

Town of Brunswick

Town-Owned Open Space Inventory



**Conducted and Prepared by
The Brunswick Conservation Commission**

2010-2014

Executive Summary

The Town of Brunswick has over 100 different town-owned land parcels that vary widely in size, utilization, quality, location, and character. As stated by Town Ordinance (Chapter 2, Article III, Division 2 entitled Conservation Commission) one of the duties of the Commission is to maintain an index of town-owned open spaces. Because the make-up of the town-owned properties has changed over the past few years, the Conservation Commission in 2010 embarked on a full inventory of town-owned open space. The intent of this inventory is to evaluate the properties based on a common set of criteria, document the existing conditions, and provide the results in a report that the Town may use to make decisions about the properties, and future conservation and open space acquisitions, to maximize the benefit to the Town and its citizens.

The property evaluation process consisted of Commission members and town staff researching the history and basic property information for each parcel, and conducting site visits of all properties to document conditions. The properties inventoried were then assessed as a whole to identify the general values and management and policy issues, which are broadly described in this Report under Conservation Value, Recreation Value, Management Issues, and Alternative Ownership & Management.

The Open Space inventory thus far has documented over 45 parcels not including properties under the jurisdiction of other town departments such as Parks & Recreation, or privately-owned properties with town-held conservation easements. It is anticipated that future inventorying and updates to this Report will include the remainder of the town-owned open space properties any future acquisitions.

As a result of the Commission's inventory process, the following issues have been raised that warrant discussion with staff and the Council, for further guidance. These are further outlined under Section VIII, Next Steps.

- Brunswick's capacity for managing conservation properties
- Encroachment, cleanup, boundary marking
- Potential transfer of Town Forest properties
- Properties that have higher Parks & Recreation value
- Development of Town policies regarding conservation land

The Conservation Commission's specific findings and discussion items are listed under Sections III, IV, V, and VI as "*Further Actions and Discussions*." These are issues which the Conservation Commission will continue to monitor.

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I. Introduction

In 2010 the Town of Brunswick Conservation Commission, with the support of the Planning and Development Department, undertook an effort to inventory, evaluate, and report on the condition, use, and potential future uses of Town-owned open space. The Commission's broader goal is to make recommendations to the Town Council regarding use and maintenance, improved protection, and potential revenue opportunities for the parcels, in accordance with Article III, Division 2-81 of the Town's Administrative Ordinance. The goal of this inventory and report is to provide the Commission, Town staff, Brunswick citizens, and the general public with a better awareness of Town held open space.

Local policies and practices that have influenced open space acquisition in Brunswick have evolved over time. Brunswick was one of the first Maine communities to have an open space subdivision ordinance and to accept conservation land and easements. In 2002 the Town adopted the Brunswick Parks, Recreation and Open Space Plan which was followed by the development and adoption of the Rural Brunswick Smart Growth Overlay (Zoning Ordinance), the 2004 Bike and Pedestrian Improvement Plan, and the 2008 Comprehensive Plan Update all of which have refined guidance regarding open space priorities and acquisition methods.

The Town of Brunswick has many types of conservation and open space properties, both publicly and privately owned. These include Town-owned open space (fee ownership), Town held conservation easements (private ownership, public easement), privately protected conservation land (such as the Brunswick-Topsham Land Trust), other open space land not formally protected (utility land holdings, and current use tax program: tree growth/farmland/open space). This inventory and report only covers land held in fee by the town specifically for conservation and open space purposes, not including parks & recreation properties or conservation easements.

This report is intended to be a living document as the Town continues to acquire parcels and the data for existing parcels continues to be refined with updated information. In addition, properties that fall under the jurisdiction of the Parks and Recreation Department could be surveyed in the future and included in future updates to this report in order to provide a more complete catalog of Town-owned parcels.

II. Methodology

To begin this inventory process, the Conservation Commission, the Town's former Natural Resource Planner, and Community Matters in Maine Fellows placed by Bowdoin College, utilized available GIS mapping resources and the 2009 database of the Town's open space parcels. The list of parcels was narrowed down to those not under the purview of other entities, such as Parks and Recreation or the Brunswick-Topsham Water District.

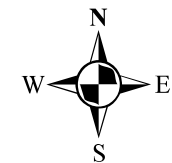
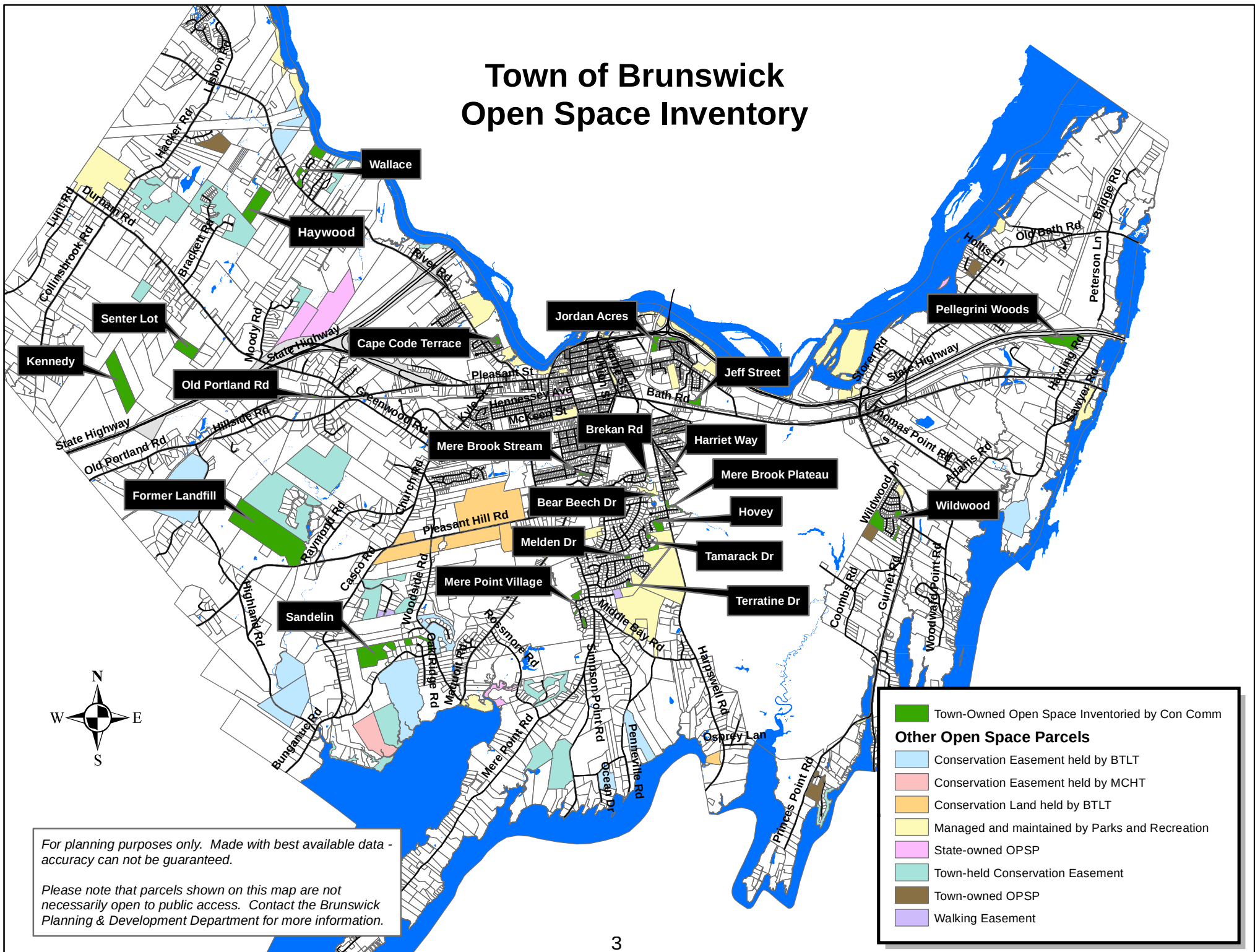
The Commission next developed an evaluation form and a set of GIS maps for each town-owned open space property to be inventoried. The evaluation form was generated using the Topsham Conservation Commission open space review form and the Land for Brunswick's Future acquisition rating form as examples. Site evaluations began with the entire Conservation Commission field reviewing select properties with the draft evaluation form to assess its effectiveness. Following a few minor changes to the form, the remaining properties were assigned for review by teams of two to four Conservation

Commission members. Field evaluations were conducted either during publicized Conservation Commission monthly workshops or by individual Commission members between April and December 2010-2011. The completed forms for each open space parcel can be found in Section VIII, along with property maps and any site photos taken during field visits. Ultimately, a summary property assessment spreadsheet was developed from the more than 45 properties surveyed. Additionally, former and current town staff, reviewed the Commission's work to fill in gaps regarding known parcel attributes, use restrictions and reasoning behind partial acquisitions.

The following pages include an overall map of Town-owned open space, a sample evaluation form used for the inventory field work, and a summary table (spreadsheet) showing the results of the score sheets by parcel.

Following the map and sample evaluation form, the Report provides an overview of methodology, and an assessment and summary of conservation values, recreation values, management issues, and alternative ownership and management considerations. Individual properties are listed under one or more of these sections, depending on their assessed values.

Town of Brunswick Open Space Inventory



For planning purposes only. Made with best available data - accuracy can not be guaranteed.

Please note that parcels shown on this map are not necessarily open to public access. Contact the Brunswick Planning & Development Department for more information.

Background Information

Property name	
Map & Lot #	
Address/Location	
Acreage	
Year Acquired	
Assessment Value (& Year)	
Restrictions on property	
Relevant Regulations (NRPZ, vernal pools, RBSG, growth zone)	
Open-Space Subdivision	
Utilities, if applicable	

Site Description

Field Visit Date	
Site Description	
Current Use	
Condition of the Property, including structures, improvements, alterations	
Surrounding land use	
Notes/Comments/Additional Observations	

Values*(add comments about specific features, if appropriate)*

Contains rare species and/or natural communities	Yes	No	Unknown
Contains high value habitat	none	vernal pool	shorebird habitat deer wintering areas
Contributes to diverse habitat types	none	forest blocks	watersheds coastline wetlands riparian zones
Enlarges existing protected lands (esp. unfragmented blocks) or provides linkages between protected lands	Yes	No	Unknown
Provides significant scenic value (vista, outstanding vegetation)	Yes	No	Unknown
Provides current/potential outdoor recreational value (existing/future trails, link to existing trails, potential for new fields, parks)	Yes	No	Unknown
Provides public access to water	Yes	No	Unknown
Maintains resource production (working farm or forestland, clam flats, groundwater recharge)	Yes	No	Unknown
Includes potential historic or archaeological value	Yes	No	Unknown
Other values			

Conservation Recommendations

Overall assessment of conservation value	
Potential future uses	
Steps required to increase conservation value (additional connectivity, trails, accessibility, etc.)	
Recommended protection, if needed, and explanation	
Other recommendations	

Brunswick Town-Owned Open Space Parcels Inventory (2010-2011)
Summary Table

FID	Maplot	Acres	Parcel Name (if any)	Location	Encroachment, property mis-use	New recreational opportunities on existing TOOS	Accessible? (Known legal right-of-way, public access)	"Town Forest" property	Protecting/maintaining conservation values/habitat blocks	Connectivity	Protecting/maintaining recreational connectivity	Properties to consider for alternative management/ownership	Properties to consider transfer to BTLT	Scenic/aesthetic value	Maintenance needed - litter, trails, washouts	Medallions, boundary markers	Invasives present
1	9-6	14.12	Wallace Subdivision	Kingfisher Dr (off River Rd)	X		X		X					X			
23	9-70	24.00	Haywood Lane Subdivision	Haywood Ln	X				X	X							
3	10-17	14.00	Town Forest - Senter Lot	Durham Rd		X		X	X	X	X	X	X				
9	11-5	39.00	Town Forest - Kennedy	Freeport Rd				X	X	X	X	X	X				
34	13-24	1.50	Old Portland Road	Old Portland Rd			X					X			X		
33	19-16	123.33	Former landfill	Pleasant Hill Rd		X	X		X	X	X						X
43	25-98	3.02	Mere Point Village	Seguin Dr.		X	X			X	X						
35	25-99	0.55	Mere Point Village	Jewell St			X			X							
29	25-100	1.54	Mere Point Village	Jewell St			X										
44	27-4	41.00	Sandelin	Bunganuc Rd	X		X		X	X						X	
7	38-80	10.00	Wildwood Subdivision	Coombs Rd	X	X	X		X	X	X						
28	40-8A	4.33	Jordan Acres	Rt. 1	X	X	X				X				X		X
17	49-9	19.50	Pellegrini Woods	Harding Rd			X								X		
11	52-121	0.03	Wildwood Subdivision	Gurnet Rd			X			X		X					
36	52-123	2.47	Wildwood Subdivision	Wildwood Dr			X					X					
10	52-124	10.90	Wildwood Subdivision	Wildwood Dr	X	X	X		X	X	X						
2	52-125	1.92	Wildwood Subdivision	Mountain Ash Ave								X					
6	U01-40	2.40	Mere Brook Plateau	Harpswell Rd		X	X		X	X					X		
32	U01-84	4.79	Hovey Lane Subdivision A	Hovey Ln			X		X	X	X						
40	U01-84	0.36	Hovey Lane Subdivision B	Hovey Ln			X			X	X						
41	U01-84	0.38	Hovey Lane Subdivision C	Hovey Ln			X			X	X						
26	U02-115	0.06	Harriet Way Subdivision	Harriet Way			X					X					
25	U02-116	0.02	Harriet Way Subdivision	Harriet Way			X				X						
4	U02-117	0.03	Harriet Way Subdivision	Harriet Way			X				X						
27	U02-118	0.10	Harriet Way Subdivision	Hambleton Ave	X		X				X						
30	U05-42	3.37	Jeff Street	Jeff St			X					X					
45	U19-11A	1.00	Mere Brook Stream	Richards Dr./Barrows St			X		X					X			
47	U19-16	2.26	Mere Brook Stream	Richards Dr./MacMillan Dr			X		X					X			
13	U24-26	0.59	Ballard Stimpson	8-10 Stimpson St.	X		X		X	X	X				X		X
8	U24-35	1.97	Ballard Stimpson	10-22 Ballard St	X		X		X	X	X				X		X
37	U36-36	0.61	Breckan Road	Breckan Rd			X			X	X						
15	U36-55	0.64	Maine Pines	Beech Dr Rear			X		X	X	X						
39	U39-91	1.39	Terratine Drive	28 Tarratine Dr	X		X		X	X	X			X	X		
42	U40-221	1.19	Parkview Estates	41 Melden Dr	X		X					X			X		
22	U40-333	0.01	MacMillan V	Huckleberry Ln			X			X	X						
21	U40-334	1.22	MacMillan V	Tamarack Dr			X		X	X	X						
38	U40-335	2.53	MacMillan V	Tamarack Dr			X		X	X	X						

III. Conservation Values

As mentioned previously, the review of open space parcels included an evaluation of parcels based on known conservation value. For purposes of this report, the following general categories were used:

- **Town Forest/Forest Management Parcels**

Two parcels owned by the Town carry an existing designation as "Town Forest" property. The history and original purpose of this designation has been partially researched. The parcels identified by Map and Lot numbers are:

- o 10-17 Town Forest – Senter Lot (14.0 acres)
- o 11-5 Town Forest – Kennedy (39.0 acres)

Further Actions & Discussions: The purpose behind the "Town Forest" designation needs to be confirmed, along with any restrictions that may be associated with these properties. For these particular parcels, there is also an issue of access (legal right-of-way) to these lots.

There is interest in discussing the opportunity to actively manage certain town-owned forested parcels, for purposes of both forest health and revenue generation. Many municipalities, including neighboring Bath, actively manage and harvest town forest properties and can be contacted to further discuss the issues surrounding municipal forest management. Also, there is interest in discussing the opportunity to transfer ownership of these parcels to another conservation entity if appropriate (see Section VI).

- **Protection of Existing Conservation Values or Habitat Blocks**

Many open space parcels have high conservation value and/or are part of a significant habitat block or corridor. Others were identified as needing protection and/or further steps to maintain their natural qualities (such as forest management, invasive species removal, etc.). This category includes parcels that contain high value habitat, contribute to habitat diversity, or maintain working landscapes or resources (farmland, clam flats, groundwater recharge, etc.). These identified parcels by Map and Lot number are as follows:

- o 9-6 Wallace (14.12 acres)
- o 9-70 Haywood Lane (24.0 acres)
- o 10-17 Town Forest – Senter Lot (14.0 acres)
- o 11-5 Town Forest – Kennedy (39.0 acres)
- o 19-16 Former Landfill (123.33 acres)
- o 27-4 Sandelin (41.0 acres)
- o 38-80 Wildwood Subdivision (10.0 acres)
- o 52-124 Wildwood Subdivision (10.9 acres)
- o U01-84 Hovey Lane Subdivision A (4.79 acres)
- o U01-40 Mere Brook Plateau (2.40 acres)
- o U19-11A Mere Brook Stream (1.00 acres)
- o U19-16 Mere Brook Stream (2.26 acres)
- o U24-26 Ballard Stimpson (0.59 acres)
- o U24-35 Ballard Stimpson (1.97 acres)
- o U36-55 Maine Pines (0.64 acres)

- o U39-91 Terratine Drive (1.39 acres)
- o U40-334 Macmillan V (1.22 acres)
- o U40-335 Macmillan V (2.53 acres)

Further Actions & Discussions: A plan is needed to address the management and protection needs of these parcels, to determine the responsible entity and the level of need. Examples of appropriate management measures include invasive species removal, trash pickup, delineation of boundaries with medallions, and addressing encroachment. Discussion is needed as to whether additional conservation measures are required for the town-owned parcels identified as having high conservation or habitat value.

- **Connectivity**

Parcels were assessed as to whether they contribute to recreational connectivity or are presently connected to other open space parcels either Town-owned or owned/managed by other entities. The following town-owned parcels identified by Map and Lot numbers contribute to the overall connectivity of open space and/or recreational use.

- o 10-17 Town Forest – Senter Lot (14.0 acres)
- o 11-5 Town Forest – Kennedy (39.0 acres)
- o 19-16 Former Landfill (123.33 acres)
- o 38-80 Wildwood Subdivision (10.0 acres)
- o 52-121 Wildwood Subdivision (10.9 acres)
- o 52-124 Wildwood Subdivision (10.9 acres)
- o U01-40 Mere Brook Plateau (2.40 acres)
- o U01-84 Hovey Lane Subdivision A (4.79 acres)
- o U01-84 Hovey Lane Subdivision B (0.36 acres)
- o U01-84 Hovey Lane Subdivision C (0.38 acres)
- o U24-26 Ballard Simpson (0.59 acres)
- o U24-35 Ballard Stimpson (1.97 acres)
- o U36-55 Maine Pines (0.64 acres)
- o U39-91 Terratine Drive (1.39 acres)
- o U40-333 Macmillan V (0.01 acres)
- o U40-334 Macmillan V (1.22 acres)
- o U40-335 Macmillan V (2.53 acres)
- o 27-4 Sandelin (41.0 acres)
- o 9-70 Haywood Lane (24.0 acres)
- o 25-98 Mere Point Village (3.02 acres)
- o U36-36 Breckan Road (0.61 acres)
- o 25-99 Mere Point Village (0.55 acres)

Further Action & Discussions: The value of interconnected open space and recreation properties should be continually assessed and updated, to identify opportunities to increase connectivity of conservation lands and recreational uses. The findings of this report will be shared with Town departments (Planning and Development, Parks & Recreation, Public Works, etc.) as well as with other partners (e.g. Brunswick-Topsham Land Trust, Bowdoin College, City of Bath and the Towns of Harpswell, Freeport) to further explore opportunities.

- **Scenic/Aesthetic Value**

Several parcels were noted as having important scenic or aesthetic value. Those identified by Map and Lot numbers are as follows:

- o 9-6 Wallace (14.12 acres)
- o U19-11A Mere Brook Stream (1.00 acres)
- o U19-16 Mere Brook Stream (2.26 acres)
- o U39-91 Terratine Drive (1.39 acres)

Further Action & Discussion: These properties should be discussed to determine if additional conservation measures are desirable to protect and maintain scenic views and aesthetic qualities of the identified parcels.

IV. Recreation Values

The Conservation Commission also evaluated the potential recreational value of Town-owned open space parcels. The general criteria used for inventorying focused on evaluating existing access and amenities that would support recreational use.

- **Protecting/maintaining recreational connectivity**

Town-owned parcels in this category are connected to others that also provide recreational opportunities. When multiple parcels that are open to the public are connected, trail networks or large habitat blocks/corridors can be created. Single parcels may have limited value but can be much more significant when connected to other parcels with similar use. Parcels by Map and Lot numbers so identified are:

- o 10-17 Town Forest – Senter Lot (14.0 acres)
- o 11-5 Town Forest – Kennedy (39.0 acres)
- o 19-16 Former Landfill (123.33 acres)
- o 25-98 Mere Point Village (3.02 acres)
- o 38-80 Wildwood Subdivision (10.0 acres)
- o 40-8A Jordan Acres (4.33 acres)
- o 52-124 Wildwood Subdivision (10.9 acres)
- o U01-84 Hovey Lane A (4.79 acres)
- o U01-84 Hovey Lane B (0.36 acres)
- o U01-84 Hovey Lane C (0.38 acres)
- o U02-116 Harriet Way Subdivision (0.02 acres)
- o U02-117 Harriet Way Subdivision (0.03 acres)
- o U02-118 Harriet Way Subdivision (0.10 acres)
- o U24-26 Ballard Stimpson (0.59 acres)
- o U24-35 Ballard Stimpson (1.97 acres)
- o U36-36 Breckan Road (0.61 acres)
- o U36-55 Maine Pines (0.64 acres)
- o U39-91 Terratine Drive (1.39 acres)
- o U40-333 MacMillan V (0.01 acres)

- o U40-334 MacMillan V (1.22 acres)
- o U40-335 MacMillan V (2.53 acres)

Further Action & Discussions: Parcels with good connectivity should be evaluated to ensure that the recreational connectivity and areas of larger blocks of open space can be maintained. In addition, other neighboring properties that may contribute to the larger block should be evaluated for the need for protection.

- **New recreational opportunities**

The following properties appear to be well suited to recreation, but would require some action, such as trail creation or marking, in order to be appropriate for recreational uses:

- o 10-17 Town Forest – Senter Lot (14.0 acres)
- o 19-16 Former Landfill (123.33 acres)
- o 25-98 Mere Point Village (3.02 acres)
- o 38-80 Wildwood Subdivision (10.0 acres)
- o 40-8A Jordan Acres (4.33 acres)
- o 52-124 Wildwood Subdivision (10.9 acres)
- o U01-40 Mere Brook Plateau (2.40 acres)

Further Action & Discussions: If there are significant recreation opportunities, such properties may ultimately be more appropriately managed by the Parks & Recreation Department. Discussion is needed with Parks & Recreation staff and the Recreation Commission to determine the feasibility, pros and cons (see also Section VI, Alternative Ownership & Management).

- **Existing recreational uses**

These parcels are observed to have established trails, some with signage:

- o 40-8A Jordan Acres (4.33 acres)
- o 49-9 Pellegrini Woods (19.5 acres)
- o U01-84 Hovey Lane B (0.36 acres)
- o U01-84 Hovey Lane C (0.38 acres)
- o U36-55 Maine Pines (0.64 acres)

Further Action & Discussions: The quality of trail markings and signage could be improved and trail management needs should be looked into further. Some of these properties are also under consideration for management by Parks & Recreation (see Section VI).

V. Management Issues

- **Maintenance needed**

Maintenance can include litter and trash cleanup, fixing bridges, remediating invasive plant species, and repairing washouts. If Town-owned parcels are to be more actively used by the public, the parcels should be in a condition that the public can safely enjoy. The following

parcels, by Map and Lot number, may require some level of maintenance for better public utilization:

- o 13-24 Old Portland Rd (1.50 acres)
- o 40-8A Jordan Acres (4.33 acres)
- o 49-9 Pellegrini Woods (19.5 acres)
- o U01-40 Mere Brook Plateau (2.40 acres)
- o U24-35 Ballard Stimpson (1.97 acres)
- o U24-26 Ballard Stimpson (0.59 acres)
- o U39-91 Terratine Drive (1.39 acres)
- o U40-221 Parkview Estates (1.19 acres)

Further Action & Discussions: The extent of maintenance needed should be determined and a plan for the management of each parcel should be created. Various volunteer organizations, community service groups, or students wishing to fulfill their community service obligations are often interested in participating in organized clean-up and restoration opportunities.

- **Encroachment**

Since many Town owned open space parcels are not marked by medallions, abutters occasionally use the properties as though they are their own. Encroachment upon Town owned parcels observed during our inventory include tree houses, fences, brush/garbage dumping, a shooting range, and deer stands. Encroachment was observed (at varying levels) on the following parcels:

- o 9-6 Wallace Subdivision (14.12 acres)
- o 9-70 Haywood Lane Subdivision (24.0 acres)
- o 38-80 Wildwood Subdivision (10.0 acres)
- o 40-8A Jordan Acres (4.33 acres)
- o 52-124 Wildwood Subdivision (10.9 acres)
- o U02-118 Harriet Way Subdivision (0.10 acres)
- o U24-26 Ballard Stimpson (0.59 acres)
- o U24-35 Ballard Stimpson (1.97 acres)
- o U39-91 Terratine Drive (1.39 acres)
- o U40-221 Parkview Estates (1.19 acres)

Further Action & Discussions: The type of encroachment on each parcel was noted during the site visits on the inventory documents and through photos. The Town is responsible for maintaining conservation and open space properties, and therefore also enforcing associated with abutter encroachment or uses not allowed. There is a need to determine likely the source of each encroachment, make appropriate notices, and remove or require the removal of illegal uses, structures, or dumping. Medallions should be placed along the boundaries of all town-owned open space parcels, giving first priority to those parcels recorded as being encroached upon (see next).

- **Medallions & Boundary Markers**

Nearly all of the town-owned open space properties are not boundary marked with the Town's official medallions for conservation parcels. (The parcels are not individually listed here.)

Further Action & Discussions: Town-owned open space parcels should all have medallions along the property boundaries. Although this is a major investment of time and effort, the marking of these parcels is important for their protection, helping to prevent encroachment by abutting landowners as well as inappropriate use.

- **Invasive Species**

The open space parcels were assessed as to the significant presence of invasive plant species. The spread of invasive species is increasing rapidly, and will continue to be a pressing management issue. Several parcels were identified, by Map and Lot number, as containing invasives:

- o 19-16 Former Landfill (123.33 acres)
- o 40-8A Jordan Acres (4.33 acres)
- o U24-26 Ballard Stimpson (0.59 acres)
- o U24-35 Ballard Stimpson (1.97 acres)

Further Action & Discussions: Significant volunteer efforts, and in some cases professional assistance, are needed to remove invasive species from town-owned parcels. Many municipalities, Conservation Commissions, and conservation organizations are engaged in such efforts and can serve as resources for Brunswick. In addition, service learning projects with school groups would provide an excellent educational opportunity for students to learn about land and habitat stewardship. Funding may also be available to address the removal of invasive species from town parcels. The Town of Brunswick has previously conducted such efforts along the Androscoggin Bike Path and Bay Bridge Landing, but effort and interest has recently waned.

- **Public Access**

Some of the Town-owned parcels lack direct or clear public access points. These properties are:

- o 9-70 Haywood Lane Subdivision (24.0 acres)
- o 10-17 Town Forest – Senter Lot (14.0 acres)
- o 11-5 Town Forest – Kennedy (39.0 acres)
- o 52-125 Wildwood Subdivision (1.92 acres)

Further Action & Discussions: For the inaccessible parcels that have clear value as public open space, options for creating or improving access should be explored with abutting property owners.

VI. Alternative Ownership & Management

The Town's open space properties were also evaluated to determine if potentially better uses or more appropriate ownership should be considered. Three potential categories were identified:

- **Parcels that may be better suited for management under the Parks & Recreation Department**
These parcels already have a well-established network of trails.

- o 40-8A Jordan Acres (4.33 acres)
- o 49-9 Pellegrini Woods (19.5 acres)

Further Actions & Discussions: The Conservation Commission will discuss appropriate management with the Recreation Commission and Parks & Recreation Department.

- **Parcels that may be more appropriate to be held by a conservation organization**

The primary consideration for an alternative conservation owner has been the Brunswick-Topsham Land Trust (BTLT). Such parcels would need to both (1) benefit from ownership and management by the conservation organization (versus the Town), and (2) meet the needs and mission of the conservation organization. The parcels that the Commission recommends for conservation organization ownership are by Map and Lot number:

- o 10-17 Town Forest – Senter Lot (14.0 acres)
- o 11-5 Town Forest – Kennedy (39.0 acres)

Further Actions & Discussions: Both of these properties, though classified as Town Forests, are isolated without direct public access. (These parcels were also identified as possible opportunities for active woodlot management, as discussed in Section IV above, as another option to consider.) The Conservation Commission has had an initial discussion with Planning Department staff and with the BTLT about the possibility of pursuing a transfer of ownership, keeping in mind a thorough review of the parcels' history as a Town Forest (i.e. potential deed/ownership restrictions) and what BTLT's considerations are in possibly taking ownership of the parcels.

- **Small Open Space Parcels**

There are several small parcels that are held by the Town as open space, but which are so small and disconnected to other open space, with no real connectivity value, that they have little or no public conservation or open space value. Of the parcels listed below, only one is not associated with a subdivision (Old Portland Road), and could be considered for transfer to an abutter. The remainder must likely continue to be held by the Town, though it may be further investigated as to whether there are homeowners associations for these subdivisions which are able to steward or even take ownership of these small parcels.

- o 13-24 Old Portland Road (1.50 acres)
- o 52-121 Wildwood Subdivision (0.03 acres)
- o 52-123 Wildwood Subdivision (2.47 acres)
- o 52-125 Wildwood Subdivision (1.92 acres)
- o U02-115 Harriet Way Subdivision (0.06 acres)
- o U05-42 Jeff Street (3.37 acres)
- o U40-221 Parkview Estates (1.19 acres)

Further Actions & Discussions: The Town and Planning Board must be aware that any new subdivisions should not create very small open space parcels which have no value for open space or conservation. Open space parcels for a subdivision should be large enough to have trails or even passive park use, to conserve a particular habitat, and /or should have a direct connection to another open space or conservation property. Because of the responsibilities of managing Town open space and of ensuring that public open space is meaningful, the Town and

Planning Board should also consider a possible minimum parcel size for the Town to accept open space as part of a subdivision, or otherwise possibly require a homeowners association or other entity hold ownership of or an easement for the open space property.

VII. Next Steps

The Brunswick Conservation Commission has prepared this inventory to be used not only by the Commission but by the Town (its residents, staff and boards) as a baseline reference for the publicly owned conservation and open space properties. The following next steps are recommended by the Commission:

- 1) This inventory should be considered a “living document”, and **updated with reasonable frequency** to include additional town-owned properties with conservation and open space value, as well as to reflect any changes that resulted from the “Further Actions and Discussions” sections of this report.
- 2) The Commission would like to **engage the Council and staff in a general discussion on the findings and outcomes of this Report**, including following up on the “Further Actions and Discussions” as outlined. The Commission would like to highlight these primary issues and policy items (as noted in the Executive Summary):
 - Brunswick’s capacity for managing conservation properties: As a result of conducting the inventory of town-owned conservation properties, the question was raised, “does the town have the staff and/or commission time and resources to adequately manage and maintain conservation properties?”
 - Encroachment, cleanup, boundary marking: The inventory process revealed numerous town-owned properties with encroachment from abutting properties or area residences (brush dumping, tree stands or houses, etc.), many that needed cleanup (trash, invasive species), and most that had no real boundary marking such as with town conservation medallions. These must be addressed as part of the proper management and stewardship of the town’s conservation properties.
 - Potential transfer of ‘Town Forest’ properties: All the inventoried parcels were considered as to future ownership and management, and two landlocked properties were identified by the Commission as appropriate for transferring ownership to the Brunswick Topsham Land Trust. The Commission and staff have reached out to have an initial discussion with BTLT on this possibility.
 - Properties that have higher Parks & Recreation value: In considering the use and potential for the inventoried parcels, several properties were identified as potentially having more benefit for parks and recreation, and low conservation value. The Parks & Recreation Commission has been approached for initial discussion on this subject.
 - Development of Town policies regarding conservation land: The Commission has had several discussions regarding the need to establish clearer policies for town acceptance of conservation land (such as through open space subdivisions) and stewardship of conservation land (from

property cleanup, to monitoring, to habitat remediation or improvements). This relates to the first bullet's question of capacity to manage and steward conservation properties, and also to the role of Commission members versus staff or contracted assistance in management activities.

VIII. Town-Owned Conservation Parcels Inventory Documents

This section includes the inventory documentation for each of the conservation properties, including the completed inventory evaluation forms, site photos, and maps.

Maps, Assessment Forms, Photos -- List of Contents

- Map 9 Lot 6 - Wallace Subdivision
- Map 9 Lot 70 - Haywood Lane Subdivision
- Map 10 Lot 17 - Town Forest – Senter Lot
- Map 11 Lot 5 - Town Forest – Kennedy Lot
- Map 13 Lot 24 - Old Portland Road
- Map 19 Lot 16 - Former Landfill
- Map 25 Lots 98, 99, 100 - Mere Point Village
- Map 27 Lot 4 - Sandelin
- Map 40 Lot 8A - Jordan Acres (Former Maine Central Railroad)
- Map 49 Lot 9 - Pellegrini Woods
- Map 52 Lots 121, 123, 124, 125 - Wildwood Subdivision
- Map U01 Lot 40 - Jonathan Street Subdivision (Mere Brook Plateau)
- Map U01 Lot 84 - Hovey Lane Subdivision
- Map U02 Lots 115, 116, 117, 118 - Harriet Way Subdivision
- Map U05 Lot 42 - Jeff Street Subdivision
- Map U19 Lots 11A, 16 - Mere Brook Stream
- Map U24 Lots 26, 35 - Cape Code Terrace Subdivision
- Map U36 Lot 55 - Bear Beech Drive
- Map U36 Lot 36 - Breckan Road
- Map U39 Lot 91 - Terratine Drive
- Map U40 Lots 333, 334, 335 - Huckleberry/Tamarack (formerly MacMillan V)
- Map U40 Lot 221 - Parkview Estates (Melden Drive)

Background Information

Property name	<u>Wallace Subdivision</u>
Map & Lot #	Map 9, Lot 6
Address/Location	Kingfisher Drive
Acreage	14.12 acres
Year Acquired	1994
Assessment Value (& Year)	
Restrictions on property	No moterized vehicles, no camping, no structures, no cutting trees except for property & trail maintenance; passive recreation only
Relevant Regulations (NRPZ, vernal pools, RBSG, growth zone)	
Open-Space Subdivision	
Utilities, if applicable	

Site Description

Field Visit Date	5/10/10 - Vanessa Levesque, Kermit Smyth + Reg Elwell
Site Description	Completely forested. The portion along the Androscoggin River forms a continuous forest block, featuring old growth hemlock. That portion threading through the subdivision protects a stream /wetland.
Current Use	Natural area, no paths; area contemplated for a canoe portage to/from the river is not used due to steepness of the terrain.
Condition of the Property, including structures, improvements, alterations	No structures noted. Undisturbed, though some dumping of leaves/branches noted in the subdivision portion. Christmas lights and a plywood bridge infringe on the wetland.
Surrounding land use	Residential area; well-spaced housing with attractive buildings.
Notes/Comments/Additional Observations	Scenic river frontage noted on both sides of the river. Many turkey feathers noted on the slope leading down to the river.

Values*(add comments about specific features, if appropriate)*

Contains rare species and/or natural communities	Yes No <u>Unknown</u>
Contains high value habitat	<u>none</u> vernal pool shorebird habitat deer wintering areas Stream area protected by this parcel.
Contributes to diverse habitat types	none <u>forest blocks</u> <u>watersheds</u> coastline <u>wetlands</u> <u>riparian zones</u>
Enlarges existing protected lands (esp. unfragmented blocks) or provides linkages between protected lands	Yes No <u>Unknown</u> Adjacent to undisturbed parcels.
Provides significant scenic value (vista, outstanding vegetation)	<u>Yes</u> No Unknown Vista provided by river and large hemlocks on slope to the river.
Provides current/potential outdoor recreational value (existing/future trails, link to existing trails, potential for new fields, parks)	Yes <u>No</u> Unknown
Provides public access to water	<u>Yes</u> No Unknown Very steep access to the Androscoggin River, but this is not encouraged.
Maintains resource production (working farm or forestland, clam flats, groundwater recharge)	Yes <u>No</u> Unknown
Includes potential historic or archaeological value	Yes <u>No</u> Unknown
Other values	

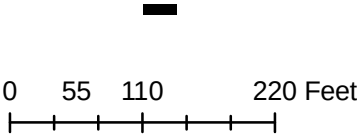
Conservation Recommendations

Overall assessment of conservation value	Well-stocked forest cover throughout. Very steep topography leading down to Androscoggin River. Most of the property serves as a drainage area for the subdivision. Possible nesting sites for osprey and eagles.
Potential future uses	Wildlife habitat with mature hemlock and assorted hardwoods. Not suitable for recreational use due to steep slopes leading to the river. Some potential for a hiking trail along the shore of the river.
Steps required to increase conservation value (additional connectivity, trails, accessibility, etc.)	Assessment of wildlife habitat is recommended. Limited parking available for public access, though ample frontage exists on Kingfisher Drive.
Recommended protection, if needed, and explanation	
Other recommendations	Examine nearby BTLT property and look for complementary values/uses. Also review intervening property for possible conservation easement or acquisition.

Map 9 Lot 6 - Wallace Subdivision



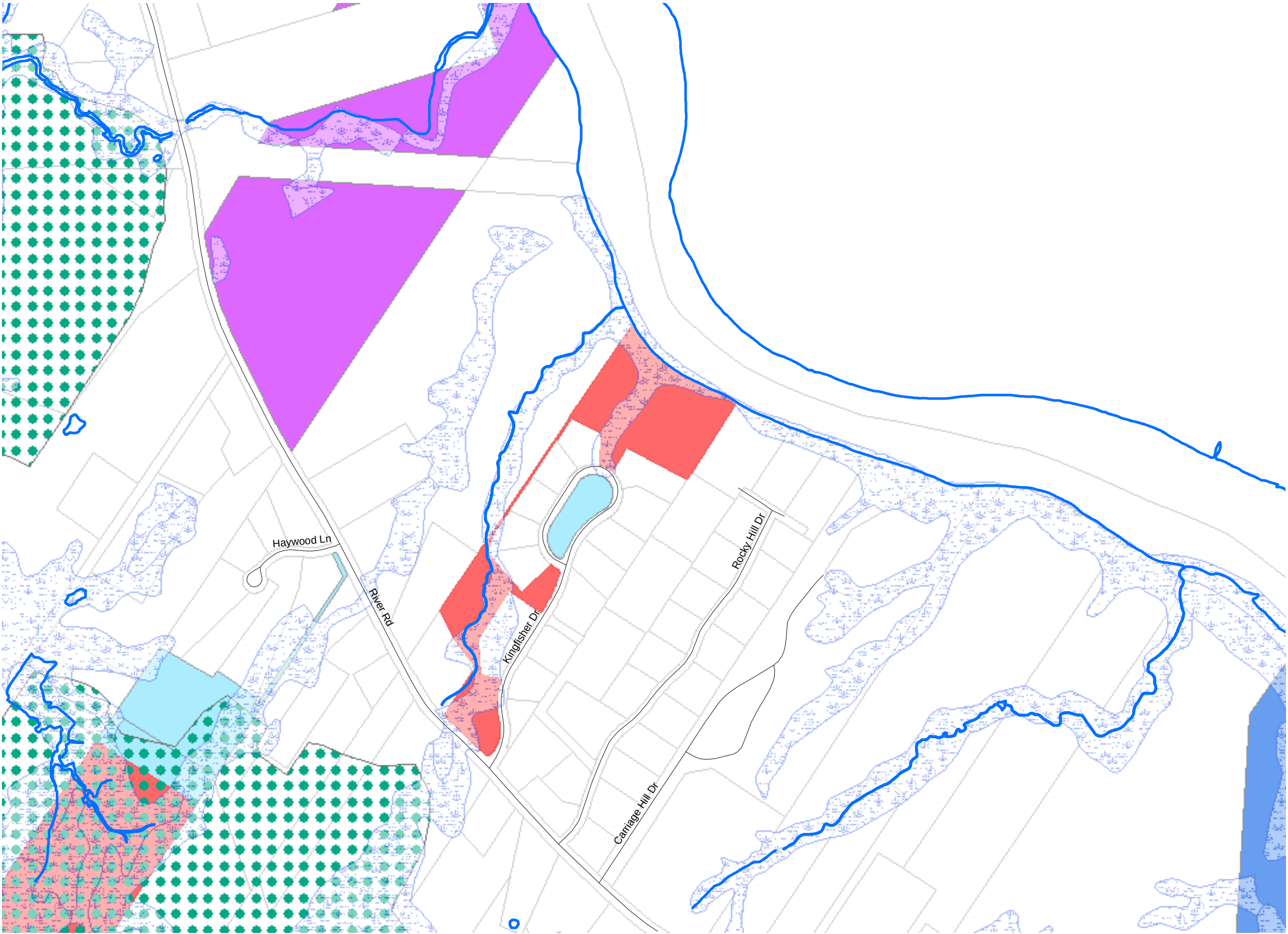
Apprx. location of trail easement



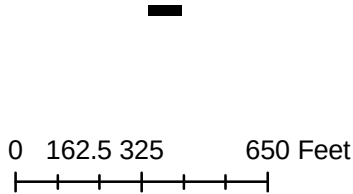
Legend	
USGS_Contours	1-farm tax
2010 property boundaries	2 - opsp tax
	3 - tree tax
	5 - town owned
	6 - parks and rec
	7 - State
	8 - Bowdoin
	9 - Private
	10 - walking easement
	11 - BTLT
	12 - Cemetary
	13 - B&T Water District

For Planning Purposes Only
Boundaries and lines are approximate

Map 9 Lot 6 - Wallace Subdivision



- Legend**
- Water Courses
 - Photo Interpreted Wetlands
 - Wildlife_Habitat
 - 1-farm tax
 - 2 - opsp tax
 - 3 - tree tax
 - 5 - town owned
 - 6 - parks and rec
 - 7 - State
 - 8 - Bowdoin
 - 9 - Private
 - 10 - walking easement
 - 11 - BTLT
 - 12 - Cemetary
 - 13 - B&T Water District
 - 2010 property boundaries



For Planning Purposes Only
Boundaries and lines are approximate



drainage at top of slope below road rail.JPG



steep slopes near river.JPG



Looking north towards common area near river.JPG



looking south along river.JPG



Wetland in southern section of openspace.JPG



materials in easement at drainage in southern section.JPG

Background Information

Property name	Haywood Lane
Map & Lot #	9-70
Address/Location	Haywood Lane
Acreage	24
Year Acquired	1992
Assessment Value (& Year)	\$12,000 (2000)
Restrictions on property	none
Relevant Regulations (NRPZ, vernal pools, RBSG, growth zone)	
Open-Space Subdivision	
Utilities, if applicable	none

Site Description

Field Visit Date	NRPZ, Inland waterfowl / wading bird habitat, high-to-moderate value wetlands; wildlife habitat block district
Site Description	Hardwood & softwood. Dense. Hemlock, pine, red maple, balsam fir, oak, meadowsweet, speckled alder, cattails, thin-leaved goldenrod, various grasses (carex species).
Current Use	Some trails. Deer stands in north and west corners. Apparent targets from neighbor's shooting range in northern corner. Recently used road in western corner.
Condition of the Property, including structures, improvements, alterations	Deer stands, shooting targets, and an old road currently used.
Surrounding land use	
Notes/Comments/Additional Observations	Likely deer wintering area.

Values*(add comments about specific features, if appropriate)*

Contains rare species and/or natural communities	Yes No Unknown
Contains high value habitat	none — vernal pool — shorebird habitat deer wintering areas
Contributes to diverse habitat types	none forest blocks watersheds — coastline wetlands riparian zones —
Enlarges existing protected lands (esp. unfragmented blocks) or provides linkages between protected lands	Yes No — Unknown neighboring open space (Haywood Land and Wood Pond) contribute to larger undeveloped block
Provides significant scenic value (vista, outstanding vegetation)	Yes No Unknown
Provides current/potential outdoor recreational value (existing/future trails, link to existing trails, potential for new fields, parks)	Yes No Unknown Parcel is landlocked
Provides public access to water	Yes No Unknown
Maintains resource production (working farm or forestland, clam flats, groundwater recharge)	Yes No Unknown
Includes potential historic or archaeological value	Yes No Unknown
Other values	

Conservation Recommendations

Overall assessment of conservation value	Provides valuable connection to other open spaces.
Potential future uses	Without access established, not of use to the public.
Steps required to increase conservation value (additional connectivity, trails, accessibility, etc.)	None without access.
Recommended protection, if needed, and explanation	Due to inability to easily access without abutter permission, protection is critical to ensure abutters do not exploit town property.
Other recommendations	Follow up on potential violations related to shooting range.

Map 9 Lot 70 - Haywood Lane Subdivision



0 80 160 320 Feet

For Planning Purposes Only
Boundaries and lines are approximate

Haywood Lane Subdivision



Walking Access



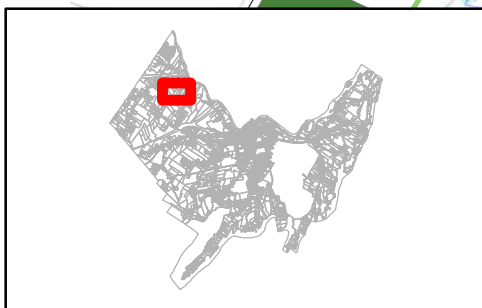
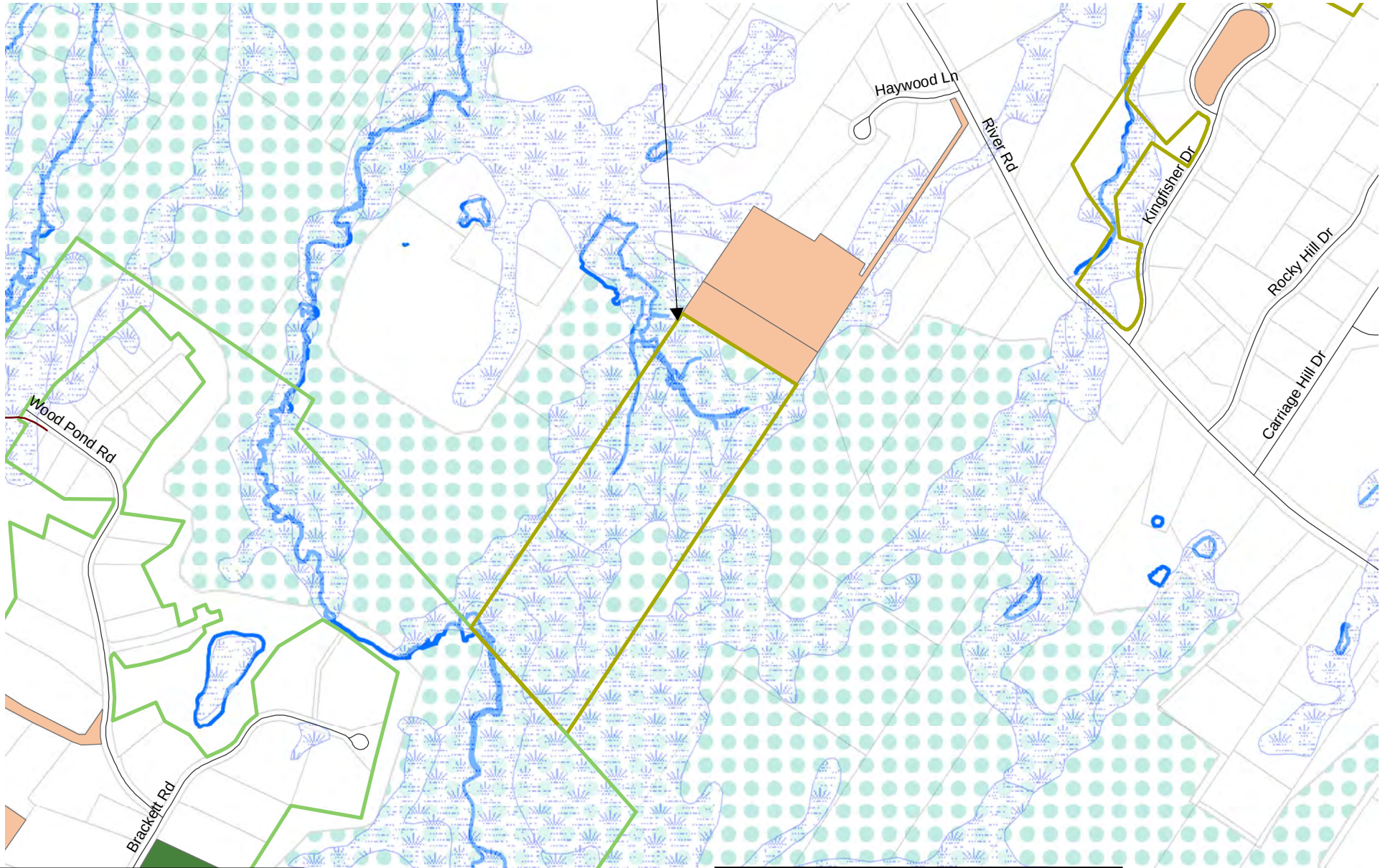
0 305 610 1,220 Feet

Legend

- Access_Abutters
- town_owned_opsp
- 2010 property boundaries

For Planning Purposes Only
Boundaries and lines are approximate

Haywood Lane Subdivision (24 ac)



0 295 590 1,180 Feet

Legend

OPSP_June2010_Final	code	5-town-owned	10 walking easement
1-tax program(farm)	6-parks and rec	11 BTLT	
2-tax program(opsp)	7-state-owned	12 cemetery	
3-tax program(tree)	8-Bowdoin	13 water	
	9-private-opsp	14 conservation-easement	
		Photo Interpreted Wetlands	
		Wildlife_Habitat	
		Wildlife_Corridor	
		2010 property boundaries	
		Deer_Wintering_Areas	



For Planning Purposes Only
Boundaries and lines are approximate



Shooting tower north
of property



Mowed area into
shooting range north
end of property



Shooting targets north
of end property



Deer stand north end
of property



Shooting target in mowed area
north end of property



Shooting target in mowed
area north end of property



Background Information

Property name	Albert Senter Lot
Map & Lot #	Map 10 Lot 17
Address/Location	end of Bagatelle Lane off Durham Rd.
Acreage	14
Year Acquired	on file
Assessment Value (Year)	\$7,000 (2000)
Restrictions on property	
Relevant Regulations (NRPZ, vernal pools, rural smart growth habitat, growth zone)	RBSG habitat block
Open-Space Subdivision	
Utilities, if applicable	

Site Description

Field Visit Date and Participants	6/7/10; Reg Elwell, Amanda Mahaffey, Vanessa Levesque, Scot Weber, Jack & Sue Kennedy, Jeff Hutchinson
Site Description (<i>notes about presence of water, forest, field - size and type</i>)	Forested wetlands portion consist of red maple, cinnamon fern, & sphagnum moss. Upland area contains mature forest with hemlock & pine predominating.
Condition of the Property, including structures, improvements, alterations	Stone wall along eastern boundary. No invasive species noted.
Current Use	Trails & old woods roads connect to abutting conservation (Ridgewood Estates). Recreational woodlands - no established trails within parcel itself.
Surrounding land use	Privately owned woodlands. Potentially abuts Ridgewood Estates open space.
Town Medallions and/or Property Boundary Identification (pins, blazes, other)	Blazes and/or flagging present along boundaries, all four corners monumented.
Invasive Species (<i>notes about any observed presence and extent</i>)	None noted.
Notes/Comments/Additional Observations	Check boundary with Ridgewood Estates. Abundant Lady slippers. American beech in exceptionally fine condition.

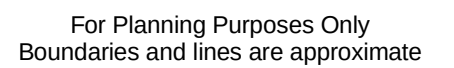
Values*(add comments about specific features, if appropriate)*

Contains rare species and/or natural communities	Yes No <u>Unknown</u> None observed & none noted in GIS database
Contains high value habitat	none vernal pool shorebird habitat <u>deer wintering areas</u> Good potential but none mapped.
Contributes to diverse habitat types	none <u>forest blocks</u> watersheds coastline <u>wetlands</u> <u>riparian zones</u> riparian zones noted near SE corner
Adjacent to existing protected lands (esp. unfragmented blocks) or provides linkages between protected lands	Yes No <u>Unknown</u> Part of large contiguous forest. Check on status of Redgewood Estates open space.
Provides significant scenic value (vista, outstanding vegetation)	Yes <u>No</u> Unknown
Provides current/potential outdoor recreational value (existing/future trails, link to existing trails, potential for new fields, parks, hunting)	<u>Yes</u> No Unknown
Provides public access to water	Yes <u>No</u> Unknown
Maintains resource production (working farm or forestland, clam flats, groundwater recharge)	Yes <u>No</u> Unknown Town forest land but not utilized as such.
Includes potential historic or archaeological value	Yes No <u>Unknown</u>
Other values	High-quality beech noted.

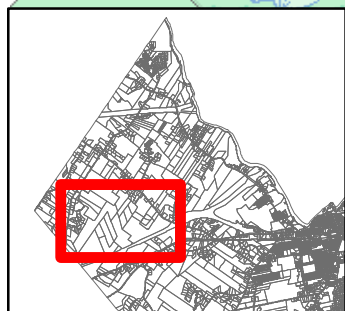
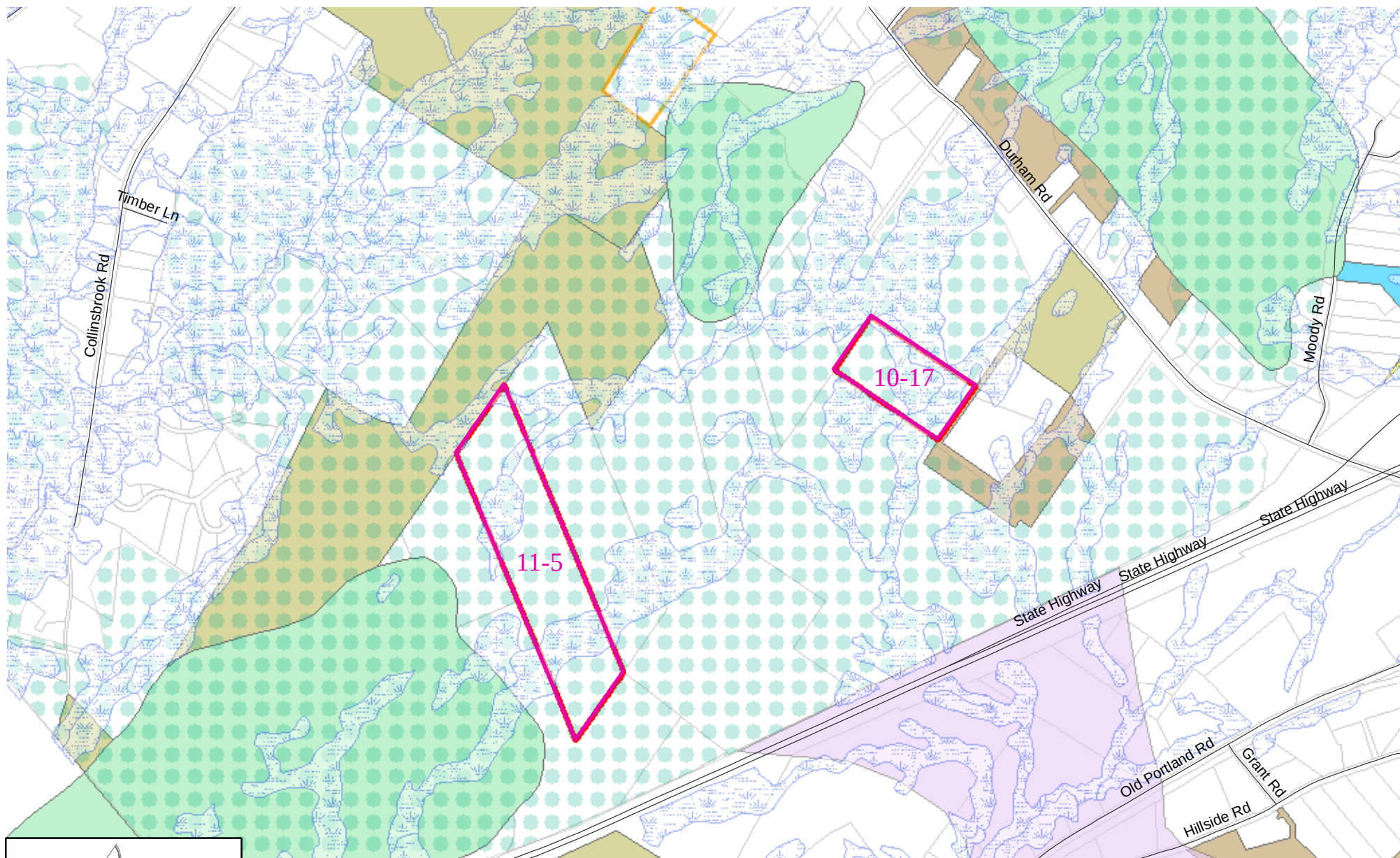
Conservation Recommendations

Overall assessment of conservation value	High conservation value.
Potential future uses	Recreation/conservation forest.
Steps required to increase conservation value (additional connectivity, trails, accessibility, etc.)	Accessibility important for future recreational use.
Recommended protection, if needed, and explanation	No current threat to property.
Other recommendations	Review history of acquisition of property.

An aerial photograph of a forested area with a pink boundary line. The boundary is a closed polygon with several vertices. Elevation contours are visible as thin white lines with numerical labels: 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000. The terrain is covered in dense green vegetation, with some areas of bare earth or rock visible. The pink boundary line is a solid, bright pink color. The map is oriented with North at the top.



Kennedy Parcel (Map 11 Lot 5) and Albert Senter Lot (Map 10 Lot 17)



0 350 700 1,400 Feet

Legend	
	Conservation Easement
	Deer Wintering Areas
	Photo Interpreted Wetlands
	Wildlife_Habitat
	Wildlife_Corridor
	1-farm tax
	2 - opsp tax
	3 - tree tax
	5 - town owned
	6 - parks and rec
	7 - State
	8 - Bowdoin
	9 - Private
	10 - walking easement
	11 - BTLT
	12 - Cemetary
	13 - B&T Water District
	2010 property boundaries

For Planning Purposes Only
Boundaries and lines are approximate





Background Information

Property name	Kennedy Parcel
Map & Lot #	Map 11 Lot 5
Address/Location	Between 295 S and Bagatelle Lane
Acreage	39
Year Acquired	1976
Assessment Value (& Year)	\$7,800 (2000)
Restrictions on property	Town Forest
Relevant Regulations (NRPZ, vernal pools, RBSG, growth zone)	Wildlife Habitat Block District
Open-Space Subdivision	No
Utilities, if applicable	No

Site Description

Field Visit Date	8-2-10: Reg Elwell, Kermit Smyth, Amanda Mahaffey, Jason Coombs, Kurt Stinson
Site Description	Town forest property. Appears to have been harvested ~50 years ago. Mixed hardwood - conifer forest. Mostly flat topography. Softwood forest at N end of property. Red maple, balsam fir, white pine, eastern hemlock, beech, birch present. Deer and coyote tracks and pileated woodpecker and wood thrush songs observed. Cinnamon fern, wild sarsparilla, and sphagnum moss in wetlands noted.
Current Use	Existing trails and former logging roads connect to adjacent properties. ATV tracks on this parcel and adjacent parcels. Appears to be used fairly often.
Condition of the Property, including structures, improvements, alterations	No structures or alterations noted.
Surrounding land use	Similar undeveloped properties. Recreational use - hunting, xc-skiing, snowshoeing.
Notes/Comments/Additional Observations	No public access to property exists; however, neighboring properties are not marked, so access is not restricted.

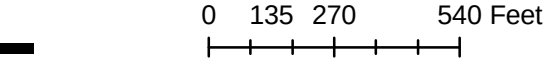
Values*(add comments about specific features, if appropriate)*

Contains rare species and/or natural communities	Yes No Unknown —
Contains high value habitat	none vernal pool shorebird habitat deer wintering areas: PVPs noted earlier in spring; parcel abuts known deer wintering areas, so it seems likely that this parcel also is a deer wintering area.
Contributes to diverse habitat types	none forest blocks watersheds coastline wetlands riparian zones: Neighboring undeveloped properties and soon-to-be protected town-owned property at Ridgewood Estates create a relatively large unfragmented forest block.
Enlarges existing protected lands (esp. unfragmented blocks) or provides linkages between protected lands	Yes No Unknown : protected Ridgewood property is nearby but not connected
Provides significant scenic value (vista, outstanding vegetation)	Yes No Unknown
Provides current/potential outdoor recreational value (existing/future trails, link to existing trails, potential for new fields, parks)	Yes No Unknown Existing trails; however, no specific public access route exists.
Provides public access to water	Yes No Unknown
Maintains resource production (working farm or forestland, clam flats, groundwater recharge)	Yes No Unknown
Includes potential historic or archaeological value	Yes No Unknown
Other values	

Conservation Recommendations

Overall assessment of conservation value	Should be preserved, as it provides walking and hunting opportunities for nearby residents. Part of large, undeveloped habitat block.
Potential future uses	None noted beyond current use. Potential for timber harvesting, although access would be an issue.
Steps required to increase conservation value (additional connectivity, trails, accessibility, etc.)	Take steps to provide public access, either from Ridgewood open space or through other easement opportunities.
Recommended protection, if needed, and explanation	None necessary.
Other recommendations	Investigate what stipulations and opportunities exist in a Town Forest property.

Kennedy Parcel (Map 11 Lot 5) and Albert Senter Lot (Map 10 Lot 17)



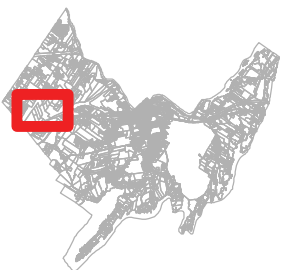
For Planning Purposes Only
Boundaries and lines are approximate

Kennedy Parcel



Walking Access

Driving Access



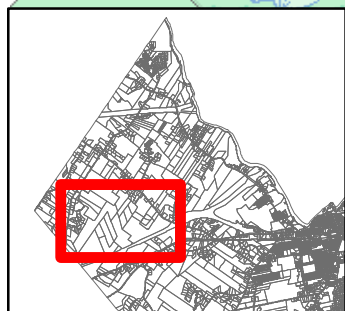
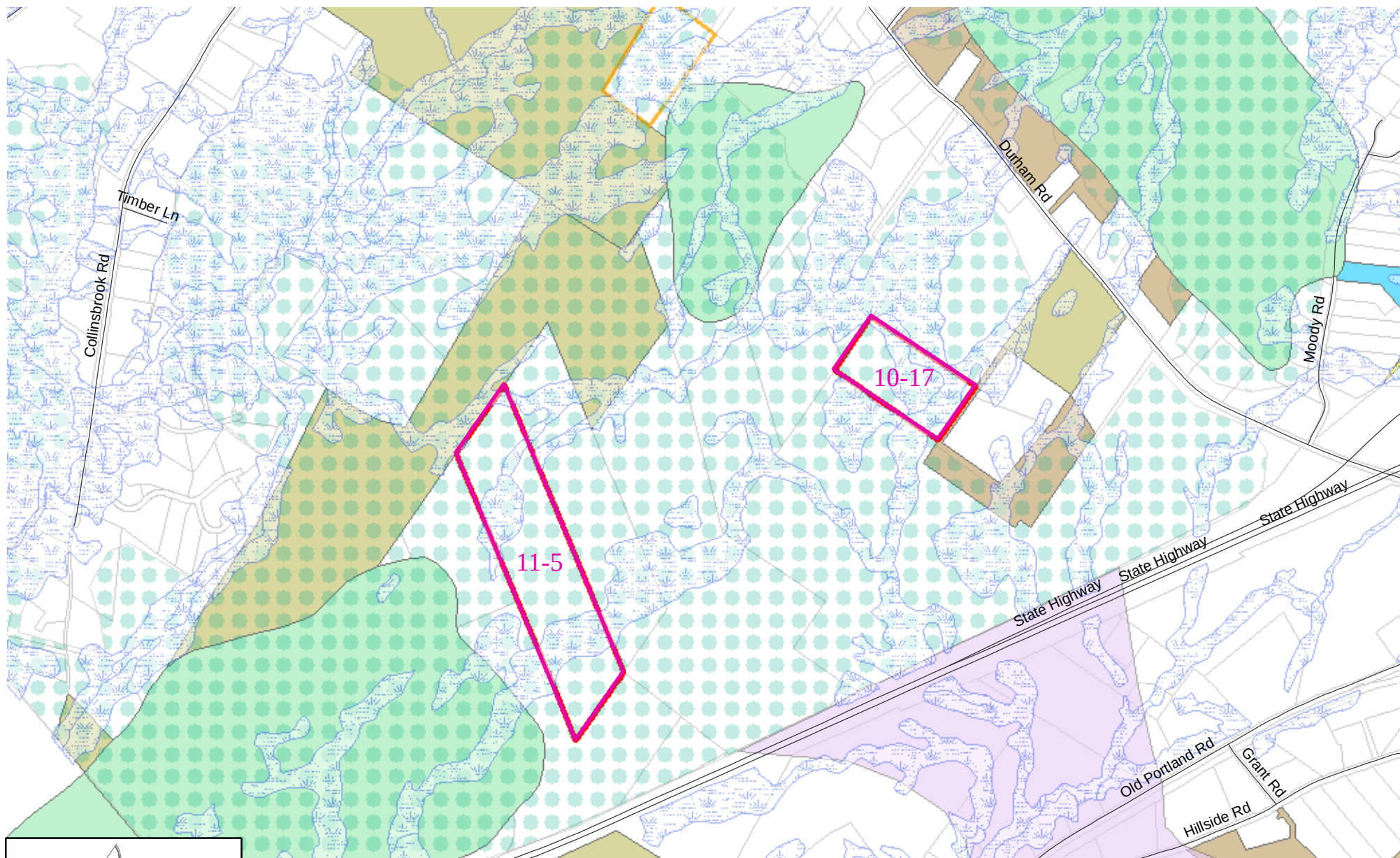
0 550 1,100 2,200 Feet

Legend

- town_owned_opsp
- Access_Abutters
- 2010 property boundaries

For Planning Purposes Only
Boundaries and lines are approximate

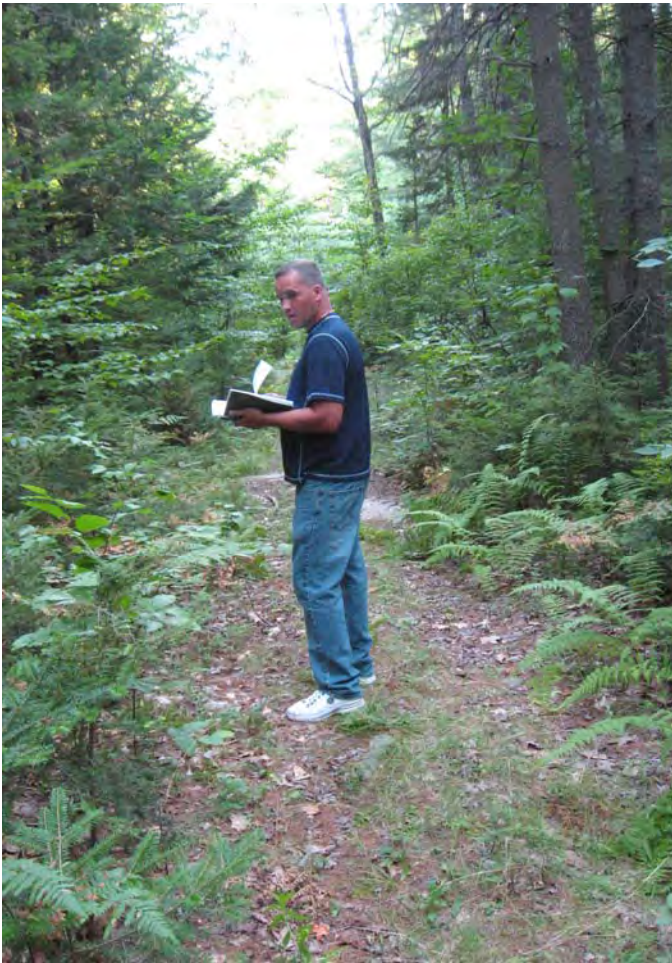
Kennedy Parcel (Map 11 Lot 5) and Albert Senter Lot (Map 10 Lot 17)

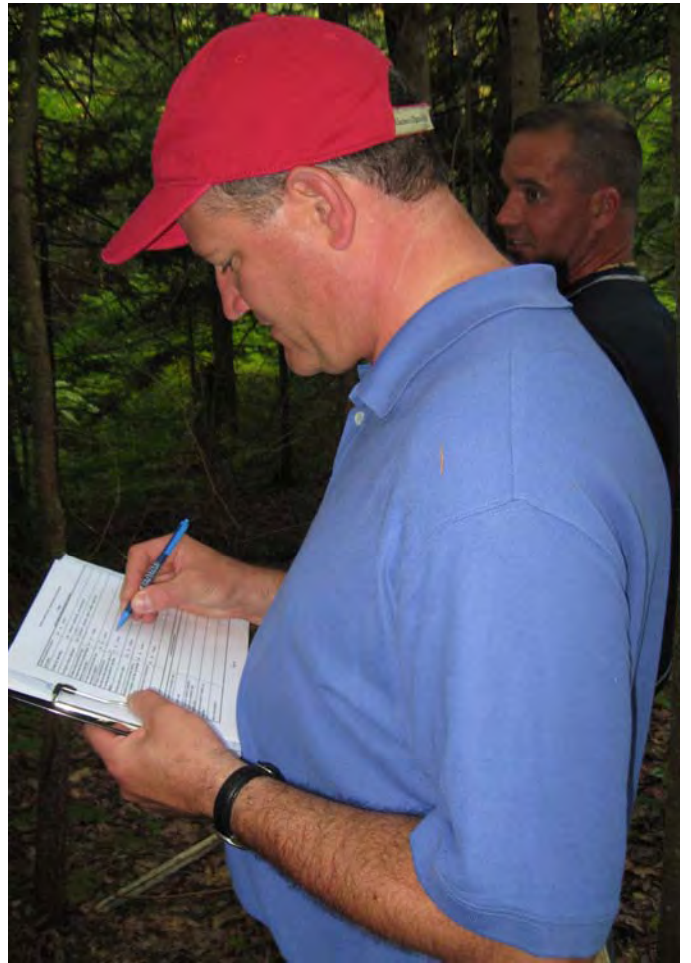


0 350 700 1,400 Feet

Legend	
	Conservation Easement
	Deer Wintering Areas
	Photo Interpreted Wetlands
	Wildlife_Habitat
	Wildlife_Corridor
	1-farm tax
	2 - opsp tax
	3 - tree tax
	5 - town owned
	6 - parks and rec
	7 - State
	8 - Bowdoin
	9 - Private
	10 - walking easement
	11 - BTLT
	12 - Cemetary
	13 - B&T Water District
	2010 property boundaries

For Planning Purposes Only
Boundaries and lines are approximate







Background Information

Property name	Old Portland Road Vacant Area
Map & Lot #	Map 13 Lot 24
Address/Location	203-225 Old Portland Road
Acreage	1.5
Year Acquired	1970
Assessment Value (& Year)	\$19,100, 2000
Restrictions on property	None
Relevant Regulations (NRPZ, vernal pools, RBSG, growth zone)	NRPZ
Open-Space Subdivision	No
Utilities, if applicable	No

Site Description

Field Visit Date	10-25-10: Kurt Stinson
Site Description	Wedge between Rt 1 and railroad tracks. Wetland area, with stream coming under road at west end. Another wet area at the east end, with a stream connecting the wet areas. Valley between tracks and road. Mixed forest (fir, beech, maple).
Current Use	None. Small roadside parcel.
Condition of the Property, including structures, improvements, alterations	Old telegraph poles and wires along tracks; some lines down. Old building foundation in middle of property
Surrounding land use	Road and railroad tracks on either side. Home to the west.
Notes/Comments/Additional Observations	

Values*(add comments about specific features, if appropriate)*

Contains rare species and/or natural communities	Yes No Unknown
Contains high value habitat	none vernal pool shorebird habitat deer wintering areas
Contributes to diverse habitat types	none forest blocks watersheds coastline wetlands riparian zones
Enlarges existing protected lands (esp. unfragmented blocks) or provides linkages between protected lands	Yes No Unknown
Provides significant scenic value (vista, outstanding vegetation)	Yes No Unknown
Provides current/potential outdoor recreational value (existing/future trails, link to existing trails, potential for new fields, parks)	Yes No Unknown
Provides public access to water	Yes No Unknown
Maintains resource production (working farm or forestland, clam flats, groundwater recharge)	Yes No Unknown
Includes potential historic or archaeological value	Yes No Unknown
Other values	

Conservation Recommendations

Overall assessment of conservation value	Property has very little conservation value.
Potential future uses	None. Too small and poorly situated
Steps required to increase conservation value (additional connectivity, trails, accessibility, etc.)	
Recommended protection, if needed, and explanation	
Other recommendations	

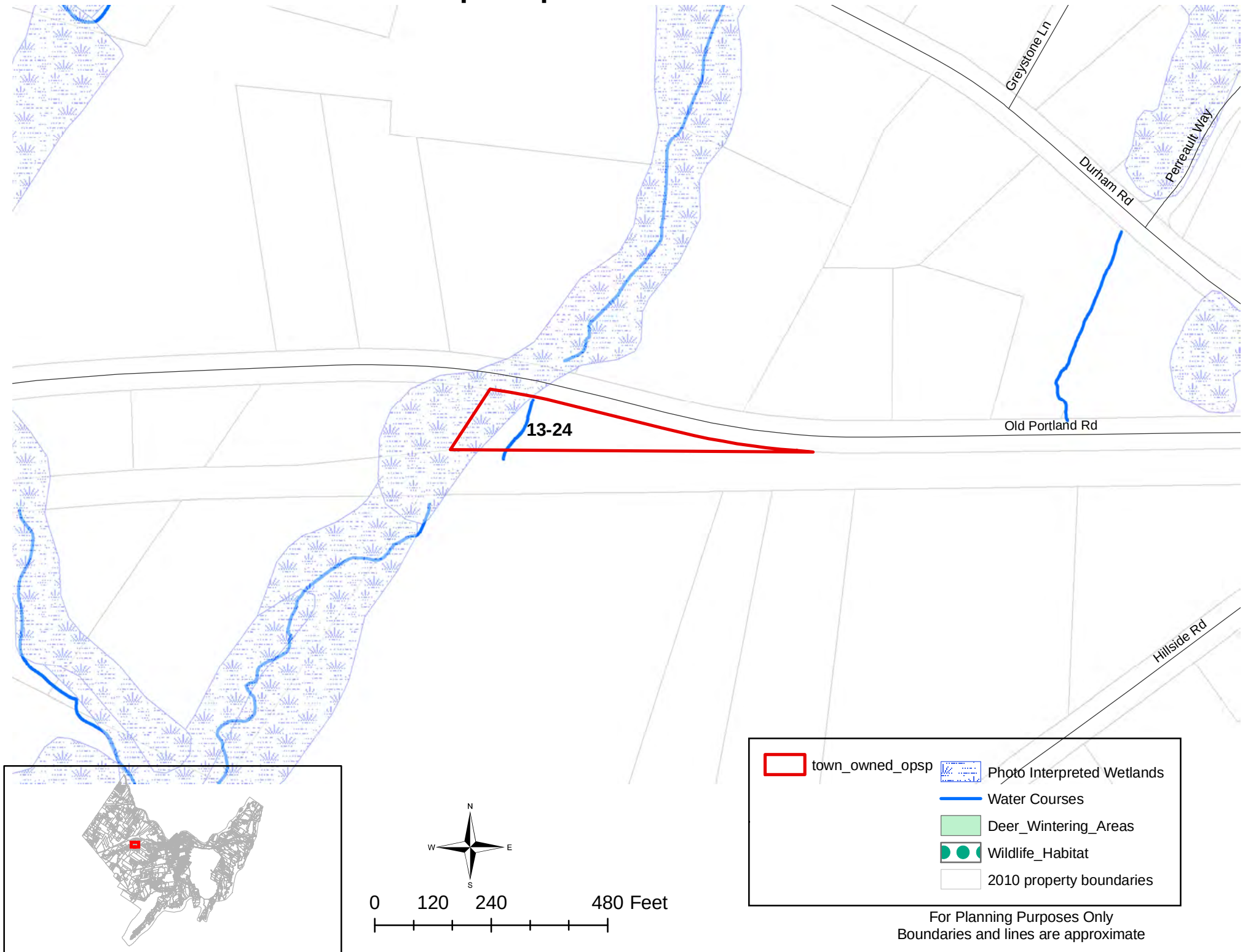


Railroad tracks and old telegraph pole

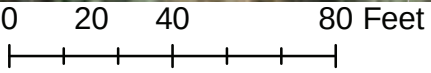


Old building foundation

Town Open Space on Old Portland Rd



Old Portland Rd Vacant Area (1.5 ac)



For Planning Purposes Only
Boundaries and lines are approximate



Background Information

Property name	Former Landfill
Map & Lot #	19-16
Address/Location	576-594 Pleasant Hill Road
Acreage	123.3
Year Acquired	May 4, 1965; landfill closed in 1984
Assessment Value (& Year)	\$97,200 (2006)
Restrictions on property	currently no trespassing and no hunting as Dept. of Public Works utilizes property for storage of materials
Relevant Regulations (NRPZ, vernal pools, RBSG, growth zone)	NRPZ, Wildlife Block Habitat
Open-Space Subdivision	
Utilities, if applicable	some utility poles exist, unsure if services still available

Site Description

Field Visit Date	10-4-10 Jason Coombs, Reg Elwell, Amanda Mahaffey, Kermit Smyth, Kurt Stinson
Site Description	Stream across property near Pleasant Hill. Pond on border of Otter Trace development. Beaver dam in stream next to road. Mixed hardwoods and dense pine stands. Wetland across property toward NW end. Species present: maple, ash, quaking aspen, balsam fir, tamarack, sphagnum moss, red maple, bracken fern, black oak.
Current Use	Storage for Dept. of Public Works, including old concrete skate park, old granite curbing, dirt piles, rubble piles, and torn up asphalt piles. No trespassing and no hunting.
Condition of the Property, including structures, improvements, alterations	Dirt road with culverts over streams. Mowed, capped area with venting on right of road coming from Pleasant Hill Rd and at hill. Dirt, gravel, and broken asphalt piles.
Surrounding land use	Abuts conservation easement at Otter Trace
Notes/Comments/Additional Observations	Muskrat observed in pond. Large stands of Phragmites and Japanese knotweed along road; also Oriental bittersweet

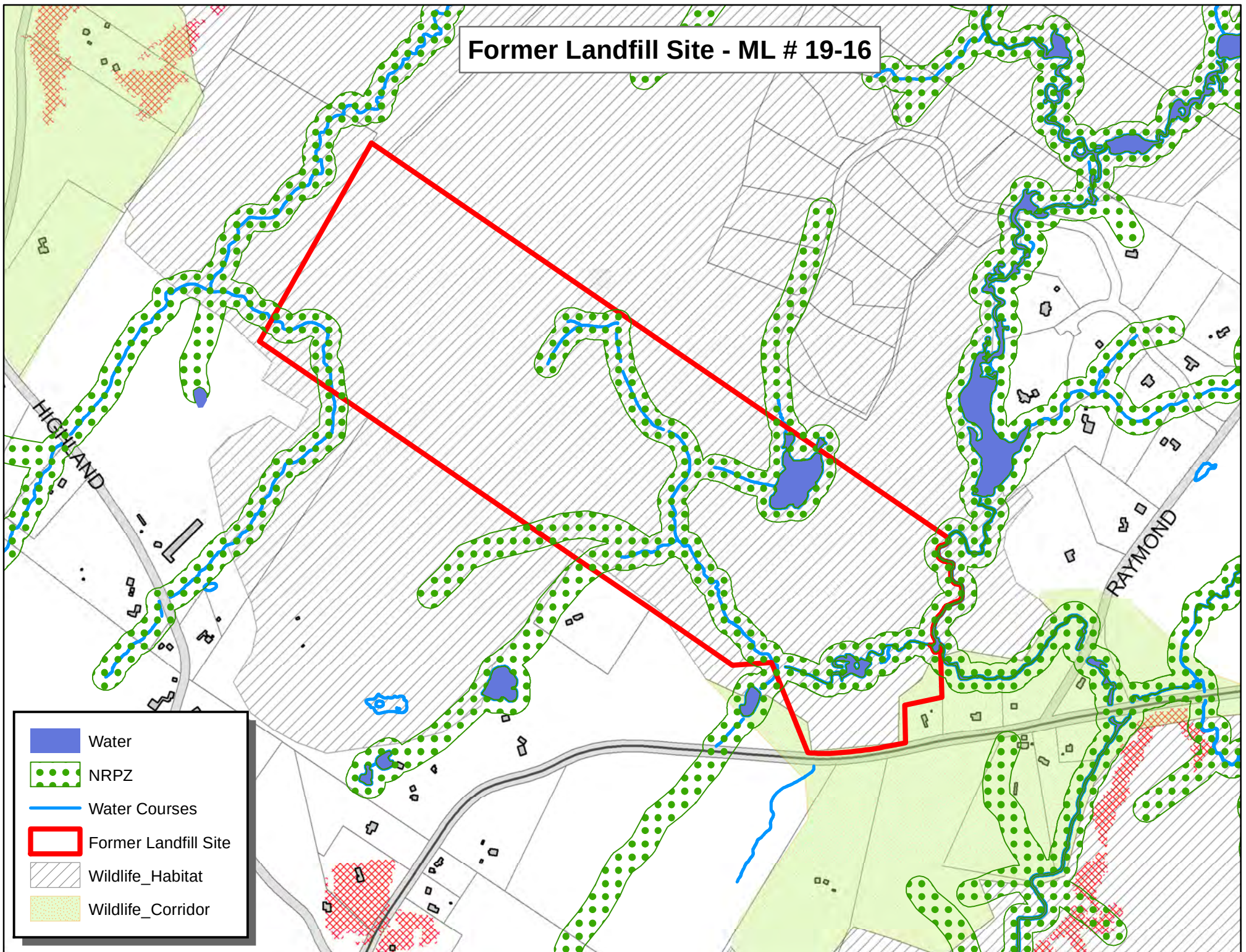
Values*(add comments about specific features, if appropriate)*

Contains rare species and/or natural communities	Yes No Unknown
Contains high value habitat	none — vernal pool — shorebird habitat
Contributes to diverse habitat types	none forest blocks watersheds — coastline wetlands riparian zones —
Enlarges existing protected lands (esp. unfragmented blocks) or provides linkages between protected lands	Yes No — Unknown <i>neighboring open space (Otter Trace) contributes to larger undeveloped block</i>
Provides significant scenic value (vista, outstanding vegetation)	Yes No Unknown — <i>Has a broad range of tree species</i>
Provides current/potential outdoor recreational value (existing/future trails, link to existing trails, potential for new fields, parks)	Yes No Unknown <i>If DPW ceases storage and capped areas are not potentially hazardous, this property has very good potential for trail development.</i>
Provides public access to water	Yes No Unknown
Maintains resource production (working farm or forestland, clam flats, groundwater recharge)	Yes No Unknown
Includes potential historic or archaeological value	Yes No Unknown
Other values	

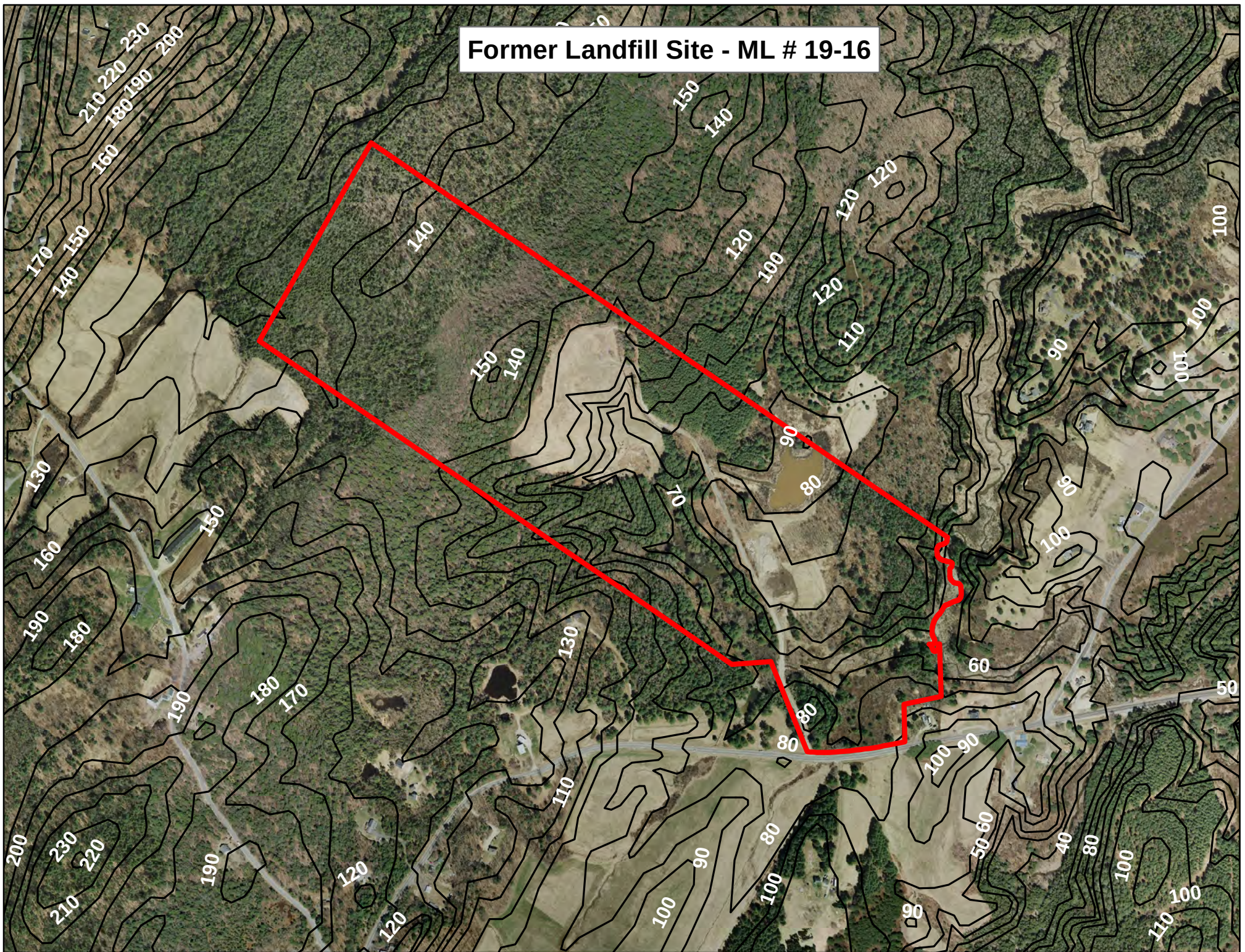
Conservation Recommendations

Overall assessment of conservation value	Provides valuable connection to other conservation space.
Potential future uses	A large block of property with potential recreation (trail) value
Steps required to increase conservation value (additional connectivity, trails, accessibility, etc.)	DPW to give up use a storage area.
Recommended protection, if needed, and explanation	Current use and restrictions should prevent the portion of the property not being used by DPW from needing additional protection.
Other recommendations	Follow up on potential hazards. Ask DPW about usage plans for the future.

Former Landfill Site - ML # 19-16



Former Landfill Site - ML # 19-16





Culvert and wetland,
approx 150 yds from
entrance gate



Capped field (unsure
of what is buried here)



Fresh rubble area,
with lots of road pieces
(legal to dump here?)



Large dirt pile with
portion recently
removed



Retention pond, looking toward the
Otter Trace development



Beaver dam



Phragmites, at side of main hill. Walking further along main road, we noted significant stands of Oriental bittersweet, Japanese knotweed, and Phragmites



Looking down from the top of the main hill. More Phragmites.



Concrete remnants of former skate park, from the site of the old high school. Note more phragmites.

Background Information

Property name	Mere Point Village
Map & Lot #	Map 25 Lot 98, Map 25 Lot 99, Map 25 Lot 100
Address/Location	Seguin Drive (98), Jewell Street (99, 100)
Acreage	3.02 (98); 0.55 (99)1.55 (100)
Year Acquired	2002
Assessment Value (& Year)	\$26300, 2003 (98); \$4800, 2003 (99); \$13500, 2003 (100)
Restrictions on property	None
Relevant Regulations (NRPZ, vernal pools, RBSG, growth zone)	25-99: Rare Communities, 25-99: NRPZ, 25-100: none
Open-Space Subdivision	No
Utilities, if applicable	No

Site Description

Field Visit Date	10-25-10: Kurt Stinson
Site Description	Mixed forest (all sites). 99 is a wetland with culvert feeding it from under Jewell St. 100 is the island in the middle of the circle at the end of Jewell St.
Current Use	98 has a trail from the end of Seguin that connects to trails on private property, several of which are marked "No Trespassing"
Condition of the Property, including structures, improvements, alterations	
Surrounding land use	98 connects to other undeveloped property
Notes/Comments/Additional Observations	

Values*(add comments about specific features, if appropriate)*

Contains rare species and/or natural communities	Yes No Unknown Property Assessment record calls site 25-98 a Pitch Pine preserve.
Contains high value habitat	none vernal pool shorebird habitat deer wintering areas
Contributes to diverse habitat types	none forest blocks watersheds coastline wetlands riparian zones
Enlarges existing protected lands (esp. unfragmented blocks) or provides linkages between protected lands	Yes No Unknown While 25-98 connect to other undeveloped property, it is very small and the other property is not protected and could be developed later.
Provides significant scenic value (vista, outstanding vegetation)	Yes No Unknown
Provides current/potential outdoor recreational value (existing/future trails, link to existing trails, potential for new fields, parks)	Yes No Unknown 25-98 provides an access to currently undeveloped land and trails that are open to the public.
Provides public access to water	Yes No Unknown
Maintains resource production (working farm or forestland, clam flats, groundwater recharge)	Yes No Unknown
Includes potential historic or archaeological value	Yes No Unknown
Other values	Provides open space for the immediate neighborhood . Primary use appears to be walking dogs.

Conservation Recommendations

Overall assessment of conservation value	Property has very little conservation value.
Potential future uses	None.
Steps required to increase conservation value (additional connectivity, trails, accessibility, etc.)	
Recommended protection, if needed, and explanation	
Other recommendations	

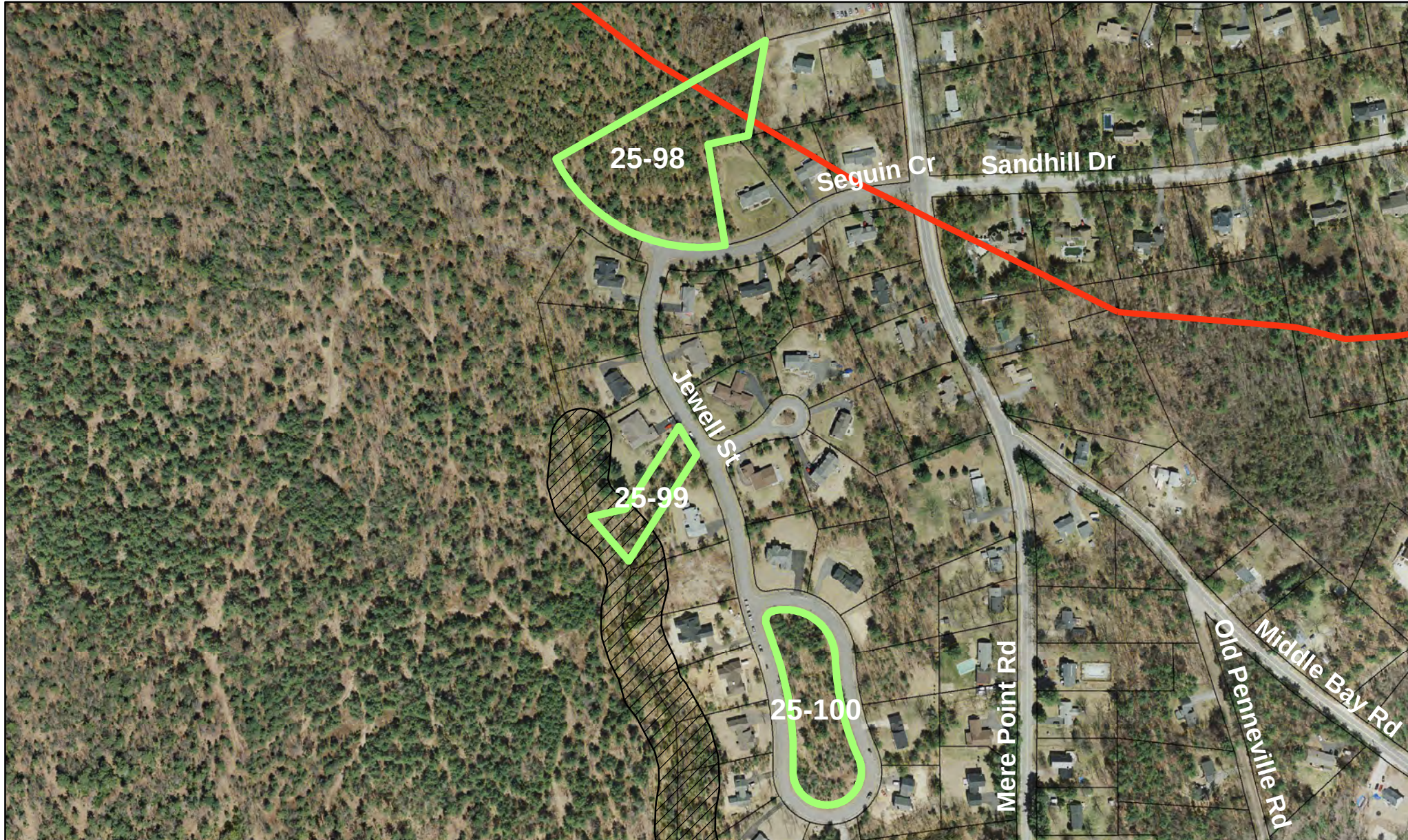
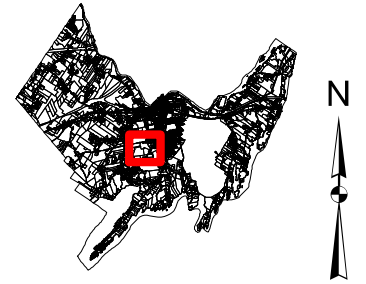
Mere Point Village

0 150 300 600 900 1,200 Feet

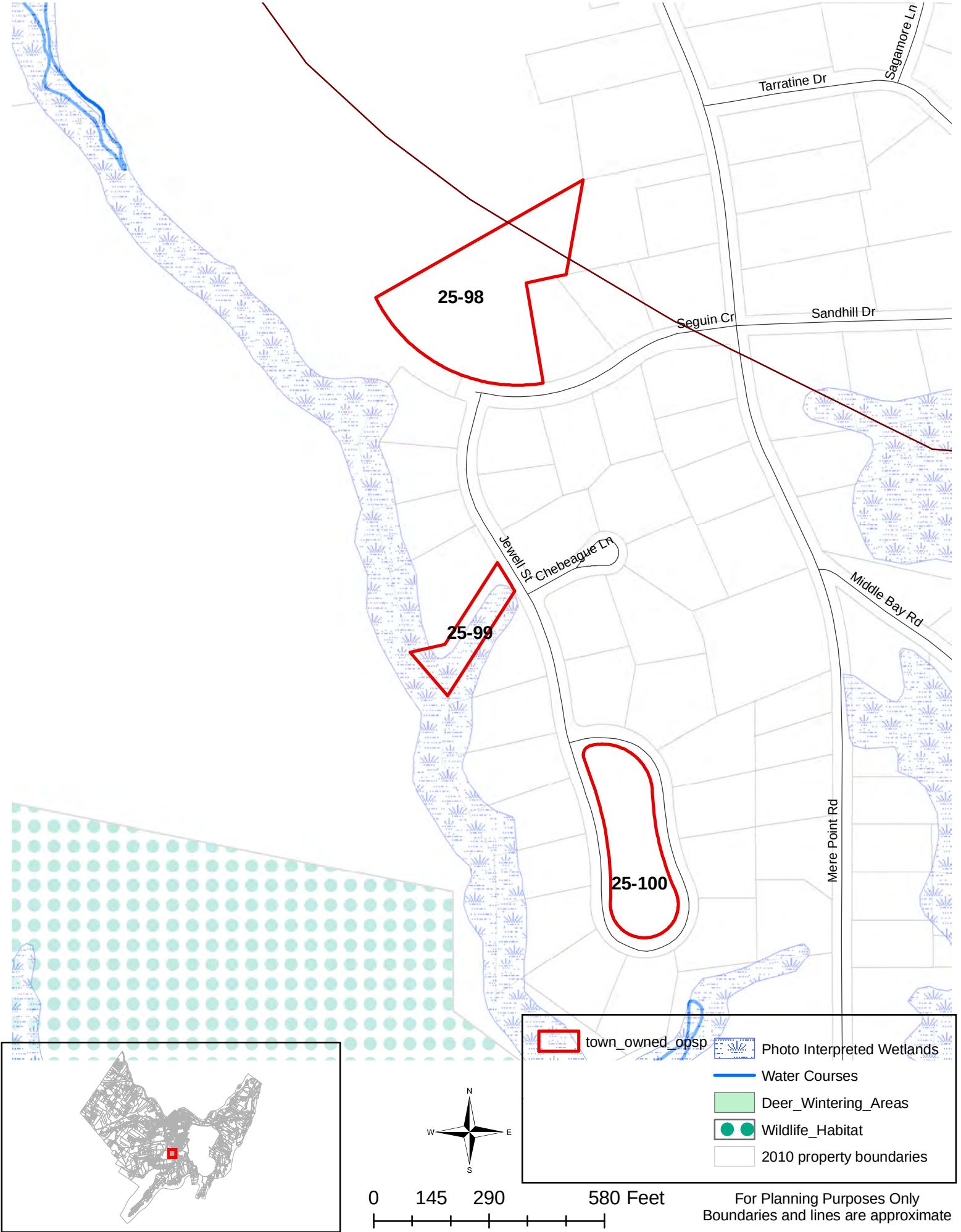
-  Town Owned OPSP
-  Natural Resource Protection Zone
-  contours_2f
-  Trails_2010

Tax Map 25 Lots 98, 99, 100

For Planning Purposes Only
Boundaries and Lines are Approximate



Mere Point Village Town Open Spaces





Sign at NW corner of 25-98



25-99



25-100



SE corner of 25-98

Background Information

Property name	<u>Sandelin "open space"</u>
Map & Lot #	Map 27, Lot 4
Address/Location	Bunganuc Road
Acreage	41 acres
Year Acquired	2002
Assessment Value (Year)	\$41,000 (2005)
Restrictions on property	none noted
Relevant Regulations (NRPZ, vernal pools, rural smart growth habitat, growth zone)	Wildlife corridor district, wildlife habitat block, rare communities
Open-Space Subdivision	
Utilities, if applicable	

Site Description

Field Visit Date and Participants	7/12/2010 by Kermit Smyth and Reg Elwell.
Site Description (<i>notes about presence of water, forest, field - size and type</i>)	Property is a mostly forested site with softwood and mixed growth prevailing. Aspect is mostly flat with gradual ascending elevation going east to west. Southern border is somewhat ledgy and wet.
Condition of the Property, including structures, improvements, alterations	Three abandoned boat trailers were noted along the northeast corner of the property. Hiking trail is marked with orange flagging and exits the property on the north line. Forest growth in good condition with no evidence of incursion or trespass.
Current Use	Area runs behind Julia's Way Subdivision, and currently has a walking/ski/snowshoe trail running along the eastern and part of the northern border.
Surrounding land use	Julia's Way Subdivision is on the south border. Some logging noted on adjoining property to the north and west. "Access by Permission Only signs with "M. Malis, 214 Bunganuc Road" noted at northwest corner.
Town Medallions and/or Property Boundary Identification (pins, blazes, other)	Brunswick Recreation medalion noted on west line.
Invasive Species (<i>notes about any observed presence and extent</i>)	None noted.
Notes/Comments/Additional Observations	

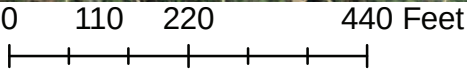
Values*(add comments about specific features, if appropriate)*

Contains rare species and/or natural communities	unknown
Contains high value habitat	deer wintering area
Contributes to diverse habitat types	forest blocks, watersheds, wetlands.
Adjacent to existing protected lands (esp. unfragmented blocks) or provides linkages between protected lands	Adjacent to undeveloped areas but status of protection unknown.
Provides significant scenic value (vista, outstanding vegetation)	Yes; scenic softwood growth.
Provides current/potential outdoor recreational value (existing/future trails, link to existing trails, potential for new fields, parks, hunting)	Yes. Existing X-country ski trails link to adjoining property.
Provides public access to water	No.
Maintains resource production (working farm or forestland, clam flats, groundwater recharge)	Yes, adjacent logging noted and some potential for timber production.
Includes potential historic or archaeological value	Unknown
Other values	

Conservation Recommendations

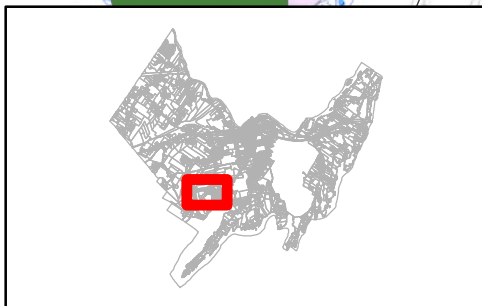
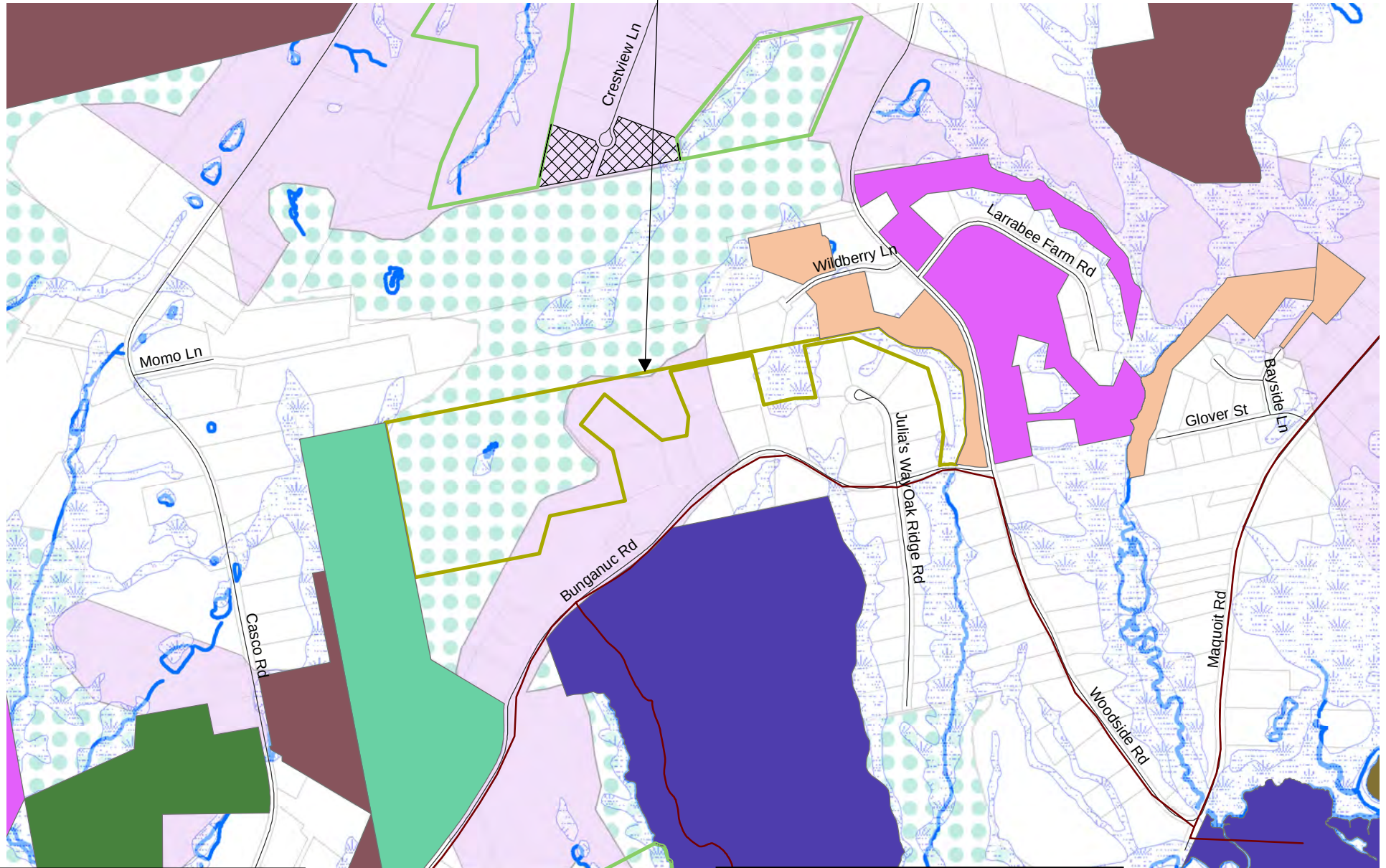
Overall assessment of conservation value	Provides excellent recreation opportunity: hiking, cross-country skiing and snowshoeing.
Potential future uses	Expanded trail system for western portion of the property.
Steps required to increase conservation value (additional connectivity, trails, accessibility, etc.)	Trail clearing for increased use of western portion.
Recommended protection, if needed, and explanation	Abutting owners should be consulted re. abandoned boat trailers noted below.
Other recommendations	Maintain existing trails.

Map 27 Lot 4 - Sandelin Open Space



For Planning Purposes Only
Boundaries and lines are approximate

Sandelin Open Space (41 ac)



0 430 860 1,720 Feet

Legend

OPSP_June2010_Final

code

- | | | |
|---------------------|-----------------|----------------------------|
| 1-tax program(farm) | 5-town-owned | 10 walking easement |
| 2-tax program(opsp) | 6-parks and rec | 11 BTLT |
| 3-tax program(tree) | 7-state-owned | 12 cemetery |
| | 8-Bowdoin | 13 water |
| | 9-private-opsp | 14 conservation-easement |
| | | Photo Interpreted Wetlands |
| | | Wildlife_Habitat |
| | | Wildlife_Corridor |
| | | Deer_Wintering_Areas |
| | | 2010 property boundaries |



For Planning Purposes Only
Boundaries and lines are approximate







