

Responses received for proposed Winter Road Maintenance Policy.

Due date: Friday, May 29, 2020 by close of business.

ACADIA ROAD PROPERTY OWNERS' ASSOCIATION

Carol Cottrill, Secretary
Acadia Road Property Owners'
Association
60 Rolling Hill Drive
Naples ME 04055
Acadia52@roadrunner.com
May 22, 2020

Courtney O'Donnell
Road Commissioner/Town Manger
Town of Casco
635 Meadow Road
Casco ME 04015
manager@cascomaine.org

I have some questions about the Winter Maintenance of Private Roads policy that our members received.

Section 3. Easements Our Road Association provided an easement to the town of Casco last year. Will a new easement be required every year? Will the easement provided last year cover this winter (2020-2021) since the policy is not going into effect until 2021-2022? Will there be a new form available and instructions on how the easement is to be recorded with the Cumberland County Registry of Deeds to meet your specifications?

Section 4. General Provisions Deadline for compliance October 1 every year. Will a new request for variance be required every year? Most of the issues that require a request for a variance are not things that will or can be changed (utility poles, large trees and other vegetation that can't be removed near the shoreline, proximity to the lake).

Section 7. Waivers The Selectboard will be granting the waivers. Why isn't the Road Commissioner granting them when we have been working with the former and current Road Commissioner the past two years? Will the Selectboard be inspecting the roads before making their decision?

Utility restrictions. Acadia Road Property Owners submitted a request for waiver that included documentation from the utility company last year. Does that need to be resubmitted this year and/or next year?

Environmental restriction documentation was also submitted last year. Does it need to be resubmitted? The utility waiver states it will be for three years and the environmental waiver for only two years. Neither the utility poles nor the position of the lake relative to our road will change. It would facilitate requests

ACADIA ROAD PROPERTY OWNERS' ASSOCIATION

for waivers and reduce paperwork if both waivers were for at least the same three year time period.

Acadia Road is a dead-end road with the first portion of the road used to access both Mondor-White Road and the Camp Sunshine campus. The road is approximately one-half mile long. We do appreciate that Town funds are spent to plow our private road but feel our members contribute well in excess of the \$3,212.40 that was reported to be the amount required to plow it. Although there are some year round residents on our road, many are seasonal only. The majority of our Association members own waterfront property and pay the high taxes associated with that type of property. As non-resident owners they cannot vote on how tax money is spent and do not use many of the services that their taxes support. We are all grateful for the long-standing service of winter plowing but do feel that we are contributing enough taxes to cover the cost.

Carol Cottrill

May 25, 2020

Dear Casco Selectboard,

The town has had a history of providing winter road maintenance to certain private ways since the 1960's. This service had been reaffirmed repeatedly over the years by town meeting. Conditions have been established for criteria for eligibility for this service first in the early 1970's and most recently in 2015. The town has recognized the importance of this service as it allows for public access, accessibility for emergency services and lineal recreation opportunities. The recreation has been at the fore front recently as these roads provide great opportunities for folks to walk, ride their bikes and enjoy the out of doors in the times of Covid 19.

The town has adopted standards and given notice to private roads with easements to come into compliance. Most road associations have been working to that end, spending considerable funds with the expectation of continued service being provided by the town. There should be reasonable accommodation for utilities and for environmental limitations. In my opinion the town should continue to provide this service as the winter road maintenance is very important to a large portion of the Casco community.

Thank you for the opportunity to provide input.

Donna and David Morton

71 Watkins Shore Rd.

Courtney O'Donnell

From: Dave Deluca <davedeluca21@gmail.com>
Sent: Wednesday, May 27, 2020 10:04 AM
To: manager@cascomaine.org
Subject: town maintenance of roads

It is our understanding that the town has had a history of providing winter road maintenance to certain private ways since the 1960's. Each year many of us attend a meeting to acknowledge our support of the Town of Casco continuing to do this service. This year we do not have that avenue open to us because of Covid 19, so we are sending this note to you the board of selectmen through the manager. It appears that over the years, the town has recognized the importance of this service as it allows for public access, accessibility for emergency services and recreation opportunities.

We also know that our road has been working to comply with the guidelines set last year and have spent a fair amount of money with the expectation of continued service being provided by the town. In our opinion, the town should continue to provide this service as the winter road maintenance is very important to a large portion of the Casco community.

Thank you for the opportunity to provide our comments to you.

Dave and Ellen DeLuca

32 Watkins Shore Rd

Casco, Maine 04015

May 26, 2020

Town of Casco

635 Meadow Rd.

Casco, ME. 04015

Attn: Casco Road Commissioner & Town Manager:

As a Casco resident and the Executive Director of Camp Sunshine at Sebago Lake, Inc. I felt compelled to reach out to you and communicate my thoughts regarding the possibility of the discontinuation of winter plowing along Acadia Road in Casco.

As a year-round non-profit organization serving children with life-threatening illnesses and their families, the idea of losing our town plowing concerns me. Many of our employees reside in the Casco community and travel Acadia Road to and from work every day. I would ask that you reconsider any proposal that would result in the stoppage of plowing and snow removal on Acadia Road. The safety and well being of our camp families and employees is reliant upon the professional job in which the town performs. It is especially essential that an emergency vehicle can safely navigate its way to Camp Sunshine in the event that one of our campers requires emergency care. We have appreciated the job the town has done to date and would be hopeful that this necessary service would continue.

Thank you for hearing my concerns and for your careful thought on this issue.

Respectfully,

Michael Katz
Executive Director
Camp Sunshine

Courtney O'Donnell

From: Theresa Lane <theresalane16@gmail.com>
Sent: Friday, May 29, 2020 3:02 PM
To: Courtney
Cc: Anna Gould; Brian Mathieu; Bill Cox; Melanie Root; cotrill136@roadrunner.com
Subject: Private Road Plowing situation
Attachments: Town Plowing letter.docx

Dear Courtney,

My name is Theresa Lane, and I am a full time, year around resident on 16 Mondor White Rd, Casco, ME 04015.

Tom Peaslee is my neighbor, and is also PRESIDENT / ROAD COMMISSIONER of our Mondor White Road Association, along with Brian Mathieu, Secretary and Bill Cox, treasurer, both of whom are NOT year around, full time residents..

Tom is also the Chairman of the Selectman of the Town of Casco, as you well know.

I have received the postcard "Important Town of Casco Notice" regarding the Private Road Winter Maintenance Policy.

I know that this issue is a hot issue, and I have reached out to several property owners here on Mondor White.

I also have reached out to property owners on Acadia Road. As you are probably aware, Mondor White Road can only be accessed by Acadia Road.

Mondor White Road, has been plowed by the town since I moved here in 2011. Frankly, the snowplow trucks, SOMETIMES, come down Mondor White too many times. I know that some personal damage has occurred due to the town trucks, but, I understand that because this is a private road, we have no recourse. (RE: Broken mailboxes, wrecked fences, etc.) Is this correct?

If I am not mistaken, the postcard was only sent to permanent residents of the street, of which there are only a handful, even though all owners of property on Mondor White, especially waterfront people, pay substantial real estate taxes to the town and some do visit their homes during the winter months.

Below, I have a few questions, and comments regarding the discussion to STOP plowing private roads in the Town of Casco, and this includes feedback from some of my neighbors.

1.) Is RIGGS ROAD (off of Point Sebago Road) a private road? I do not see that street on the list of Private roads. There are signs on that road, indicating "no trespassing" as if it was a private road. There are only a few homes on Riggs Road, but it is an access to Point Sebago, and has a gate at the end near their housekeeping and maintenance building. Who does the plowing of Riggs Road, and does it comply with the 2015 standards and/or has it been determined by an independent party that it is in or out of compliance, including proper easement signatures by residents of that road?

2.) Acadia Road - As I mentioned, to access Mondor White, we have to drive down Acadia Road, of which the "upper half" is paved, and the "lower half", where most of the homes are on, is not paved.

Is Acadia Road in compliance with the 2015 standards, and/or has it been determined by an independent party that it is in or out of compliance, including proper easement signatures by residents of that road, specifically lower Acadia?

It appears that some work has been done over the past several years to widen the lower road. Also, there is telephone pole work which has been started "down the hill" on lower Acadia, on the left, near where the road turns into a dirt road. It appears that they are trying to widen the left curve so that trucks, etc. can maneuver better around that corner. What is the status of that work being completed? I assume that they are keeping their non-paved road compliant in order to continue to receive snowplowing services by the town. Even though it is not paved, it is nicely graded.

3.) I have listened to three selectman's meetings which address the Plowing of Private Roads. From what I understand, there are discussions in process regarding to stop plowing these private roads, due to "straining of town resources" If I am not mistaken, this issue is to be put before TOWN MEETING on July 15 for a vote to make it an official POLICY vs. an ORDINANCE. Is this correct?

I also understand that you personally feel that the plowing is not an ENTITLEMENT to the private roads, it is, in fact, a privilege. I am still not clear as to the COST to taxpayers of the private road plowing. I would like to have a clear understanding of the cost. It appears that TOM PEASLEE said at the selectmen's meeting in March, that "we have to look at the COST vs. what is being provided" to the private roads. He also indicated that this issue is "a reality, and something to deal with".

While I appreciate all of your concerns as to the budget of the town, please remember that we, especially WATERFRONT property owners on Mondor White Road pay, and are willing to pay, an exorbitant amount of tax dollars to the Town of Casco, of which we receive nothing but the appreciated snow plowing, sanding and salting of our road, and the privilege of living here .

Question: If the town decides to NOT plow our road, and we have to hire someone to plow, (funds being taken out of our Road Association account), will there be a consideration by the town of LOWERING our real estate taxes??

We have to PAY personally for trash removal, which is fine, and as far as supporting the emergency departments, such as sheriff, fire, etc , I have seen, from personal experience, that we get billed for ambulance, so they actually get paid separately for that service by us or the insurance company, but the sheriff will respond to issues when they are needed, but do not appear in a very timely manner. So, basically, we, personally, do not get much, other than the pleasure of living on the waterfront, for our huge tax contribution to the town.

4.) As far as snowplowing, I understand that the town may NOT accept any NEW private roads for snow plowing services by the town. Apparently, also, from listening to the selectmen's meetings, there has been some confusion as to WHY the town continues to snowplow, sand and salt these 36 listed private roads, and WHO has the responsibility of determining if each private road is in COMPLIANCE with 2015 standards. Is this correct? Is it the individual road commissioner's job to attest that the road is in compliance? Or is it the TOWN OF CASCO, who makes that final decision?

Tom Peaslee, as Road Commissioner of our Mondor White Road Association, for many, many years, has been doing a great job keeping our road in compliance with the 2015 standards, as far as I know. We have the required "turnaround" at the end, near the fence to Camp Sunshine at the end of our road. Camp Sunshine has, in the past, paid to plow about 60 feet of Acadia Road in the area in front of Camp Sunshine. From what I remember from previous road association meetings, Tom had met with the previous town manager in order to be sure that Mondor White was compliant for the town to plow. A couple of sections were cut off and patched, and we sweep the road, and seal cracks each spring pretty much.

Dave Morton previously had said that the town was going to pave up to the top of the hill, not stop at the bottom (where the potholes are) but they in fact never did go to the top of the hill when Point Sebago Road was completely re-done, paved, and drainage fixed on either side, last year. This, by the way, was much appreciated, however, by all who have to use Point Sebago Road to gain access to their property.

I believe Acadia Road should fix the current pothole situation on their road, but that is up to their association/road commissioner.

5.) What is the status of Mondor White Road in regards to COMPLIANCE in order to have the road plowed by the town? Tom had installed road signs, indicating that it is a private road. From what I read in the proposed policy, if the town plows the road, the road cannot have signs indicating that it is a private road. Is this correct? We can address this at our road association meeting in July pending clarification of this.

5.) What is the advantage, and procedure, for Acadia and Mondor White Road to be accepted by the town as town roads? Would be also receive trash pickup if it was accepted?

6.) From what I understand, TOM PEASLEE is going to, or has already checked with the legal department of the Town of Casco to see if he has a "conflict of interest" regarding voting on the Private Road plowing situation.

I was not able to receive the results of that. Our road association meeting with all property owners of Mondor White is in July. I know that we would probably be discussing this issue.

Many residents feel that Tom cannot be on this particular issue, the Chairman of the Selectmen, AND the Road Commissioner of Mondor White Road at the same time. What are your thoughts on this?

7.) Attached is a document from Mike Katz, Executive Director of Camp Sunshine on Acadia Road, with his feedback concerning this issue. Anna Gould, founder of Camp Sunshine, who also has a home on Mondor White, has also given me feedback. I have also spoken to Carol Cottrill of Acadia Road, as well as several other residents of Acadia Road..

8.) If you are not aware, there is a handicapped individual who resides YEAR AROUND, full time, on Mondor White Road. She happens to live right next to Tom, and I also have been told, that an ambulance has had to be called for her, also, in the past. It is also in respect to her safety and concern, as well as the concern of attendees to Camp Sunshine, that this road, as well as Acadia, continue to be plowed by the town of Casco. From what I have been told, everyone who has provided feedback on Mondor White road, has indicated that they want the town to continue servicing Mondor White with snowplowing, sanding and salting.

I do intend to attend the Selectmen's meeting on this coming Tuesday, June 2 to hear discussions regarding this issue of snowplowing.

I appreciate your response to the above sometime before then. Please acknowledge receipt of this email, even if you cannot, today, address my concerns.

Thank you so much for receiving input on this matter.

Let me know if you have any questions regarding my above comments.

Thanks again,

M. Theresa Lane

978.758.7180 Call anytime.