

To: Casco Board of Selectpersons
From: Casco Open Space Commission
December 13, 2011

Subject: Report on Town-Owned Properties Open Space Considerations

The Casco Open Space Commission submits the attached list of Town-owned properties we have visited. (Map attachments will be delivered separately.)

Under “Concerns” for each property, we identify issues of current or future use, maintenance, or disposition. Three sites (#1, #2, and #6) are the subject of a study being conducted under a Project Canopy grant to Casco. Various properties on the Crooked River and on the Lilly Brook deserve closer attention by the Town due to their potential for recreation and education and their susceptibility as a natural resource. All these need to be reviewed further so a plan for their use and management can be developed.

Properties where the Commission determined there was limited public recreation, open space, or conservation value and which might be of potential interest to a private owner are #20 (Thomas Pond Shore Road), #21 (Lake Shore Drive), and #29 (Watkins Shores Road).

The Commission did not include in this report the Town properties that have municipal buildings or parks – South Casco Fire Station, Central Fire Station, Village Green, 7 Leach Hill Road (former bank building), Casco Day Park, Casco Grange Hall, and Casco Memorial School. The Commission has not yet done a site visit to the properties in Webb’s Mills – Plummer Park, Coffee Pond Boat Ramp, and the small parcels along Route 11. These and other properties listed in the report as “Not visited” will be scheduled for a visit and review in the future.

On the following pages, information about properties is organized as follows:

- Entry number
- Map-Lot
- Location
- Size
- Status
- Characteristics and Concerns
- Date of inspection

**Casco Open Space Commission
Town-Owned Properties
Open Space Considerations**

#1

0002-0003

Route 302

70 acres

Status: Currently being reviewed under Project Canopy.

Mixed woodland extends from Route 302 southwesterly almost to Lakewood Road and Ring Landing Road. An old logging trail leads into the property from Ring Landing Road (on the northwest) and makes the area easily usable by the public, e.g., for walking or hunting, but the only parking is on abutting private properties. There are extensive wetlands, including several seasonal streams and a pond that is growing-in on the southeast side and on the abutter's land. There are houses and yards adjacent along the Lakewood Road boundary and construction yards and buildings to the northwest and northeast.

7/25/11

#2

0003-0036

State Park Road

46 acres

Status: Currently being reviewed under Project Canopy.

Connected to property #6, below.

NW boundary is State Park Road. At north corner a dirt road enters property. Large woodlot abutting the back of the State Park (SW boundary) and Point Sebago golf links (SE boundary). Without adjacent development, level overall, crossed by a boggy area in the middle and across the SE side adjacent to Point Sebago; mixed woods with abundant white and red pine; moose-scraped bark; some litter. Dirt road becomes ATV trail extending to SE corner and branching to north, and there are walkable trails. State Park boundary blazed red with yellow signs; concrete monuments found at west and south corners. Used by hunters. Concerns – potential for low impact outdoor activities, forestry, and playing fields; boulders at road do not prevent access (an adjacent opening is available); potholes and some rutting in road; two campsites and hunting blind with abandoned equipment. Ownership is in limbo due to unclear title.

10/16/09

#3

0007-0006

425 Leach Hill Road (Transfer Station)

25 acres

Not visited.

#4

0008-0018-1

Leach Hill Road

10 acres

Contains town sand supply.

Not visited.

#5

0042-0022-B

Mayberry Hill Road

7.4 acres

On south side of Mayberry Hill Road and west side of Lilly Brook. Includes graded gravel parking lot and has a partial path. The wooded wetland area provides good wildlife cover, access to the Lilly Brook, and habitat for beaver, reptiles, amphibians, and waterfowl. The property deserves conservation for water quality, shoreland protection, and its potential for environmental education.

9/30/11

#6

001A-0002

State Park Road

5.5 acres

Status: Currently being reviewed under Project Canopy.

Connected to property #3, above.

NE end borders State Park Road. Very skinny lot connects to Town's parcel 0003-0036 in boggy area (not seen). Access blocked with boulders along road, boundary goes from standpipe to neighbor's iron gate where there is a rebar marker; interior corner rod found. There is a well pipe (related to Point Sebago golf course?).

Abutter to NW, Les Grant, 196 State Park Road, is familiar with property, allows hunters who ask permission; owns the land between this lot and the house lots along the road.

Concerns – related to adjacent properties, but very narrow for much public use.

10/16/09

#8

0005-0012-A1

Tenney Hill Road

3.87 acres

Property is a hazardous waste site that was remediated. It is part of Decker Brook watershed. Neighborhood is single family residences. Potential uses are restricted (no surface alterations or structures).

Not visited.

#11

0045-0026

Meadow Road

3 acres

Lot is north of Casco Village on Route 121 at the Otisfield town line.

Not visited.

#13

003A-0001

Libby Road

.88 acres

Status: Managed by Parks and Recreation Department.

Parking area and paved and fenced basketball and tennis court. The wooded back and side area provides a buffer between the facility and the neighbors.

9/30/11

#14

0028-0046

O'Connor Road

0.66 acre

The property runs along Crooked River. O'Connor Road passes through the lot, and there are well-used dirt ramps into river, sloping down from the road, with deep tire ruts in the mud, dog and deer tracks, no plants, some litter. Level upland area on bank above river, with maples and shrubs, beaver-cut stems. NE corner has a seasonal pool.

Concerns – potential public site for low-impact recreation; possible to combine with property #24 as a study area; degradation of bank by vehicle use; determine if the structure across the road part of this property.

10/16/09

#15

0031-0010-A

.62 acres

3 Dadmun Drive

Triangular lot close to Route 11. Former site of salt/sand station

Not visited.

#18

0001-0012

.5 acres

Island (Sebago Lake)

This tiny wooded island is near three larger islands in front of developed properties on Mondor White Road and Point Sebago. It was viewed from shore and is accessible by small boat.

Concerns – potential picnic spot; neighbors have interest in monitoring its use.

9/30/11

#19

0009-0056

Edwards Road

.23 acres

Status: Managed by Parks and Recreation Department and Crescent Lake Association.

Crescent Lake Beach.

Not visited.

#20

0012-0007

Thomas Pond Shore Road

.34 acres

This small wooded area has watery ground with many boulders in a developed single-family neighborhood. There is no direct access to the lake.

Concerns – potential value to a neighbor or other buyer; maybe buildable.

9/30/11

#21

0020-0070-A

Lake Shore Drive

.11 acres

This is a very small, wooded lot with a runoff stream and accessing a swamp off Kettle Cove. Next-door neighbor has a boardwalk leading into the wetland; other neighboring property appears abandoned.

Concerns – potential water access or nature area; sensitive habitat amid residential lots; potential value to a neighbor or other buyer; unbuildable.

9/30/11

#22

0022-0024

.17 acres

21 Garland Road

This small lot is a sunny open space, partially wooded, among single-family homes and camps. A narrow section of the lot extends to Fairfield Road.

Concerns – potential for a community garden or other neighborhood use; potential value to a neighbor for a small structure. Question about property line.

9/30/11

#23

0028-0038-A

Hancock Road

0.14 acre

Hancock Road terminates at this small lot on Crooked River. Water access. Fence posts define the property boundary. Disused materials are left or stored on lot.

Concerns – potential value to a neighbor; possible encroachment; value as open space to protect the river if Town maintains and monitors the property.

10/16/09

#24

0029-0006

O'Connor Road

0.18 acre

Road passes through the lot, which is on the Crooked River, extremely small, level, in good condition, sandwiched between two seasonal dwellings, and has maples, shrubs, and grass on a steep bank along the river. SW across the road, there is a small strip of land near a seasonal pool and large undeveloped wetland areas.

Concerns – potential value to abutters; old camper parked on the land; not buildable; potential study area with property #14.

10/16/09

#28

0043-0028

Mayberry Hill Road

Status: Managed by Parks and Recreation Department.

Pleasant Lake Beach.

Not visited.

#29

0053-0036

.4 acres

Watkins Shores Road

A wooded lot, evidence of deer passage to the lake across the road, provides open space in a single-family developed area.

Concerns – potential value to a neighbor or other buyer; maybe buildable.

9/30/11