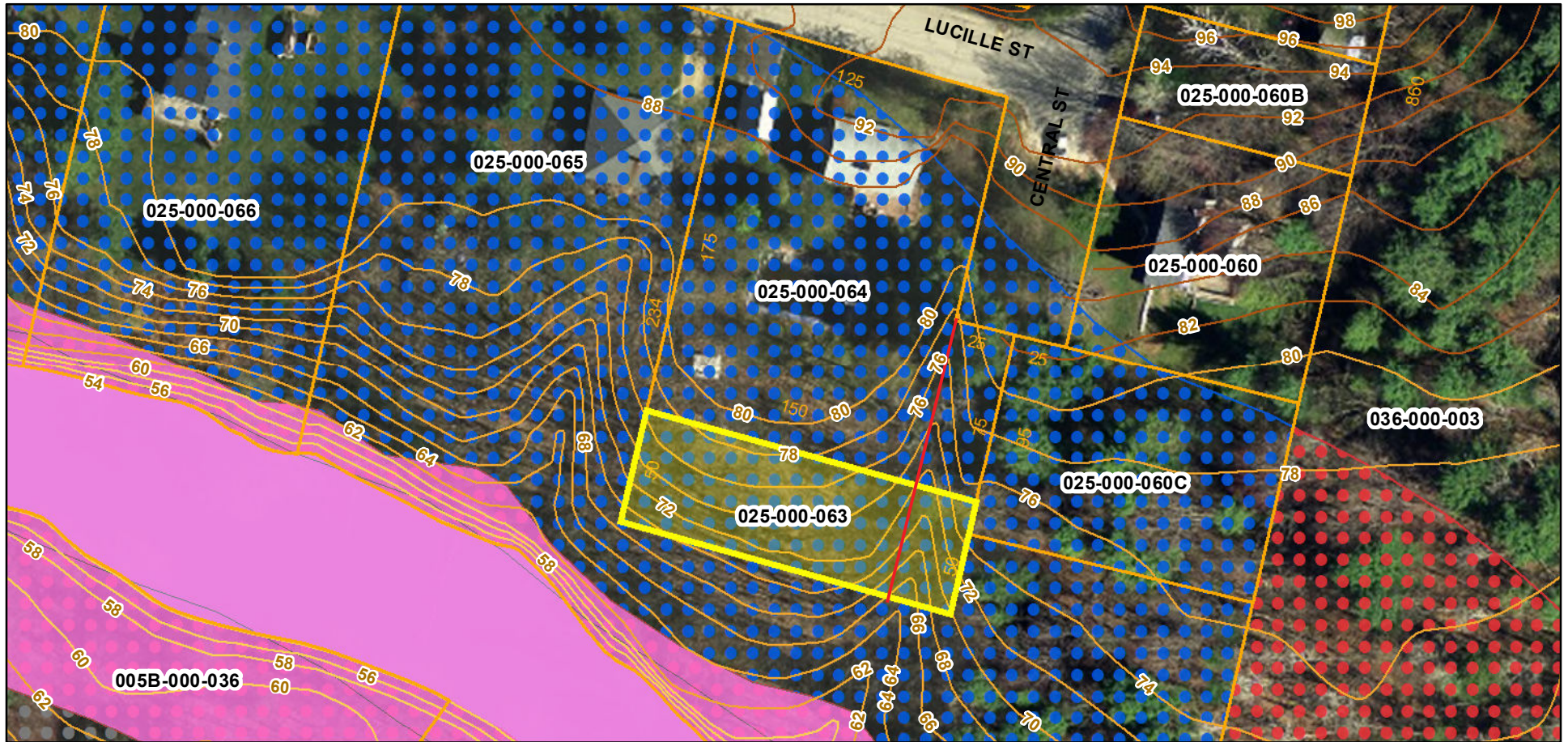
Westbrook, ME



September 26, 2017

1 inch = 67 Feet

www.cai-tech.com



Street Names	81 - 100	Resource-Protection
Parcel Lines - Ortho	AE	Water
31 - 60	General-Development-Shoreland-Zone	
61 - 80	Limited-Residential	

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