



Pine Point Residents Group

June 18, 2008

Scarborough Town Council

Dear Council Members,

Thank you for allowing this presentation and thank you for your service to the Town.

You received a proposal on June 2nd along with detailed background information and some history. The specific proposal for a study appears on page four of this packet, but in the interest of time please turn to the next page which highlights the differences between what is proposed and what is in the prepared motion in your packet.

On page 3, with brief annotations, are relevant and important excerpts of Scarborough's Comprehensive Plan. You will undoubtedly find these useful to review prior to your action.

Exhibit A is an aerial map showing the area for the proposed study.



Motion in Your Council Packet for June 18, 2008

Resident Group Requested Changes

Motion in your packet

Motion to create a nine member study committee for the purpose of considering improvements to Pine Point Road between Grand Avenue and King Street to include the open space parcel granted the town in the Beach Walk Subdivision. The Committee shall consist of the following:

- 1 representative from the Pine Point Association (community at large)
- 1 representative from the Beach Walk subdivision (abutter)
- 1 representative of the Sand Dollar Motel (abutter)
- 1 representative from the Lighthouse Motel (abutter)
- 1 representative from Public Safety
- The Assistant Town Planner
- The Town Engineer
- The Director of Public Works
- 1 Town Council Representative

The scope of study to be considered by the committee shall be limited to the following improvements: sidewalks, width of pavement, the curve or turning radius from Pine Point Road to King street, how to incorporate access to the open space parcel provided by Beach Walk, a plan for the development of the parcel and the reworking of the directional island at the end of Pine Point Road to make it more aesthetically attractive but not its removal.

The meetings of the committee will commence no sooner than September 2, 2008 (day after the Labor Day holiday) and be complete by September 30, 2008. A report will be prepared by staff summarizing the committee's discussion and setting forth its recommendations. The cost of any improvements in addition to the maintenance of the road proposed by the Committee will be considered for funding in the FY2010 budget.

Please consider revisions to the motion on the agenda:

Scope

The scope stated in paragraph 2 excludes Depot Street and a section of King Street. It does not make sense to do such a narrow study, particularly in light of the previous study, the Comprehensive Plan objectives and Residents' long-held goals for the Depot Street area.

Consider including in the motion: "and a plan for the public use of Depot Street taking into consideration public access to the beach; pedestrian, vehicle and bicycle access and safety, handicap parking and viewing, other issues identified by the committee; and a portion of King Street determined by the committee as requested."

Meetings (Summer Data Gathering)

1 – 2 meetings during summer 2008 for organizational purposes and a site visit to determine data to be collected on traffic patterns, safety and overall use of the area. This committee should be briefed on the previous work done by the Council's first committee. Seasonal residents should have opportunity to participate. A September 2nd – 30th study is unrealistic, particularly when incorporating results relative to the Comprehensive Plan. A March 30th deadline with budget proposals submitted by the committee or when the Manager requests them (if before March 30th) is suggested. If the study is delayed until September, a traffic and use study before summer ends is recommended so the committee will have data.

Membership

<u>The Motion</u>	<u>Proposed Change</u>
1 Resident	4 Residents
3 Abutters	4 Abutters
4 Town Staff	4 Town Staff
1 Town Council	1 Town Council

We propose **3** additional citizens and **1** more abutter on King Street (specifically the owners of the Lemieux-Forcier property; Mr. Forcier participated in the last study as an abutter and expressed concerns about drainage.) We propose Alternates be allowed.

Leadership

The motion does not indicate who will lead the Committee. It is recommended the Town Planner and a Citizen co-facilitate.

Public Sessions

All meetings be held in one of the Council chambers for the public to attend to observe unless the facilitator consents to public input.

Minutes

We propose that town staff take minutes and they be available on the Town's website.

Restriction

With respect to the "directional island," you are requested to delete the following language: "but not its removal." The committee should examine the barrier in the context of the larger study and should not be burdened by this restriction.

Budget

Approximately \$45,000 was earmarked for this project in the current fiscal year. We propose those funds be dedicated by the Council now with any additional funding to be considered in FY 2008-2009 including the CIP process. Money due by the Beachwalk Association for the required sidewalk needs to be identified if it is granted a delay to work with the committee.

D. Marine Resources

Our Vision for Scarborough's Marine Resources

Objective D.3. Maintain the existing public marine related facilities and access points, and expand the number of access points and facilities when feasible.

The Town over the years has invested in rest rooms, showers, and changing facilities at both Pine Point and Ferry Beach where the Town operates parking lots. Those facilities should be maintained and not allowed to deteriorate over time. Existing access points, including boat ramps and launches, also need to be maintained in good condition so they remain safe and usable for the public. In instances where the use of existing public access points and/or facilities is impeded, clarification of property rights needs to be addressed so that these access points are not blocked or become off-limits to the public. The Town should also pursue, when feasible, additional points of public access to the marine environment for recreational and/or commercial use, as well as additional facilities such as parking lots, boat launches, restrooms, showers, and changing rooms.

Action D.3.f. Investigate the possibility of developing a drop-off point at Higgins Beach, in addition to any reservation of a long-term parking area.

This concept is very consistent with the intention for Depot Street: a drop-off area and a handicap parking & view area. Depot St. provides beach access but has been restricted by poor design and the impression it is private property. It should be included in the study of the area as the Council intended in 2006.

Scarborough Comprehensive Plan Excerpts relating to the proposal Annotations in red text

Action D.3.g. The Town should annually review all existing public access points and facilities for any issues relating to property rights and/or infringement by abutters to the public's use of those access points and facilities. Any issues need to be addressed so as to maintain and protect public access.

The concerns over the restriction of Depot Street began in the late 80's when the Town authorized a barricade there. The proposed study can help meet this goal and creating a master plan for the total area will achieve the objective.

Action D.3.h. The Town should study the possibility of introducing language into the Town's Subdivision Ordinance that would require the reservation of, at a minimum, a pedestrian access easement to the marine environment through any proposed subdivision which borders tidal waters that merit being accessed.

The above was proposed by the Pine Point Residents Group when the Planning Board was considering the Beachwalk Subdivision; a walking easement between the motel parking lot and the subdivision. The study should explore options with regard to this Action item.



Pine Point Residents Group

Residents Group Proposal Excerpted from our June 2, 2008 Letter

Pine Point Rd. – Depot St. Study Committee

Mission: to gather data and examine options for creating a Master Plan, consistent with the Town's Comprehensive Plan, for the Depot Street – Pine Point Rd. area from Jones Creek Drive to the Beach.

Membership: similar to the previous study: abutters, residents, town officials, citizens, possibly facilitated jointly by a citizen and the Town Planner.

Records: minutes of the meetings should be recorded and distributed and agenda published in advance. The previous study was hindered by the absence of these important tools.

Areas of Study:

- Depot Street from the end of the Pine Point Rd. to the Beach
- The barricade on Depot Street
- The use of Depot Street and issues of safety of guests, drivers, bikers and pedestrians
- The need for handicap accessibility to beach parking
- The end of the Pine Point Rd. from Jones Creek to Depot St. and thereabouts (including the Wendell Plan for regarding, reconstruction, drainage, sidewalks, etc.)
- The Beachwalk Subdivision as it relates to public way and the status of its approvals
- The 3200 SF Town Parcel surrounded by Claudia Way in the Beachwalk Subdivision and accessed by a five foot easement.
- A portion of King Street from the Pine Point Rd. to Tasker Avenue where drainage concerns and safety have been of concern for years

Reasons for Initiating the Study this Summer

- Doing a study beginning this summer will permit seasonal residents to participate. Pine Point has changed as more and more property owners are seasonal but want to participate in the process. This is the beginning of the 4th year of issues related to the motel, barricade, Beachwalk, public beach access and use of Depot St.
- There is apparently approximately \$45,000 earmarked for the "Wendell Plan" according to Mike Shaw, Public Works Director. The fiscal year changes July 1, so the question of funding should be addressed. How can those funds be preserved for projects which the committee may propose for FY 2008-09 if approved?
- The Beachwalk Association has some financial obligations regarding the sidewalk and landscaping of the Town parcel which are spelled out in the minutes and approvals by the Planning Board. These should be accomplished in a timely manner so the integrity of the approval process is not called into question.
- Our group has asked for a "Traffic and Use Study" of Depot Street several times over the past four years but to date none has been done. The only evidence of how the road is used by the public is anecdotal or photos taken over the years. If the committee began its work this summer then it could consider some type of more formal data collection of traffic patterns, safety of pedestrians, private vs. public uses of the road, etc. The absence of sound data during the peak season hampered the work of the previous committee, many believe. The time to gather data is this summer.

Exhibit A: Proposed Area and Scope of Study

Incorporates the **2006 Study** (unfinished work), **Mr. Wendel's spring 2008 plan**, the **Beachwalk's required sidewalk installation**, and the **plan for the Town-owned parcel** (yet to be developed). Adds **drainage and safety concerns along King Street** and other possibilities for working with abutters on problem areas.

