Public Access
and
Recreation Plan

Town of Yarmouth, Maine
September 1988

As revised 9/20/88
Yarmouth, Maine

Public Access
and
Recreation Plan
Public Access/Recreation Plan Committee

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Representative - Open Space Acquisition Committee

Vice Chairman: Edgar Curtis III
Representative - Shellfish Conservation Commission

Members:
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Representative - Planning Board

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Representative - Conservation Commission

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Public Access And Recreation Plan

An Element of the Town of
Yarmouth Comprehensive Plan

Introduction

Many challenging issues confront the Town of Yarmouth as it prepares to enter the last decade of the century. No issue is more challenging than providing for the Town's open space and recreation.

Yarmouth is currently experiencing rapid development of its remaining open spaces and vacant lands. As the land is developed, the need for publicly-owned land for recreation, water access and scenic views becomes more and more critical.

The Town Council appointed the Public Access and Recreation Committee in January 1988 to develop a plan to deal with this issue. The committee was mandated to address the following:

1. Inventory existing facilities.
2. Review the existing surveys and studies related to open space, recreation and public access, including the Waterfront Access Study conducted in 1980 and the inventory of Town-owned property. The committee might also hire a consultant to aid them in site evaluation.
3. Determine existing and future needs for recreation facilities and open space areas.
4. Specify location and costs of such facilities and lands.
5. Establish mechanisms to acquire and develop these facilities including the analysis of the use of impact fees/or exactions as an additional means to meet the Town's open space, public access and recreation goals.
6. Establish policies concerning maintenance and operation.
7. Investigate the issues related to public access easements across private lands; e.g. liability, security, maintenance, management and privacy.
I. Existing Conditions and Trends

Over the past four years, Yarmouth has experienced a major building and construction boom which has resulted in the consumption of 946 acres of vacant land. In those four years, 453 permits have been issued for new dwelling units. The population has increased from 7338 in 1985 to 7828 in 1988. These new citizens have increased the need for open space and recreation while facilities have remained stable. Actually, the amount of open space has declined.

Today there are approximately 1840 acres of vacant developable land remaining within the Town's boundaries. This represents 23% of the total area of 8007 acres of Yarmouth.

### Remaining Vacant Developable Land in Yarmouth in Acres

<table>
<thead>
<tr>
<th>Zone</th>
<th>1983</th>
<th>1986</th>
<th>1987</th>
<th>% Reduction from 1983 to 1987</th>
</tr>
</thead>
<tbody>
<tr>
<td>MDR</td>
<td>532</td>
<td>294</td>
<td>231</td>
<td>47%</td>
</tr>
<tr>
<td>LDR</td>
<td>674</td>
<td>480</td>
<td>329</td>
<td>52%</td>
</tr>
<tr>
<td>RR</td>
<td>1580</td>
<td>1302</td>
<td>1280</td>
<td>19%</td>
</tr>
<tr>
<td>Total</td>
<td>2786</td>
<td>2076</td>
<td>1840</td>
<td>34%</td>
</tr>
</tbody>
</table>

In the five years from 1983 to 1987, over 34% (946 acres) of the vacant developable land has entered urban uses. Approximately 700 of these acres were devoted to subdivision and multiplex development for new homes.

If this rate of development continues all major vacant land could be utilized by 1997. Any additional population increases after this would result from minor infill building, zoning density changes or increases in household size.

### Final Buildout Population Projection - 1988 to 1997

<table>
<thead>
<tr>
<th>Zone</th>
<th>Vacant Acres</th>
<th>Usage Factor</th>
<th>Dwelling Units</th>
<th>Persons per Household</th>
<th>Persons</th>
</tr>
</thead>
<tbody>
<tr>
<td>MDR</td>
<td>231</td>
<td>.80</td>
<td>185</td>
<td>3</td>
<td>555</td>
</tr>
<tr>
<td>LDR</td>
<td>329</td>
<td>.85</td>
<td>140</td>
<td>3</td>
<td>420</td>
</tr>
<tr>
<td>RR</td>
<td>1280</td>
<td>.85</td>
<td>367</td>
<td>3</td>
<td>1101</td>
</tr>
<tr>
<td>Total</td>
<td>1840</td>
<td></td>
<td>692</td>
<td></td>
<td>2076</td>
</tr>
</tbody>
</table>

Persons per household for Yarmouth - 2.3 in 1980.
This is assumed to remain constant with new growth having 3 persons per household.
II. Existing Open Space and Recreation Facilities

Yarmouth's existing public open space and recreational facilities are the result of fortuitous opportunities, rigorous planning, citizen generosity and any combination of all three. Yarmouth is fortunate to have a variety of natural resources which are utilized for active and passive recreation. Some of these resources will be threatened as the Town continues to grow. Appendix A, is a complete list of all Town-owned land. The following is a list of the most significant Town-owned properties.

A. Parks and Active Facilities

1. Royal River Park
   This 25-acre park is the backbone of Yarmouth's open space recreation system. A trail for biking and pedestrians traverses the park from North Elm Street to Bridge Street. Royal River Park's close proximity to the village center increases the importance of this space. The Royal River along this park consists of a series of rapids and is not navigable. The park is primarily used for passive activities such as picnicking, jogging and unorganized play.

2. North Road Facilities
   This facility consists of three ballfields used for softball and Little League. Site improvements consisting of definition of parking and landscaping have been done this year. The Capital Improvement Program contains plans for a play structure at this site.

3. High School Facilities
   These facilities are used by students and citizens-at-large and include four lighted tennis courts, one lighted softball field, one hockey field and a trail system used for cross-country skiing.

4. Intermediate School Facilities/Winslow Fields
   This facility provides one softball field, two soccer fields and a hockey field. A new playground facility will be constructed this year with the Intermediate school addition.

5. Rowe School
   Bennett Field, located here, is the only adult baseball (hardball) field in Yarmouth. This field is also used for the Clam Festival. There is a playground which is scheduled to have new equipment this year.

6. Main Street Park
   This pocket park is the site of the old train station.

7. Skating Rink
   This is a small pond behind the Key Bank on Main Street. Natural flooding provides the water. There is a small warming hut.
B. Water Access Facilities

1. **Town Landing on Royal River - Channel Road**
   This is Yarmouth’s primary water access point. There is a launching ramp and dock. The Town also maintains approximately 40 moorings here, and there is parking for 90 cars. The site is 8 acres.

2. **Town Landing - Prince’s Point**
   This facility has a natural ledge for boat launching. There is little or no parking available here.

3. **Cousins Island - Beach at Sandy Point**
   This is Yarmouth’s only swimming access area. The property is within the CMP power line property and is leased annually.

4. **Town Landing - Wharf Road, Cousins Island**
   This is a Town-owned deep water access dock which has limited parking available to Yarmouth residents. Chebeague Island Transportation uses this facility as an embarkation point for Chebeague Island. Conflict between Yarmouth residents’ use of the facility with the Chebeague use is a major issue.

5. **Madeleine Point - Cousins Island**
   This is a deep-water access with limited parking available. (2 to 3 cars).

6. **Little John Wharf**
   This is a deep-water access with limited parking. (4 to 6 cars). The float at this site is scheduled for repair next year.

7. **Larrabee’s Landing**
   This is a small (1/10 acre) site on the Royal River with no major useage. A 33-foot strip of land connects this site to Gilman Road. A proposed subdivision adjacent to the site will include improvements to the road, benches and a fence along its length.

C. Unused and Under-utilized Town Land

1. **Pratt’s Brook Park (Hamill Tract) - North Road**
   This parcel recently donated to the Town by William Hamill is 55 acres of mostly wooded land.

2. **Grist Mill Park - East Main Street**
   This half-acre site is at a scenic stretch of falls on the Royal River. Minimal site improvements have been made to the parking area. A wooden railing along the bank has also been installed.

3. **Grist Mill Lane Tract**
   This is a 4.3 acre tract off Grist Mill Lane with frontage on the Royal River. It is at flood plain elevation and has been used as the site of a community garden.

4. **Tinker Nature Conservancy Land - Cousins Island**
   There are 15 acres of land with several hiking trails throughout which are owned by the Town.

5. **Town Landfill**
   This facility will shortly be used only as a transfer station and fire training facility which will occupy a portion of the site. It is adjacent to significant wetlands along the Cousins River. 30 acres.
## Yarmouth Existing Recreation and Public Access Facilities Acreage

<table>
<thead>
<tr>
<th>Facility/Location</th>
<th>Developed Acreage</th>
<th>Passive Recreation Open Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bennett Field</td>
<td>5.0</td>
<td></td>
</tr>
<tr>
<td>Main Street Mini Park</td>
<td>2.0</td>
<td></td>
</tr>
<tr>
<td>Winslow Fields</td>
<td>14.0</td>
<td>28</td>
</tr>
<tr>
<td>High School Fields</td>
<td>23.0</td>
<td>22</td>
</tr>
<tr>
<td>North Road Fields</td>
<td>5.0</td>
<td></td>
</tr>
<tr>
<td>Cousins Island Beach</td>
<td>1.5</td>
<td></td>
</tr>
<tr>
<td>Main Street Ice Rink</td>
<td>.8</td>
<td></td>
</tr>
<tr>
<td>Royal River Park</td>
<td>10.0</td>
<td>25</td>
</tr>
<tr>
<td>Grist Mill Park</td>
<td>.5</td>
<td></td>
</tr>
<tr>
<td>Town Landing - Channel Road</td>
<td>8.0</td>
<td></td>
</tr>
<tr>
<td>Town Landing - Princes Point</td>
<td>.05</td>
<td></td>
</tr>
<tr>
<td>Town Landing - Cousins Island</td>
<td>.05</td>
<td></td>
</tr>
<tr>
<td>Town Landing - Madeleine Point</td>
<td>.1</td>
<td></td>
</tr>
<tr>
<td>Town Landing - Little John Island</td>
<td>.1</td>
<td></td>
</tr>
<tr>
<td>Larrabee's Landing</td>
<td>.1</td>
<td></td>
</tr>
<tr>
<td>Pratt's Brook Park (Hamill)</td>
<td></td>
<td>55.0</td>
</tr>
<tr>
<td>Grist Mill Lane</td>
<td></td>
<td>4.3</td>
</tr>
</tbody>
</table>

| Total                       | 70.20 acres       | 134.30 acres                 |
## Yarmouth Community Services
### Recreation/Athletic Inventory

<table>
<thead>
<tr>
<th>Item</th>
<th>Total Number</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tennis Courts</td>
<td>8 (4 lighted)</td>
<td>2 @ Rowe School&lt;br&gt;2 @ Intermediate&lt;br&gt;4 lighted @ YHS</td>
</tr>
<tr>
<td>Softball Fields</td>
<td>2 (adult)</td>
<td>1 lighted @ YHS&lt;br&gt;1 @ Winslow Field (Intermediate School)</td>
</tr>
<tr>
<td></td>
<td>1 (youth)</td>
<td>1 @ North Road*&lt;br&gt;(girls’ field)</td>
</tr>
<tr>
<td>Baseball Fields</td>
<td>1 (adult)</td>
<td>1 @ Bennett Field*&lt;br&gt;(Rowe School)</td>
</tr>
<tr>
<td></td>
<td>2 (youth/ Little League)</td>
<td>2 @ North Road*&lt;br&gt;(DeLorme &amp; Kaulback)</td>
</tr>
<tr>
<td>Soccer Fields</td>
<td>2</td>
<td>@ Winslow Field (Intermediate School)</td>
</tr>
<tr>
<td>Field Hockey</td>
<td>2</td>
<td>1 @ Winslow Field&lt;br&gt;1 @ High School</td>
</tr>
</tbody>
</table>

*These fields are also used for soccer fields in the fall months.

### Other Recreation Areas:

**Swimming:**
- Cousins Island Beach at Sandy Point

**Parks:**
- Main Street Mini Park
- Royal River Park (includes 7/10 mile river walkway)
### Facility & User Inventory

<table>
<thead>
<tr>
<th>Field Type</th>
<th>Location</th>
<th>Users</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bennett Baseball</td>
<td>Rowe School</td>
<td>YHS-Var./JV</td>
</tr>
<tr>
<td></td>
<td></td>
<td>NYA - Var./JV</td>
</tr>
<tr>
<td>Lighted Softball</td>
<td>High School</td>
<td>Jr. High BB</td>
</tr>
<tr>
<td></td>
<td></td>
<td>YMSL*</td>
</tr>
<tr>
<td>Winslow Softball</td>
<td>McCartney St./YIS</td>
<td>YMSL*</td>
</tr>
<tr>
<td></td>
<td></td>
<td>YWSL</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Jr. High</td>
</tr>
<tr>
<td>Girls' Softball</td>
<td>North Road</td>
<td>YCS-Softball</td>
</tr>
<tr>
<td></td>
<td></td>
<td>YCS Soccer</td>
</tr>
<tr>
<td></td>
<td></td>
<td>YWSL</td>
</tr>
<tr>
<td>Kaulback Baseball</td>
<td>North Road</td>
<td>Little League</td>
</tr>
<tr>
<td></td>
<td></td>
<td>YHS Var.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>YCS-BB/Soccer</td>
</tr>
<tr>
<td>DeLorme Baseball</td>
<td>North Road</td>
<td>Little League</td>
</tr>
<tr>
<td></td>
<td></td>
<td>YCS-Soccer</td>
</tr>
<tr>
<td>Winslow Soccer (Var.)</td>
<td>McCartney St./YIS</td>
<td>YHS-Var. (2)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>YCS-Soccer</td>
</tr>
<tr>
<td></td>
<td></td>
<td>T-Ball/Big Bat</td>
</tr>
<tr>
<td></td>
<td></td>
<td>YHS - JV</td>
</tr>
<tr>
<td>Winslow Soccer (JV)</td>
<td>McCartney St./YIS</td>
<td>YHS-JV practice</td>
</tr>
<tr>
<td></td>
<td></td>
<td>JR. High Soccer</td>
</tr>
<tr>
<td></td>
<td></td>
<td>YCS - Summer soccer</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Little Feet Soccer</td>
</tr>
<tr>
<td>Winslow Field Hockey</td>
<td>McCartney St./YIS</td>
<td>YHS - Var./JV</td>
</tr>
<tr>
<td>High School Field Hockey</td>
<td>Behind YHS</td>
<td>Jr. High FH</td>
</tr>
</tbody>
</table>

Approximately 52 hours of public use on above facilities (May-September 1987)

*525 Hours of field use for YMSL. Plus additional 98+ hours of tournament field use
III. Existing Plans and Studies

Much effort has already been made in regard to recreation and open space planning. Recent efforts began in 1980 with the adoption of the Comprehensive Plan. The following is a review of the significance of relevant documents since that time.

A. The 1980 Comprehensive Plan - April 1980

The following recommendations were made concerning recreation and open space in the 1980 Comprehensive Plan (page 23):

4. a) Prepare a complete inventory of recreational services in the Town, including organization and expenditures. b) Develop a comprehensive plan for future recreational needs using available demographic studies to relate plans closely with Yarmouth’s population by the year 2,000. c) Establish a centralized administrative body to coordinate all recreational programs and planning in the Town.

5. Develop an open space and recreation plan to guide future Town acquisition and use of land geared to a population level of 10,000. Have the Planning Board and Town Council annually review, in conjunction with the preparation of the CIP, all publicly owned and acquired land, making recommendations for its use or disposition.

No further effort was made to revise the above-mentioned plan until 1984 with the formation of the Long Range Planning Committee.


This study which is contemporary with the Comprehensive Plan was never given any official status. Funded through the Coastal Programs of the State, it had two major goals:

1. Access open space along the coastline to determine which land has the greatest potential for recreational development and,

2. Develop specific plans for three sites for further investigation and design.

The three sites selected for detailed design were Camp Söcl, Cousins Island Beach and the Blanchard property. These plans provided general cost figures for development.

C. Long Range Planning Committee Report and Open Space Master Plan - June 1984

Town Council appointed this committee to address, among other things, the recommendations in the 1980 Comprehensive Plan concerning recreation and open space. The report and Open Space Master Plan were adopted as Appendix C and D to the Comprehensive Plan in 1984.

The following specific acquisitions were recommended:

a. Major park - acquisition of significant piece of land with ocean access, if possible, which would provide large open spaces and area for passive recreation for the Town of Yarmouth.

b. Smaller park - with deep water access, picnic area and possibly beach.

c. Areas along the Royal River which could provide a natural extension to the Royal River Park.
d. Town forest.

e. Trails - acquisition of right-of-way to provide trails systems along the Royal River and Pratt’s Brook.

It was recommended that a Land Acquisition Reserve fund be established to build funds for these acquisitions. This fund, originally created in the mid-70’s, was reestablished and receives municipal funding annually.

D. Harbor and Water Study - Kimball Chase - December 1985

This study addressed development of existing Town-owned facilities primarily off Channel Road. This development plan has been used as a partial guide to capital improvements to this facility. An addendum was prepared February 13, 1986, addressing zoning in the water-oriented commercial zone (WOC). The zoning district was substantially altered March 5, 1987.

IV. Other Related Activities

Cluster Zoning

In November 1985 a cluster development provision and open space requirement were added to the zoning ordinance. Since that time, six cluster subdivisions have been approved with common open space. While open space has been created as a result of these provisions, clustering has not increased generally public access or significantly provided for recreational uses. Recently, there has been some success with developers providing open space and access as part of the approval process. In reviewing subdivisions and developments, the Planning Board should emphasize this as a means to achieve the Town’s open space and public access goals.
Planning Approach

Public Access and Recreation Plan -
Concept and Goals

Planning is an ongoing process in which all actions of the Town must be considered. The Plan Goals and Concepts as spelled out here, provide a framework by which the Town Council, the Planning Board and other agencies and officers of the Town are to guide their actions.

Overall Goal - Provide Opportunity

The primary goal of this plan is to provide recreational opportunity and public access to the water and open spaces for the residents of Yarmouth. The Town recognizes it has the responsibility to insure that this goal is accomplished and shall not rely on private, state or federal entities. Recreation and access occur in many forms and levels of activity types and are in a constantly changing pattern. The Town will attempt to provide the broadest range of opportunity while emphasizing those which are in greatest demand and make use of Yarmouth’s unique resources. Only a vigorous program to this goal will enable residents of Yarmouth to maintain the present quality of recreational and scenic opportunity which has been available in the Town when it was less populated. In light of all this, there are six general goals which are established:

1. Provide General Public Access to the Water

While Yarmouth’s 36.7 miles of shoreline is one of the Town’s most valuable resources, it is mostly held in private hands. Access to water is important for recreation usage as well as the livelihood of fishermen, clammers and other water users. This goal is to establish a variety of sizes and types of access points to water throughout the Town to provide the general public the opportunity for water usage. Swimming, deep-water anchorage access, boat ramp access, clam flat access, scenic appreciation access, all with associated parking, are the primary accesses this plan is concerned with.

2. Establish a Linked Public Trail System

The goal is to establish a unified trail system which provides pedestrian linkage throughout the Town. The system shall be separated as much as possible from vehicular traffic and emphasize the natural environment. The Royal River Park trail is the backbone of this system and an example of one type of trail possible. Other trails in more remote locations may be unpaved and less well defined. The Royal River trail shall be extended northwest to Sligo Road and southeast along the river’s length with possible connection to Cousins Island bridge.
Another major trail will be developed from Ledge Road along Pratt’s Brook to the Cousins River. CMP powerline properties will be used as another major trail connecting West Main Street to the Cousins Island bridge. Cousins Island will have a trail system using the CMP property and other north end properties.

Side trails will provide interconnections between trails and between trails and developed neighborhoods. Trail usage is limited to pedestrian use which includes hiking, cross country skiing, jogging, etc. but excludes snowmobiling, dirt bikes, four-wheeling, etc.

3. **Secure Open Space in New Developments**

This goal can be thought of as opportunity open space. The idea is that small packets of open space should be retained within developed areas. This open space will buffer conflicting uses, provide visual/scenic relief, provide habitat for wildlife, provide natural solutions for drainage, soil erosion control, etc. Cluster subdivision development is a major component of this concept. The public trail system may utilize these open spaces. The Planning Board should encourage the open space generated by cluster development to be more directly beneficial to the general public.

4. **Protect Significant Natural Views**

There are numerous scenic views throughout Yarmouth. These include waterviews, farms, fields, rolling hills, etc. These views are the primary value these lands have to citizens of Yarmouth. There is no need for outright ownership by the public. Current usage is often part of the view quality. Purchase of development rights or scenic easements will secure these views.

The shorelines, flood plains, resource protection areas or open spaces created through cluster development may be of scenic quality. A local Land Trust should be established to hold these easements.

5. **Expand Active Recreational Facilities**

This goal aims to provide adequate recreational facilities such as ballfields, playgrounds, ice skating facilities for existing and future populations. Playgrounds should be provided in each neighborhood throughout the Town to give walking distance opportunity to the majority of the Town’s residents. There needs to be a sufficient number of ballfields of appropriate types for all users.

6. **Establish a Town Forest**

The Town will secure major parcels of land which will be maintained as a Town forest. It will provide passive recreation such as hiking, picnicking, cross-country skiing as well as being a nature preserve and general breathing space. Some cutting and harvesting of timber will occur to maintain a healthy stand of trees. Harvesting practices will consider the primary recreational and environmental uses of these properties. Parking and connection to the trail system will be established to facilitate usage.

**Does this statement allow for some harvesting on bond acquired props?**
1. **General Public Access**
   **To The Water**

   **A. Boat Access**

   The objective is to provide the citizens of Yarmouth with adequate access to the river and ocean to pursue either commercial or pleasure boating. The present access points include the public landing on the Royal River, the Town Landing off Princes Point Road, Littlejohn Island dock, Cousins Island dock and Madeleine Point.

   All of these access areas possess their own limitations but it is the Committee’s recommendation that the Town concentrate on improvement and augmentation of them rather than establishment of new access points. Obtaining adequate parking near Town-owned waterfront parcels or facilities is the key to gaining deep water access for Yarmouth residents.

   **Cousins Island Dock and Blanchard Lot** - The best deep water access point presently owned by the Town is located at the end of Wharf Road. The Town owns and maintains a dock where there is a good mooring area but no parking or float for Yarmouth residents.

   A float should be added to the dock for the use of Yarmouth residents. A parking lot currently exists on a 1.4 - acre parcel presently under a commercial lease to Chebeague Island Transportation Company (“CTC”). This parcel should be purchased or taken by eminent domain. The acquisition of the Blanchard lot would provide parking for Yarmouth residents and can also be used as a picnic area which will allow Yarmouth residents who may not be needing the dock facility itself for boating purposes to enjoy the area for scenic and recreational purposes.

   **Madeleine Point** - A long-term lease or purchase should be discussed with CMP to rights for parking along the access road and for space if needed to put a pier and float at water’s edge. There is adequate deep water there and all the potential of an excellent harbor. Negotiation for the Madeleine Point property is considered to be one of the top priorities.

   **Royal River Town Landing** - The parking lot should be expanded and another exit made to accommodate vehicles and their trailers. Improvement of the facility should at least reflect the quality of the private marinas across the river. Other improvements should include a picnic area with tables, possible expansion of the harbormaster’s house and placement of a small concession stand in with soda’s, etc.

   **Princes Point Town Landing** - Research should be undertaken to enable the recovery of the potential parking spaces at the head of the hill. Also, the feasibility of a pier or float should be studied.

   **Littlejohn Dock** - The road near the dock could be widened if the Town owns adequate width to enable parking along the road. Also, adequate, adjacent land for parking could be purchased. A dinghy float would be helpful since dinghy outhauls are not an efficient use of valuable space.
B. **Beach Access**

Due to the nature of Yarmouth’s shoreline, there are limited possibilities for beach access. The only such access is Sandy Point Beach on Cousins Island, owned by CMP. Improvements to this area are needed and will require a long term lease from CMP by the Town to insure any investment is well spent. The concept plan for Sandy Point Beach from the *Water Access and Site Design Study for Yarmouth, ME., 9/30/80* is sound and is incorporated by reference.

**Public Water Access Action Recommendations**

1. The Town should conduct legal research to establish existing unused public access points. A number of street ends, easements and ways which may provide access to the water should be researched and marked as public accesses. They will provide passive recreational opportunity on a scattered basis. The Council should have the Town attorney organize the program. These possible accesses include:

   A. Sunset Point - 2 accesses
   
   B. Town Landing at Princes Point - what is the legal status of the former parking at the top of the hill?
   
   C. Littlejohn Island - ends of several public ways.

2. Include in the Capital Improvement Program general improvements to the Royal River Town Landing. The expansion of the parking area and provision of landscaping, picnic tables, concessions, etc. will make this significant public access area more useful to the wider community.

3. The Town should purchase the Blanchard property near Cousins Island wharf using the land acquisition reserve account or a bond issue if necessary. This is the first step in making the Town dock there more accessible to the Yarmouth community.

4. The Town should negotiate a long term lease with CMP for the use of Sandy Point Beach. Once this is accomplished, improvements should be made as provided in this plan. Increased security will be necessary for this facility once the improvements are installed.
2. Pedestrian Trail System

Royal River Corridor Trail

This trail is the backbone of the entire trail system. The existing trail runs from North Elm Street to Bridge Street. This plan calls for expansion both north and south.

A. North extension

How far the north extension should go has been discussed. This plan calls for an extension on the west side of the river as far north as the limit of the Middle Density Residential (MDR) district with an access point onto Sligo Road. One possible route for the trail would be the Water District easement for the water main. This possibility should be further explored with the Trustees of the Water District.

B. Secure existing trail

The existing trail from North Elm to Bridge has a significant section which is held in private hands. Elizabeth Hunt owns approximately 320 feet of the trail in the proximity of York Street. There is an agreement which permits the trail to be on the property in exchange for the payment of real estate taxes. The agreement provides for the removal of the trail at anytime if requested by Mrs. Hunt. The Town should secure the perpetual use of this trail through outright purchase of the land or purchase of an easement.

C. Extension South

The trail is planned to extend south along the full length of the Royal River terminating at a deep water access park. This extension is comprised of several individual identifiable segments with specific characteristics as follows:

1. Extension through Mill Point to Route 88
   The Town will need to acquire an easement through the Mill Pond apartment property on Bridge Street. This easement would most probably be located away from the water behind the parking lot. This would then connect onto Town-owned land off Grist Mill Lane. The trail will continue across the Royal River on a pedestrian bridge to the Town-owned overlook and parking area at Route 88. (Grist Mill Park).

2. Extension to the Town Landing
   The feasibility of extending the trail under the I-95 Bridge to the Town Landing should be closely examined. This would connect the Bayview neighborhood into the trail network, thus providing a safer pedestrian route off Bayview.
3. **Along Route 88 at the harbor**

Of necessity, the trail will utilize a new sidewalk along the next stretch of trail. This sidewalk will run along the south side of Route 88, past entrances to the boat yards, to the entrance to the cemeteries.

4. **Cemeteries to Gilman Road**

The trail will utilize the existing road down the center of the Catholic cemetery. An easement will be necessary to assure this access. The trail will continue on the existing trail past the Yarmouth Wastewater Treatment facility. Some improvement will be needed to this segment. A small pedestrian bridge will cross Atwood’s folly, continuing the trail on an existing pedestrian easement to Burbank Farm Lane.

A side trail off the main trail is the Larrabee’s Landing right-of-way. Both the Burbank Farm and Larrabee’s Landing trail portions are slated to be improved by the developer of the Burbank Farm subdivision.

The Larrabee’s Landing trail is to be extended to the stone breakwater. This stone breakwater and an abutting area of approximately 150’ X 75’ is in the process of being given to the Town. There is a 150-foot strip between Larrabee’s Landing and the stone breakwater area which will need to be acquired to complete this side trail.

5. **Gilman Road to end**

The trail continues from Gilman Road down Royal Point Road. A scenic overlook near the end of the trail is in the process of being acquired by the Town. The trail then leaves the road and follows a soon-to-be Town-owned easement to the water’s edge near a beaver’s dam at the Vail property boundary. The trail ends here at the projected location of a Town forest.

**Cousins Island Trail**

This trail provides a self-contained system for the island community and provides an alternative to the use of Cousins Street sidewalk for pedestrian movement. The trail begins at Sandy Point Beach and follows the shore under the bridge to the SOCI property. The SOCI (Scouts on Cousins Island) property is owned by CMP. An easement will need to be secured from them for access. The trail continues through the Tinker property which is managed by the Yarmouth School Board. The trail will then cross Cousins Street and follow the CMP right-of-way back to Sandy Point. This will form a complete loop. The trail will also follow the CMP right-of-way to the Cousins Island dock.

**Pratt’s Brook Trail**

This trail will link together the east side of the Town. It will run from Ledge Road near its intersection with North Road along Pratt’s Brook to East Main Street near Granite Street. Along its way it will bisect the Town-owned Hamill tract, slated to be a Town forest. Throughout its length the majority of the trail will be in the flood plain zone of Pratt’s Brook. This trail may be extended through the landfill area with the possible use of the area as a canoe access.

**West Side Trail**

This will be the longest trail segment in Yarmouth and will be made up almost entirely of Central Maine Power (CMP) right-of-ways. The trail will begin on West Main Street at the proposed Applewood subdivision. A public trail will cross the open space area to reach the CMP right-of-way. The trail will then follow the right-of-way its length of the Cousins Island bridge.

15.
Littlejohn Trail

There is an existing trail system on the east end of Littlejohn Island. This trail is entirely on the Truesdale property. No improvement of this trail is recommended. Public access to this trail will need to be acquired.

Interconnections to schools, parks, village and harbor

The four main trails will be connected to one another by side trails to provide access and looped jogging, cross country skiing, etc. courses. Several of these are shown on the plan map.

(See appendix B-map)

Pedestrian Trails Action Recommendations

1. Dedication of trail system components should be made where new development occurs. Impact fees in lieu will be required where new subdivisions will not be on trail systems. In recent years several important trail links have been secured by informal dedication by developers to the Town. This process should be continued in the context of the impact fee ordinance.

2. Secure existing Royal River Park trail system. A parcel of land owned by Elizabeth Hunt is an integral component of the existing Royal River Park. There currently is an agreement to lease this property for the trail from the owner. This trail should be secured by easement or fee simple purchase.

3. Central Maine Power’s easements will make up a major portion of the West Side trail and the Cousins Island trail. Lease arrangements should be made with CMP for their use.

4. Establish a private trail organization to develop and maintain some trails. This volunteer organization will insure trails are in passable condition and that litter is not a problem.

5. Purchase easement through Millpoint property.

6. Include acquisition and development of portions of the trail system in the Capital Improvement Program.

7. Acquire an easement through the Catholic cemetery in exchange for Town maintenance of the cemetery drive.

8. The feasibility of connecting the Royal River trail to the Royal River Town Landing under I-95 should be established.
3. Matrix Open Space

Matrix open space is the provision of open space which provides a context for other land uses to exist within. It is the residual natural lands which surrounds developed land uses. Its purpose and functions are:

1) Provide buffering between conflicting land uses.
2) Provide boundaries which define neighborhood units.
3) Provide visual relief.
4) Provide habitat for wildlife and moderate climate.
5) Provide natural solutions for damaged soil erosion control.

Matrix open space is currently created in several ways by the development process. The regulatory process provides the following:

A) Resource Protection District.
   This limited use district preserves much of the natural landscape along the river corridors. No cutting is allowed within 100 feet of the water or continuous wetland. Recent changes in the Shoreland Zoning state statute prohibit cutting of trees in this district to provide views for adjacent homes.

B) Setbacks and Yards
   All Residential districts require setbacks of buildings from property lines. In the LDR and RR, these setbacks are of great enough significance (30-75 feet) to achieve open space in some places.

C) Cluster Development
   Since 1985, cluster development has been used to provide significant preserved open space in residential development. This open space has in most cases been retained by the subdivisions homeowners associated as land owned in common.

Open Space Action
Recommendations

1. Include all shoreland areas in the Resource Protection District. Currently the shoreline on the islands, Princes Point and Whites Cove do not have the same protection against cutting and clearing as the river shoreline.

2. Continue emphasis on cluster development as opposed to traditional subdivisions in order to create significant matrix open spaces. Land held in common by a homeowners association is more protected from abuse such as clearing, development, etc. than land held by one owner.
4. Protection of Scenic and Natural Views

The Long Range Planning Committee conducted a Town-wide open space survey in 1984. One of the questions on the survey asked citizens to list the scenic and natural views that were of primary value. The response to the overall survey was very good and particularly good with regard to the scenic views question.

The important views listed were:

1. Old Town Landing
2. Views from and around Lane’s Island
3. Views from and around the Moshlers Islands
4. The fields along North Rd., Ledge Rd., and Granite St.
5. Views along the Royal River Park
6. Madeleine Point
7. Views from the Cousins Island bridge
8. Views from the Blanchard property on Cousins Island
9. The woods along Hillside St.
10. The Old Meeting House
11. The Village - old houses and churches along Main St., South St., Church St., etc.
12. The woods and fields along Princes Point Rd. and Gilman Rd.
13. Broad Cove
14. Views from and around Littlejohn Island
15. The Littlejohn bridge and cove by the bridge
16. Cousins River marshes
17. Open fields along the north part of Sligo Rd.
18. Sunset Cove and Sunset Pt. Rd.
19. Vail’s Point
20. Cornfield Point
21. Views along Sea Meadows Lane
22. View down to the harbor from Rt. 88
23. The end of Bayview St. and Brown’s Point
24. Views of the mill on Bridge St.
25. Rand property coming into Yarmouth on Rt. 1
26. Views all along the road from the corner of Granite and County Rds.

While there is probably no need for public ownership of these areas if they are kept in current usage, since that is part of their view quality, it is important that they be protected from significant alteration by the purchase of development rights or scenic easements.
Action Recommendation For Protection of Scenic and Natural Views

An active, private, locally-managed, non-profit land trust, which is currently being formed, should be supported and encouraged. This trust will be able to protect lands in the community with ecological, recreational, historical, agricultural and aesthetic value. Unlike similar municipal conservation groups, a private land trust is relatively immune from political vagaries and can move more quickly than state or federal conservation agencies. It can do this by acquiring title through gift or outright purchase, or can accept and monitor conservation easements where original ownership is maintained, but the development rights are surrendered.
5. Active Recreation Facilities

The following is a list of active recreational priorities:

A. Ballfields

Existing fields are used to their maximum and there is a deficiency in fields now. The final needs of the Town at full population will require at least the following additional fields:

1. One girl's softball field
2. One baseball field
3. One soccer field
4. One Little League field

The concept of multipurpose fields can combine two or more fields together. There is little available developable land at the present school sites.

There are several vacant parcels which may lend themselves to field development.

1. **Hillside Street property** Tax Map 44 Lot 4
   This parcel has the advantage of being closely located to existing schools. Only a portion of this property would be needed. Total area: 62 acres.

2. **Property behind North Road fields** Tax Map 39 Lot 49
   This area could be incorporated into existing field complex. Total area: 23 acres.

3. **Hamill tract, North Road** Tax Map 16 Lot 13 (Pratt's Brook Park)
   Although slated to be a Town forest, a small portion of this tract could be devoted to ballfield usage. Total area: 55 acres.

4. **Tinker Property (Town-owned), Cousins Island**
   Consideration should be given to development of a rustic ballfield here for less organized games.

5. **Grist Mill Property (Town-owned)**
   Consideration should be given to development of a rustic ballfield here for less organized games.

B. Playgrounds

Playgrounds offer opportunity for active recreation for the youngest residents of Yarmouth. As such, playgrounds should be located within neighborhoods and activity centers where these users can safely access them. Current playground structures are all on school properties. This plan aims to improve those existing facilities where needed and develop playgrounds in other needed locations.

1. **Improve Rowe School playground**
   Old and unsafe equipment needs replacement. The design of the new equipment should be oriented to the very young kindergarten-first grade users of Rowe School.

20.
2. **North Road playground**
   This playground would be constructed near the existing ballfield. One major user group will be siblings of the ballplayers while parents watch games. This playground will also serve as a neighborhood playground for the growing North Road neighborhood.

3. **West Main Street playground**
   This playground is planned to be incorporated into the pending Applewood subdivision at the northwest corner of Town. This playground will serve this subdivision (57 homes) as well as surrounding subdivisions in the neighborhood (such as Rainbow Farms, Fieldstone, Anderson Avenue). Preliminary agreement with the developers of this subdivision have included development of the playground as part of the project.

4. **Other possible locations**
   Other neighborhood playgrounds may be developed as suitable parcels are identified and funds are made available. Some areas to consider are 1) the Bayview neighborhood, 2) Cousins Island, 3) Princes Point area.

C. **Sand pit - Sledding area**

Between Sligo Road and West Main Street, there is an abandoned sand pit which is used extensively by Town children for sledding. The acquisition of this area would secure this use.

**Active Recreation Action Recommendations**

1. Purchase additional land for ballfield development.

2. The existing Yarmouth Playground Committee should develop design plans for the proposed playground. This Committee should form the nucleus for a Committee effort to raise money for playground development.

3. The Playground Committee should take an active role in design of the playground at Applewood Farms with the developers.


5. Purchase sand pit area - Map 46, Lot 105, total acres: 11.

6. Develop a rudimentary ballfield at Tinker property on Cousins Island.
6. Town Forests

I. Hamill Tract

This parcel which is in the process of being deeded to the Town offers an immediate opportunity to establish a Town forest. The short term goal is to clear an area of ten acres and replant with quick return trees such as red pine, fir, spruce, etc. The remaining forty acres would be further studied and then managed for tree production. Trails for hiking and cross country skiing would also be developed. These trails would connect into the Pratt’s Brook main trail.

A parking area will be established for passive recreational use of this area.

Further acquisitions of nearby and abutting lands is encouraged to increase the size of this project. Specifically identified as target properties are Tax Map 16, Lot 15 and Map 17, Lot 11.

II. Madeleine Point

Land owned by Central Maine Power on Cousins Island near their power production facility contains a very old stand of trees. Negotiations with CMP should begin for purchase or long term lease of the area. The Town would then manage the forest as a buffer and augmentation to the deep water access at Madeleine Point.

III. Other Potential Forests

Other possible properties identified for consideration as Town forests are:

<table>
<thead>
<tr>
<th>Map</th>
<th>Lot</th>
<th>Current Owner</th>
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<tbody>
<tr>
<td>1.</td>
<td>52</td>
<td>Caroline B. Snyder</td>
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<td>2.</td>
<td>5</td>
<td>Dorothy Fels Groves</td>
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<td>3.</td>
<td>3</td>
<td>Fred Vaill</td>
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<tr>
<td>4.</td>
<td>44</td>
<td>Bernard &amp; Elizabeth Ward</td>
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<td>5.</td>
<td>4</td>
<td>Town of Yarmouth</td>
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Town Forest Action Recommendations

1. The Town should take immediate advantage of land in our possession by reforestation of the Hamill tract. The Town through the Conservation Commission should work with private organizations such as Scout Troops, Jaycees, the Lions Club, etc. to establish a 10-acre wooded site.

2. The Town Council should retain a forester to develop an overall management plan for the entire Hamill tract.

3. Negotiations by the Town Manager should be begun with the owners of the identified properties to include them in the forest.

4. The Town Manager should begin negotiations with Central Maine Power to secure the Madeleine Point area for the Town forest and deep water access.

Project Priority Listing For Funding

The following outlines the relative importance of those projects which will require funding for the next several years. Acquisitions of land, in general, should be done as soon as possible while the opportunity still exists to buy them. Improvement of existing facilities is the next priority.

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<th>Priority</th>
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<td>4</td>
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<td>5</td>
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<table>
<thead>
<tr>
<th>I. Access to Water</th>
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<tbody>
<tr>
<td>Purchase Blanchard Property</td>
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<tr>
<td>Improve Royal River Town Landing</td>
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<tr>
<td>Improve Sandy Point Beach</td>
</tr>
<tr>
<td>Purchase Land for Parking - Littlejohn’s Landing</td>
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<tr>
<td>Purchase Land at Madeleine Point</td>
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<tr>
<th>II. Pedestrian Trails</th>
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<tbody>
<tr>
<td>Purchase Elizabeth Hunt Easement</td>
</tr>
<tr>
<td>Purchase Mill Point Apartment Easement</td>
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<tr>
<td>Develop Trail from Bridge Street to Route 88</td>
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<tr>
<th>III. Recreation</th>
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<tbody>
<tr>
<td>Purchase and Develop Ballfields behind North Road Park</td>
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<tr>
<td>Purchase Sandpit Area Lot</td>
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<tr>
<td>Purchase Hillside Property</td>
</tr>
<tr>
<td>Map 44 Lot 4 (5 acres only)</td>
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<tr>
<th>V. Town Forest Land</th>
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<tr>
<td>Develop Hamill Tract Plan</td>
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<tr>
<td>Purchase 115 Acres near Hamill Tract Map 17 Lot 11</td>
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<tr>
<td>Purchase 15 Acres off Vaill Road (Quarry)</td>
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<tr>
<td>Purchase Remaining 57 Acres Hillside Rd. Map 44 Lot 4</td>
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<tr>
<td>Purchase 41 Acres Gilman Rd. Map 5 Lot 29</td>
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Estimated Costs: Priority 1 Projects ............$1,430,000

Total .................................$4,000,000
Other Projects and Priorities Considered

The project priority listing recommends those properties and projects which should be acted on immediately. This list is those other lands and ideas the Committee has considered but are not included in the Plan.

I. Access to Water

1. Truesdale property. This is 82 acres on the east end of Littlejohn Island - Map 62, Lot 6
2. Cornfield Point. 28 acres on Cousins Island - Map 60, Lots 2 and 3.
3. Spear properties on Bayview - 2 parcels - Map 6, Lot 1 (23 acres) and Lot 18 (39 acres) with frontage on the Royal River and Cousins River respectively.
4. Lower Granite Road property - Map 13, Lot 37 (88 acres) with frontage on the Cousins River.
5. Canoe stopover points along Royal River.
6. Work with North Yarmouth to establish Route 9 and Mill Road - Royal River access point for canoeing.

II. Pedestrian Trails

1. Purchase of easement to connect Larrabee's Landing to stone breakwater - Map 5, Lot 17.
2. Purchase of easement to connect Pratt's Brook trail from railroad to East Main Street.
3. Purchase of easement to cross Bayview peninsula connecting the Town Landing to Cousins River.
4. Acquire easement to complete Royal River Trail north.

III. Recreation

1. Indoor swimming pool.
2. All weather track.

IV. Town Forests

2. Purchase portion of land between Hamill tract and 115-acre parcel - Map 16, Lot 15, about 10 acres.
Implementation/Recommendations

Implementation

The goals and specific project recommendations can only be achieved through a systematic and comprehensive program which includes regulatory provisions and capital outlay programming.

Recommendation 1.

Establish a major capital outlay programming system and propose a $1.5 million bond issue referendum.

Public capital expenditures will finance a major portion of recreation and access purchases and improvements. These expenditures will be programmed through the 5-year Capital Improvement Program. Based on this plan, the Town Council and Planning Board should develop an aggressive 5-year program.

Funds for these expenditures will be funneled through a system of reserve accounts which have a variety of sources as listed below:

Bond issues will fund many major expenditures. This is particularly true of the land acquisition component of the recommended projects since the value of land in Yarmouth is so high. Sources to retire bond obligation debt are general funds, reserve funds and possibly Land Bank Transfer Tax (if approved by the legislature) and impact fees.

Bond Issue Retirement Fund Sources

1. **General Funds**
   In 1987 the Town Council appropriated $300,000 for open space land acquisition. If this sum were devoted to bond retirement each year, it would make available the $2.5 million immediately for land acquisition. (Assume 7.2% interest/20-year term)

2. **Reserve Funds**
   Currently there is $515,000 in the Land Acquisition Reserve Fund. Annual contributions should continue if a bond issue is not approved.

3. **Transfer Tax**
   In 1988, the legislature considered a bill which would have allowed a local Real Estate Transfer Tax. The maximum tax permitted would be 0.4%. The first $77,000 value of the primary residence would be exempt from the tax. In 1987, approximately $42,443,500 of property was sold in Yarmouth. A conservative estimate would be that $90,000 annually would be generated by this tax. The Town should support the passage of this bill at the next legislative session.

4. **Impact Fees**
   Impact fees can be established by ordinance. The fees can only be in an amount which provides for the recreation needs required by the development.
Recommendation 2.

Establish an impact fee for new residential development to be used to provide public access and recreation.

There is currently much interest in the concept of the use of impact fees to help fund improvements to the public infrastructure that are needed as a result of development.

The recently enacted Act to Promote Orderly Economic Growth and Natural Resource Conservation specifically provides for impact fees as follows:

4961-A. Land Use Regulation

3. Impact Fees. A municipality may require, by ordinance, the construction of off-site capital improvements or may require payment of impact fees in lieu of construction. After the applicable deadlines established under section 4960-E, subsection 3, any impact fee ordinance must have been adopted as part of a certified local growth management program.

A. Such requirements may include construction of or impact fees in lieu of capital improvements, including the expansion or replacement of existing infrastructure facilities and the construction of new infrastructure facilities.

(1) Infrastructure facilities include, but are not limited to, waste water collection and treatment facilities, municipal water facilities, solid waste facilities, fire protection facilities, roads and traffic control devices, parks and other open space or recreational areas.

B. Any ordinance which imposes or provides for the imposition of impact fees must meet the following requirements.

(1) The amount of the fee must be reasonably related to the development’s share of the cost of infrastructure improvements necessitated by the development.

(2) Funds received from impact fees must be segregated from the municipality’s general revenues. The municipality shall expend the funds solely for the purposes for which they were collected.

(3) The ordinance must establish a reasonable schedule under which the municipality is obliged to use the funds in a manner consistent with the capital investment component of the comprehensive plan.

(4) The ordinance must establish a mechanism by which the municipality may refund impact fees, or a portion of impact fees, actually paid which exceed the municipality’s actual costs or which were not expended according to the schedule under this paragraph.

(5) The ordinance must be adopted as part of and consistent with a local growth management program, including the component regarding capital investment, meeting the requirements of this subchapter.
Recommendation 3.

Establish a Yarmouth Land Trust.

Private Land Trusts have several advantages over municipalities in fulfilling open space and public access objectives. The formation of a Yarmouth Trust can augment the Town of Yarmouth's recreation and public access program.

Non-profit Land Trusts are used widely across Maine to preserve natural areas and sensitive ecologic habitats. The Maine Coast Heritage Trust concentrates, as its name implies, on important coastal lands. A locally focused trust would concentrate on areas of Yarmouth's interest.

A Land Trust would be an ideal organization to hold scenic easements or development rights. Owners of property are often more responsive to private groups than governmental bodies and are more willing to negotiate conservation easements, bargain sales of land, etc., with them. Private organizations can also be more rapid and flexible in their activities than governments.

A Yarmouth Land Trust could best serve to promote the following goals:

1. Purchase of open space for eventual resale to Town.
2. Stewardship of sensitive ecological lands by direct ownership.
3. Protection of scenic easements by donation or direct purchase.

Recommendation 4.

Establish a policy framework for public/private relationships concerning public access and recreation.

As the Town attempts to provide public access and recreation opportunity, concerns often arise concerning conflicts between private property and public use. Often there are negative attitudes and fears about public use near homes. In order to prevent these problems to the extent possible, the following policies are established concerning park lands. In addition, the Town will need to address specific issues with private parties on a case by case basis to reduce conflict situations.

All parks, public accesses and open spaces must be properly designed, soundly constructed, safe, attractive and adequately supervised and maintained in a professional manner.

1. Privacy of nearby residents will be maintained by:
   a. Proper facility placement with a park or area.
   b. Timing and scheduling of high participation and crowd-generating activities with consideration for neighborhood.
   c. Closure by ordinance of all public trails at sundown.
   d. Each facility will be designed so that it is as unobtrusive as possible while still fulfilling its function. Buffering, fencing, etc. will be used to screen and define activity areas.
   e. Prohibition by ordinance of use of trail system by any motor vehicles.
2. Community services shall insure that all facilities will be maintained in an orderly and attractive manner.
   a. All litter, debris and wastes shall be properly contained and promptly removed.
   b. Maintenance will be provided to insure safety and attractiveness.
   c. Trails will be developed to the level appropriate with use and to minimize impact on the environment.

3. The Police Department shall insure the security of all facilities to prevent vandalism and deter other illegal activities.

Liability

The question of liability is often raised in regard to public access easements across private lands. This issue is covered by Title 14 - Sec. 159-A. of the Maine Revised Statutes.

This law limits liability specifically for recreational or harvesting activities. Neither the owner of the land nor the Town would be liable for any injuries occurring on the property under this statute.

Recommendation 5.

Consider combined purchase of certain properties with the State.

The State has available thirty-five million dollars made available through a bond issue for purchase of open space lands. Specific properties may be nominated for purchase by the State through the Land for Maine’s Future Program. Properties will be rated on a priority basis with such factors as local matching funds provided, proximity to other public lands and level of State significance as criteria.

In Yarmouth’s case, some of the Town forest lands may be appropriately acquired with the State. The State manages any lands acquired using Land for Maine’s Future funds.
Appendices
Appendix A.

Inventory of Town Owned Property

1. Tax Parcel 28-27: An irregular shaped piece of land located on the east side of Lafayette Street used as a historical point of interest. A large stone with bronze tablet inscribed as follows rests in the near center of the lot that measures approximately 10,000 square feet.

2. Tax Parcel 28-45: An irregular shaped piece of land located on Route 88 near Route 95 utilized for site of sewage pumping station. Contains approximately 12,300 square feet.


4. Tax Parcel 32-10: Rectangular parcel of land containing 4,560 square feet on Portland Street near Main. A small one-story frame building of 1,450 square feet houses the Supt. of Schools and his staff.

5. Tax Parcel 32-124: Two and a half acres of land behind the Key Bank used for skating rink and a warming hut.

6. Tax Parcel 31-53: Four and a half acres located between Portland Street and West Elm Street and partially utilized for the High School athletic field and tennis courts.

7. Tax Parcel 31-65: Strip of land 100' wide and 898' in depth running along the Old Tavern Farm property utilized for a walk way to the High School.


11. Tax Parcel 36-32: Small parcel on McCartney St. measuring 100' X 220' second on left from West Elm Street 1,000,000 gallon water tank is installed and owned by Yarmouth Water District.

12. Tax Parcel 36-38: Twenty-one and a half acre parcel with frontage on West Elm Street and McCartney St. used as campus for Intermediate School.

13. Tax Parcel 37-6: Three and a half acres located on corner of Cleaves Street and Main Street for the Town Office Building and Memorial Green.


16. Tax Parcel 37-23: Small parcel of land along side Canadian National Tracks upon which rests the old railroad depot. Village Improvement Society leases this property.

18. Tax Parcel 41-7: Small parcel of land 46' x 115' on Center Street near Main on which rests barn for Engine 2.

19. Tax Parcel 44-115: Two acre parcel of land with 350' of frontage on Hillside Street and 50' on West Main occupied by the Old Meeting House.

20. Tax Parcel 44-115: 3.2 acres occupied by the Baptist Cemetery.

21. Tax Parcel 44-75: Irregular shaped piece of land off Summer Street vicinity of Tannery Brook.

22. Tax Parcel 46-97: Two and a quarter acres of gravel is located adjacent and to the rear of kindergarten buildings on West Main. 152' of frontage on West Main partially used by Historical Society for restored old school house. Reclamation of land to rear is underway by periodic dumping of excavated material from nearby subdivision construction.


24. Tax Parcel 47-4: Irregular shaped parcel known as Water-Hole off Sligo Road and controlled by Water District. Contains 31,000 square feet.

25. Tax Parcel 42-22: Parcel of land on East Elm Street containing 29,000 square feet of land on which the Yarmouth Water District building and boat launching facility are situated.

26. Tax Parcel 42-23: Three quarters of an acre with 205' of East Elm frontage on the river side of the Yarmouth Water District property with part of the Water District parking lot.

27. Tax Parcel 42-51: 20.5 acres of raw land with 452' of frontage on East Elm Street across the street from the Yarmouth Water District being developed as the Royal River Park.

28. Tax Parcel 38-5: Fifteen acres of partially developed land on which rests the Rowe School, Royal River Pumping Station and Bennett Memorial Field.

29. Tax Parcel 38-6: Acre and a quarter site for Merrill Memorial Library with 250' of Main Street frontage.

30. Tax Parcel 38-21: A 1.8 acre parcel with Dam, Fish Ladder, and Pumping Station on Bridge Street.

31. Tax Parcel 33-62: One and a quarter acres with 100' of frontage on the Royal River with access to 74' of Bridge Street frontage on adjoining Tax Parcel 33-64.

32. Tax Parcel 33-64: One acre plus rawland with 74' of Bridge Street frontage.

33. Tax Parcel 33-132: Small triangular parcel at corner of Pleasant and East Main St. on which is situated the former Falls Fire Station utilized for storage.

34. Tax Parcel 33-89: Third of an acre with 71' of frontage on East Main Street contains the #9 School House, now known as the Community House.

35. Tax Parcel 33-127: Eight acres more or less with river frontage southeasterly of the Town Landing known as the Rand property and a portion used for a spoil area for the river dredging project.
36. **Tax Parcel 33-127**: Small triangular piece of land with 75' of river frontage used for Town Landing.

37. **Tax Parcel 40-20**: 2.6 acres occupied by the East Main Street stand pipe.

38. **Tax Parcel 24-19**: Small triangular piece with 20' of frontage on Princes Point Road and 20' of frontage on Sunset Point Road acquired to facilitate school bus negotiation of intersection.

39. **Tax Parcel 24-20**: Irregular shaped parcel with 240' of frontage on Sunset Point Road used as parking area.

40. **Tax Parcel 45-1**: Drain area accepted with Melissa Drive. Contains 6,980 square feet.

41. **Tax Parcel 43-1**: 20 acres occupied by the Town Garage, Little League fields and the North Road Fire & Rescue Building.

42. **Tax Parcel 50-56**: North Street Pumping Station on 2,400 square feet.

43. **Tax Parcel 48-3**: 1,400 square feet occupied by the Park Street pumping station.

44. **Tax Parcel 8-1**: Small plot of land with building adjacent to Riverside Cemetery.

45. **Tax Parcel 8-2**: Twenty-one acres at the southeasterly end of Smith Street which comprises the Riverside Cemetery.

46. **Tax Parcel 5-15**: Eleven acres of land upon which the Yarmouth Wastewater Plant is situated.

47. **Tax Parcel 10-4**: Forty-one acres southwesterly of McCartney Street under development as a recreational area.

48. **Tax Parcel 13-16**: Fifteen acres of land abutting the landfill.

49. **Tax Parcel 13-15**: Fifteen acres of land being utilized by the Town as its sanitary landfill.

50. **Tax Parcel 9-12**: Eight and one-half acres of marsh land easterly of Route1 forming an island in the Cousins River area.

51. **Tax Parcel 55-6**: Parcel of land 50' x 200' on Cousins Street across from Hillcrest Avenue reserved for a dedicated way.

52. **Tax Parcel 55-9**: Same description as parcel 55-6 except the location is across from Almonte Avenue.

53. **Tax Parcel 55-13**: Parcel of land made up of remainder of a dedicated way parallel to Cousins Street and a 50' x 200' section across from Birchwood Avenue.

54. **Tax Parcel 55-16**: Parcel of land at Intersection of Cousins Street and Talbot Road and is site of the Cousins Island Community House.

55. **Tax Parcel 55-27**: Parcel of land 50' x 200' on Cousins Street across from Oakland Avenue reserved for a dedicated way.

56. **Tax Parcel 55-106**: Fifteen acres of land westerly of Cousins Street and northerly of Hillcrest Avenue. (administered by the School Department.)
57. Tax Parcel 55-89: Parcel of land (10,000 sq. ft.) utilized as a turn around at the end of Hillcrest Avenue.

58. Tax Parcel 55-101: One half acre of land on Cousins Street and Hillcrest Avenue-Cousins Island Cemetery.

59. Tax Parcel 55-83: Parcel of land 100' x 150' at corner of Almonte Avenue and Cousins Street- Fire Dept. Co. #3.

60. Tax Parcel 53-20: Small parcel of land (4,000 sq. ft.) at the end of Madeleine Point Road.

61. Tax Parcel 54-7: Parcel of land at the end of Wharf Road; site of Town Landing.


63. Tax Parcel 61-94: A small parcel (4,800 sq. ft.) of land on the north side of Alpine Street.

64. Tax Parcel 33-18: A 4.3-acre parcel on Royal River with access to Grist Mill Lane. Had been used as a community garden site.

65. Tax Parcel 33-21: A parcel of land (25,000 sq.ft.) on Route 88 at the Royal River. A scenic overlook (Grist Mill Park).


67. Tax Parcel 61-5: A 4,500 sq. ft. parcel on Little John Island used as a Town Landing.