

COASTAL ACCESS STUDY (CUMBERLAND)
SHORELAND AVAILABILITY STUDY
INTERIM STAFF REPORT

ARP 1979

Maine Coastal Zone Management Program

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HD 268.086556 1979

SHORELAND AVAILABILITY STUDY
FOR THE
CUMBERLAND COASTAL ACCESS STUDY

Interim Staff Report

maine
April, 1979
The Greater Portland
Council of Governments

SHORELAND AVAILABILITY STUDY
FOR THE
CUMBERLAND COASTAL ACCESS STUDY
(WORKBOOK)

This interim staff report for the Cumberland Coastal Access Study is prepared as a Workbook for the study committee in reviewing locations of properties in the study area.

Financial assistance for the preparation of this document has been provided by the Coastal Zone Management Act of 1972, administered by the Office of Coastal Zone Management, National Oceanic and Atmospheric Administration and the Coastal Planning Program of the Maine State Planning Office.

SHORELAND AVAILABILITY STUDY
FOR THE CUMBERLAND COASTAL
ACCESS STUDY

Study Purpose

The purpose of this study is to assess the status of land use activity along the mainland coast of a portion of the Town of Cumberland from a point north of the Town Landing Road southerly to the Falmouth-Cumberland Town line. Ultimately the results of this study will be used in conjunction with watercraft landing study information to determine the potential for locating and developing a town landing facility on the Cumberland Coastline.

Sources

Information used in the study includes aerial photographs, land use maps, assessors maps, and records, cover maps and field investigation. The mapping information was obtained from the offices of the Greater Portland Council of Governments and the Cumberland Town Hall.

Description of the Study Area

The Cumberland Coastal Study Access Study Area consists of the eastern most portion of the Cumberland Mainland described as the Cumberland Foreside. The area is bounded on the North by a stream just north of the Town Landing Road; on the East by Broad Cove, Casco Bay; on the South by the Cumberland-Falmouth Town Line; and the West by route 88 also referred to as the Foreside Road. Primarily, development on the Foreside consists of clusters of expensive acre lot residential subdivisions; Wildwood Park, a residential subdivision on lots of 10 and 20 thousand square feet, and a few estates which have larger land holdings 10 - 20 acres.

The remaining undeveloped land is predominantly mixed growth natural forest.

Study Methodology

In determining the availability of coastal land for potential development of a Town Landing, a review of the municipal records was undertaken to determine land parcel arrangement along the coast and whether or not any construction or improvement has taken place.

Once the location of existing development is determined, potential unoccupied parcels will be examined more closely relative to area of available land, adjacent land uses access, and availability.

Each section of the coast will be reviewed and reported on according to the above criteria. The Cumberland Coastal Access Study Committee will review the findings on each section of the coast.

Availability Assessment

The following assessment of the Cumberland Mainland Coastline is based on Property Maps of Cumberland, Maine 1978 revised and reprinted.

I. The assessment begins with Cumberland Property Map U-1, Cumberland Foreside.

Proceeding north from the Falmouth Town Line, all properties on Lantern Lane are developed to the coastline. On Stornoway Road, there are four vacant properties.

Lots 46 and 55 are located midway in the subdivision and are not useful for this study's purpose. There are two lots at the end of Stornoway Road on the Coast.

These lots are numbered 51 and 52. Lot number 52 is approximately 3 acres and lot 51 is approximately 5 acres in size. Proceeding northerly to Spruce Lane, all lots on Spruce Lane are developed with the exception of number 16 which is located approximately mid-way of the subdivision.

Moving northerly to 31 Foreside Road, lot number 12A extends from the Foreside Road to the Coastline and consists of approximately 25 acres on which is located 3 residential structures. These structures are located mid-way on the lot from the Foreside Road to the Coastline. Located immediately on the coast is lot 12B which is vacant and consists of approximately 2 acres. Measurement from an aerial photograph shows that there is an area of approximately 700' by 800' from the house to the shoreline and from the southern property boundary to the northern property boundary, an area of approximately 14 acres on the coast.

UJ-2

25 AC
\$91,500
(SR 50%)

IA

PINE RIDGE ROAD

FORESIDE ROAD

SPRUCE LANE

STORNOWAY

ROAD

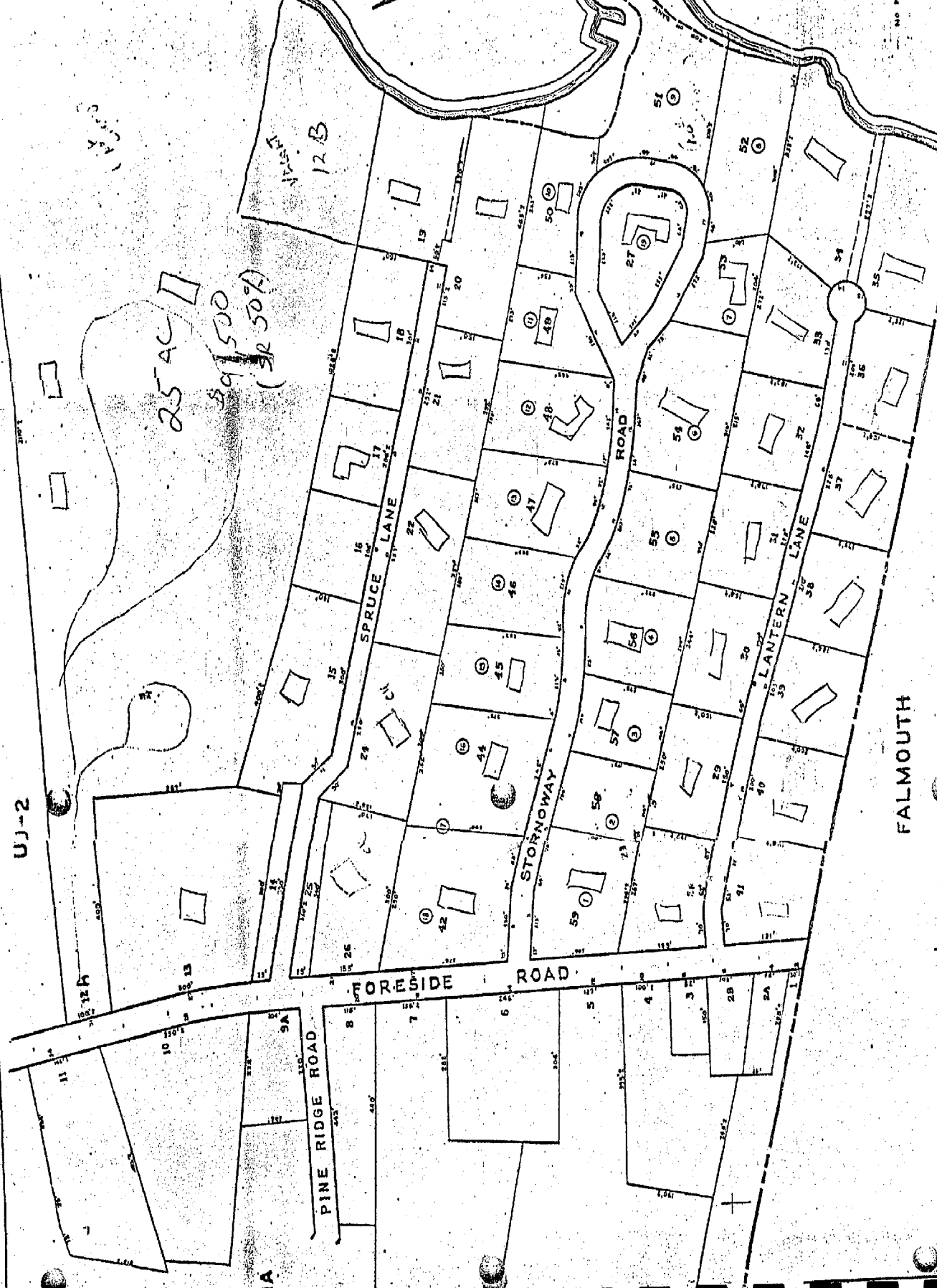
LANTERN LANE

FALMOUTH

CASCO

BAY

12 B

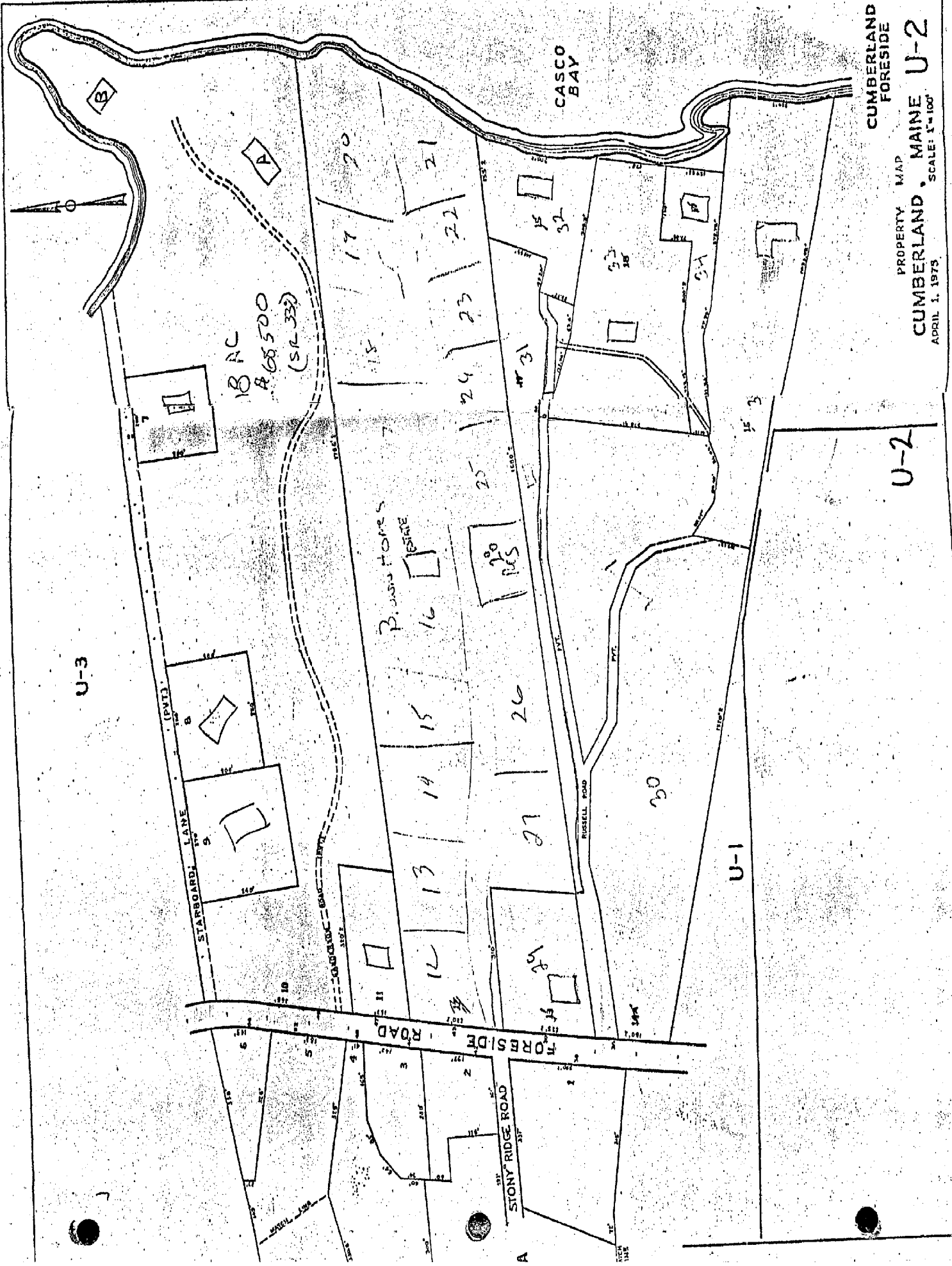


PROPERTY MAP
 CUMBERLAND FORESIDE
 U-1
 CUMBERLAND, MAINE

II Cumberland Property Map U-2 covers property located on Russell Road (35 Foreside Road) northerly to the southerly side of Starboard Lane. On the Coast off Russell Road, lots 35, 34 and 32 are developed close to the shoreline. Lot 33 has a structure setback approximately 300 feet from the shoreline with about 1.3 acres adjacent to the coast.

Lot 30 abuts the Foreside Road and consists of approximately 10 acres. There are no structures on lot 30. A combination of lots 30 and 33 may be used to develop a site. The Brown Homes subdivision on Ole Musket Road consists of approximately 16 house lots, most of which are unbuilt, but some are either sold or under contract. The two lots adjacent to Casco Bay have already been sold.

Lot number 10 consists of approximately 18 acres and extends from the Foreside Road to the shoreline. There are two residential structures located on lot 10, both of which are located near the shoreline. There is approximately 250 feet between house A and house B along the coast. The remainder of the property is forested. Immediately to the west of house B on Lot 10 is a section of coastline, approximately 300' which is open. A combination of land on the shoreline and backland could be assembled to develop a site.

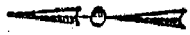


CUMBERLAND FORESIDE
 PROPERTY MAP
 CUMBERLAND, MAINE U-2
 APRIL 1, 1975 SCALE: 1"=100'

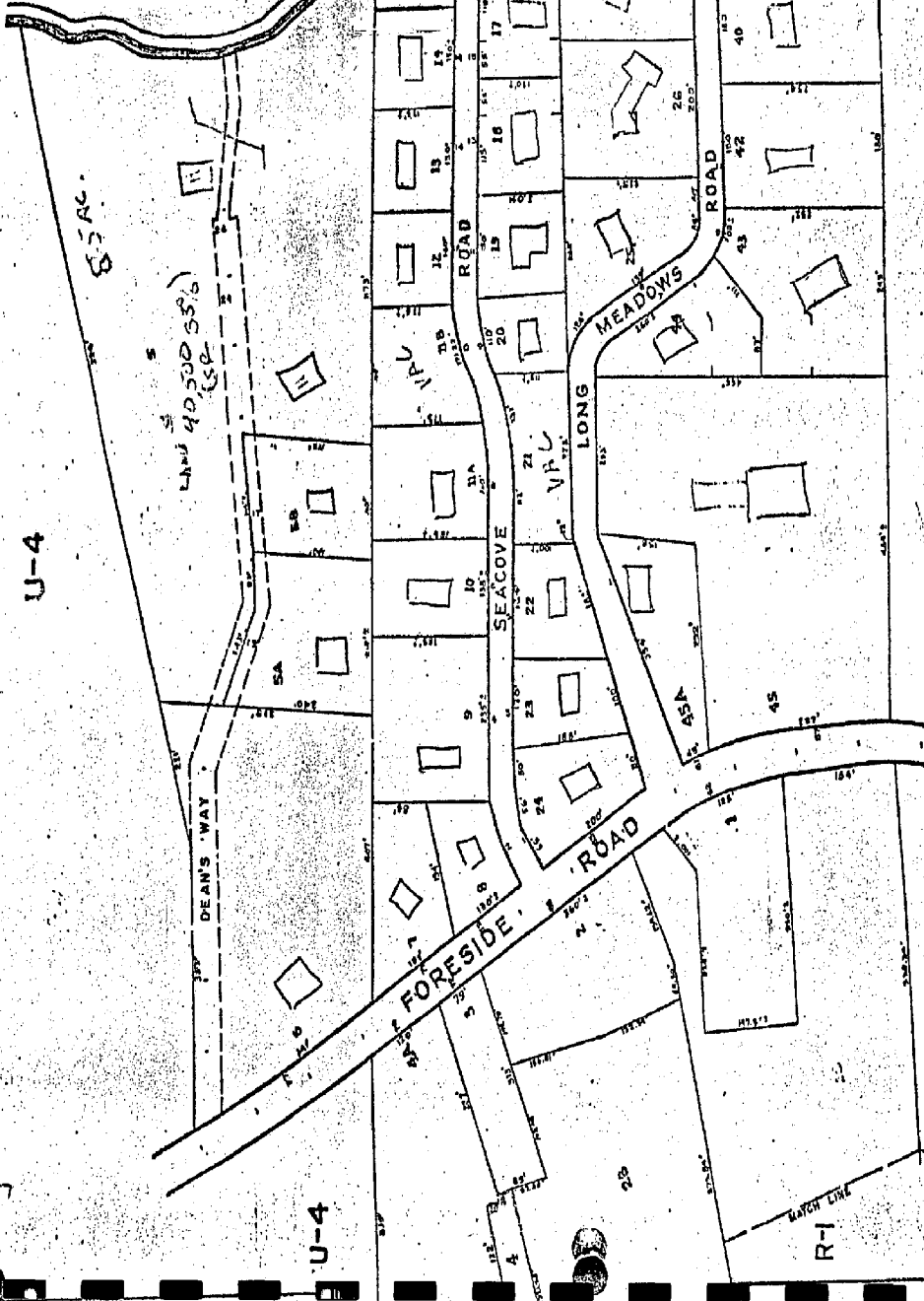
III Property Map U-3 extends from 57 Foreside Road to Dean's Way. With the exception of lot 21, all residential lots on Long Meadows Road are built upon.

On Seacove Road, all lots with the exception of 11B, 15 and 16 are developed. At the end of Seacove Road, lots 15 and 16 are vacant with a total of 2.5 acres.

On Dean's Way, all lots are developed. Lot number 8, however, consists of 8.5 acres and has two residential structures located on it. House B is located approximately 250 feet from the shoreline. To the south of house B is approximately 2 acres of vacant land. This land could be assembled with lot 15 and/or lot 16 on Seacove Road to provide a site. To the north of house B is a parcel 250' x 1,000' or 6 acres.



CASCO BAY



U-4

U-2

U-4

R-1

MATCH LINE

NO PARCELS PL. 20-22

CUMBERLAND FORESIDE

PROPERTY MAP

CUMBERLAND, MAINE U-3
SCALE: 1"=100'
APRIL 1, 1973

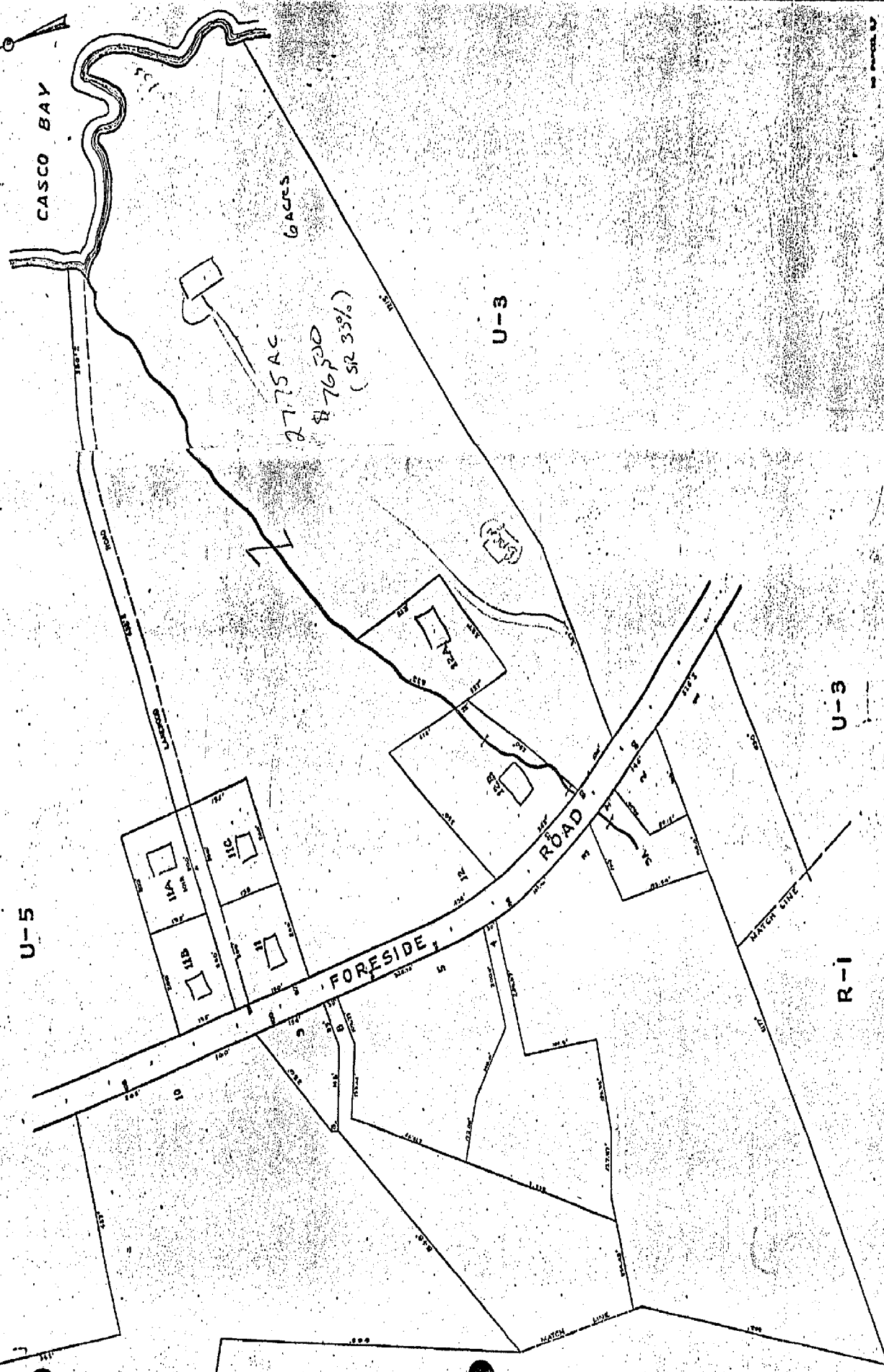
U-3

IV Property Map U-4 Cumberland, Maine. All lots shown on Map U-4 are built on. Lot 12 is by far the largest, consisting of almost 28 acres. While the main house is situated near the shoreline of Casco Bay, there is an open portion of land to the south of the main house. This open portion consists of approximately 6 acres of land. The 6 acre portion could be combined with the northern portion of lot 5, Map U-3, to develop a site.

To the north of the house bounded by Lanewood Road and extending to Foreside Road, is a 12 acre parcel of land which is forested.



CASCO BAY



U-5

U-3

U-3

R-1

U-4

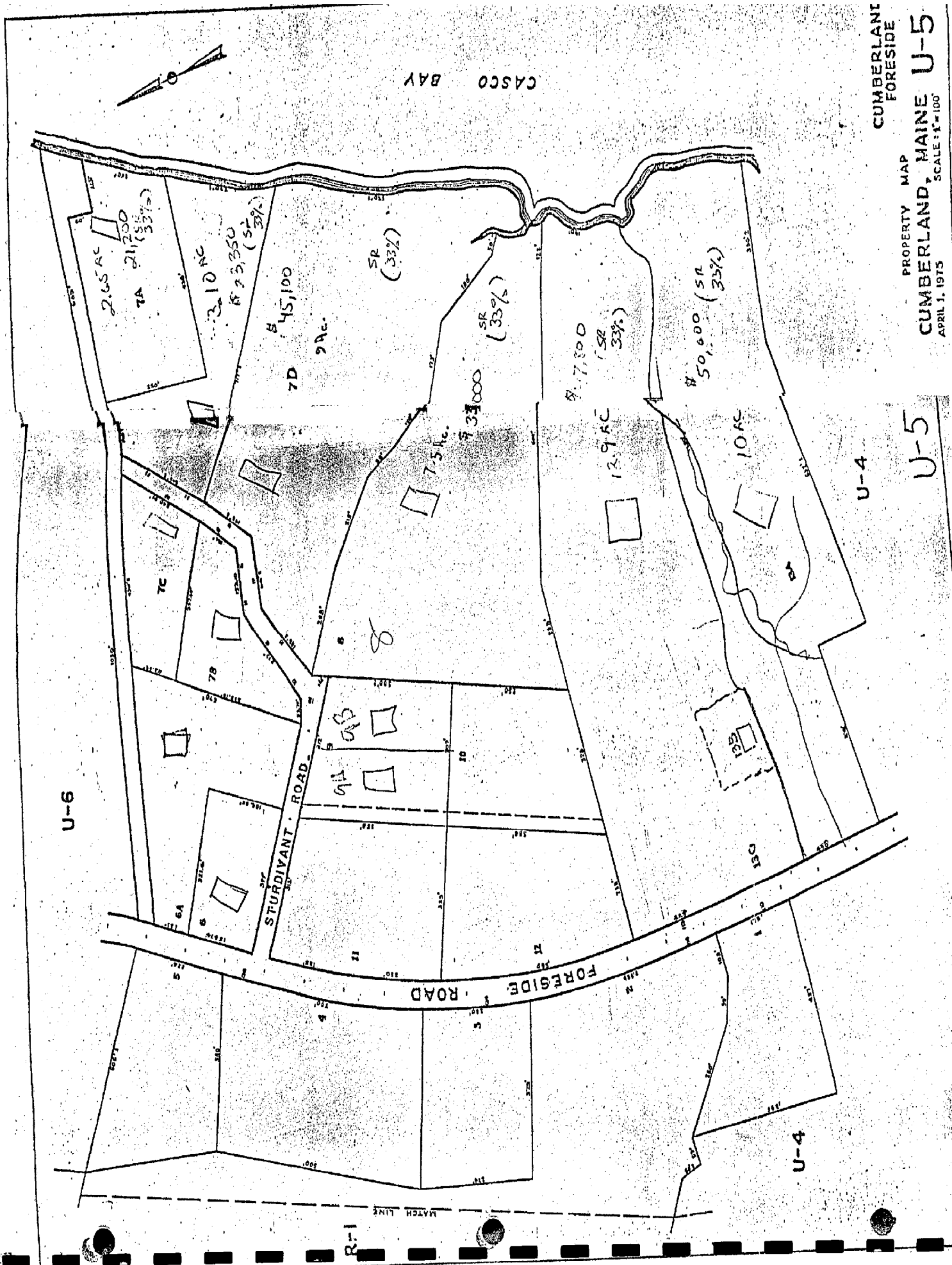
PROPERTY MAP
CUMBERLAND MAINE U-4
APRIL 1, 1975
SCALE 1"=100'

CUMBERLAND FORESIDE

V. Property Map U-5 shows houses on coastal lots 13A, 13C and 8 set back from the shoreline between 800 and 1,000 feet. The house on lot 7D is set back approximately 600 feet. Excluding lot 7D and combining the shoreline frontage areas of lots 13A, 13C, and 8 there are approximately 25 acres of land which could be assembled into a site.

Lots 7D and 7 could be assembled into a 6 acre parcel on the coast. The house on lot 7A is located within 150 feet of the shoreline, therefore this area should not be considered. Sturdivant Road provides access to the shoreline in this area and has houses located along it.

CASCO BAY



U-6

U-4

U-5

U-4

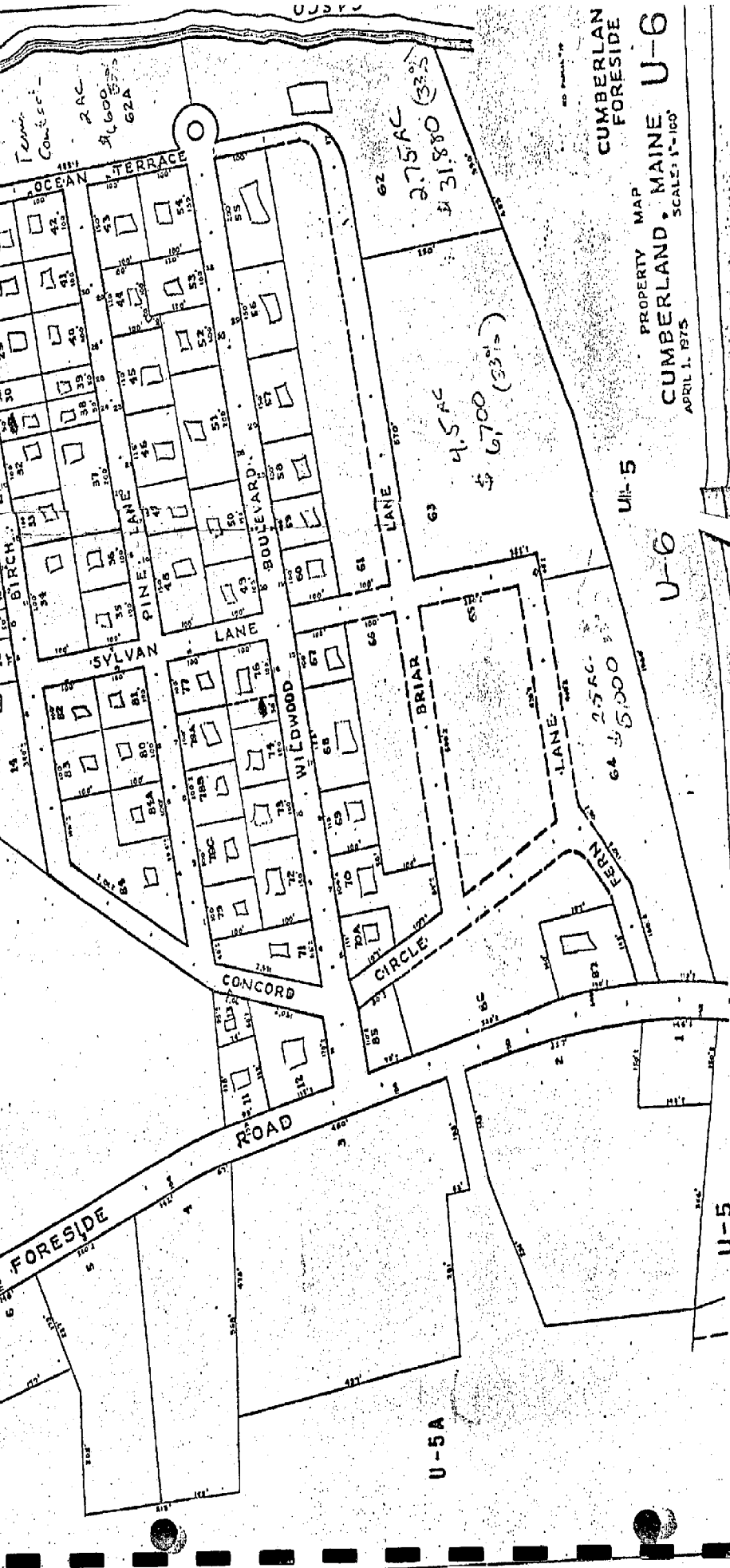
R-1

MATCH LINE

VI. Property Map U-6 shows the Wildwood area of the Foreside. For the most part, the streets, Wildwood Boulevard, Pine Lane, Birch Lane, Concord Circle and Ocean Terrace are fully developed. There is a 2 acre parcel immediately on the shoreline, lot 62A which is owned by the Wildwood Association, and is used as an open space and recreation area. Lot 62 has a seasonal structure situated on the southerly side of the lot leaving approximately 1 acre of open land adjacent to the 2 acres of land owned by the association. If both lots 62A and 62 were combined, a 3 acre parcel could be formed using Wildwood Boulevard as the primary access or construct access on the previously planned Briar Lane. Lot 63 is 4.5 acres, lot 64 is 2.5 acres making another potential 7 acres available for combination with 62A and 62. Other land is potentially available on lots 61, 66 and 65.



BAY



CUMBERLAND
FORESIDE

PROPERTY MAP
CUMBERLAND, MAINE
SCALE: 1"=100'
APRIL 1, 1975

U-5

U-6

U-5

U-5A

R-1

FORESIDE ROAD

CONCORD ROAD

CIRCLE

BRIAR LANE

WILDWOOD LANE

SYLVAN LANE

PINE LANE

BIRCH LANE

OCEAN TERRACE

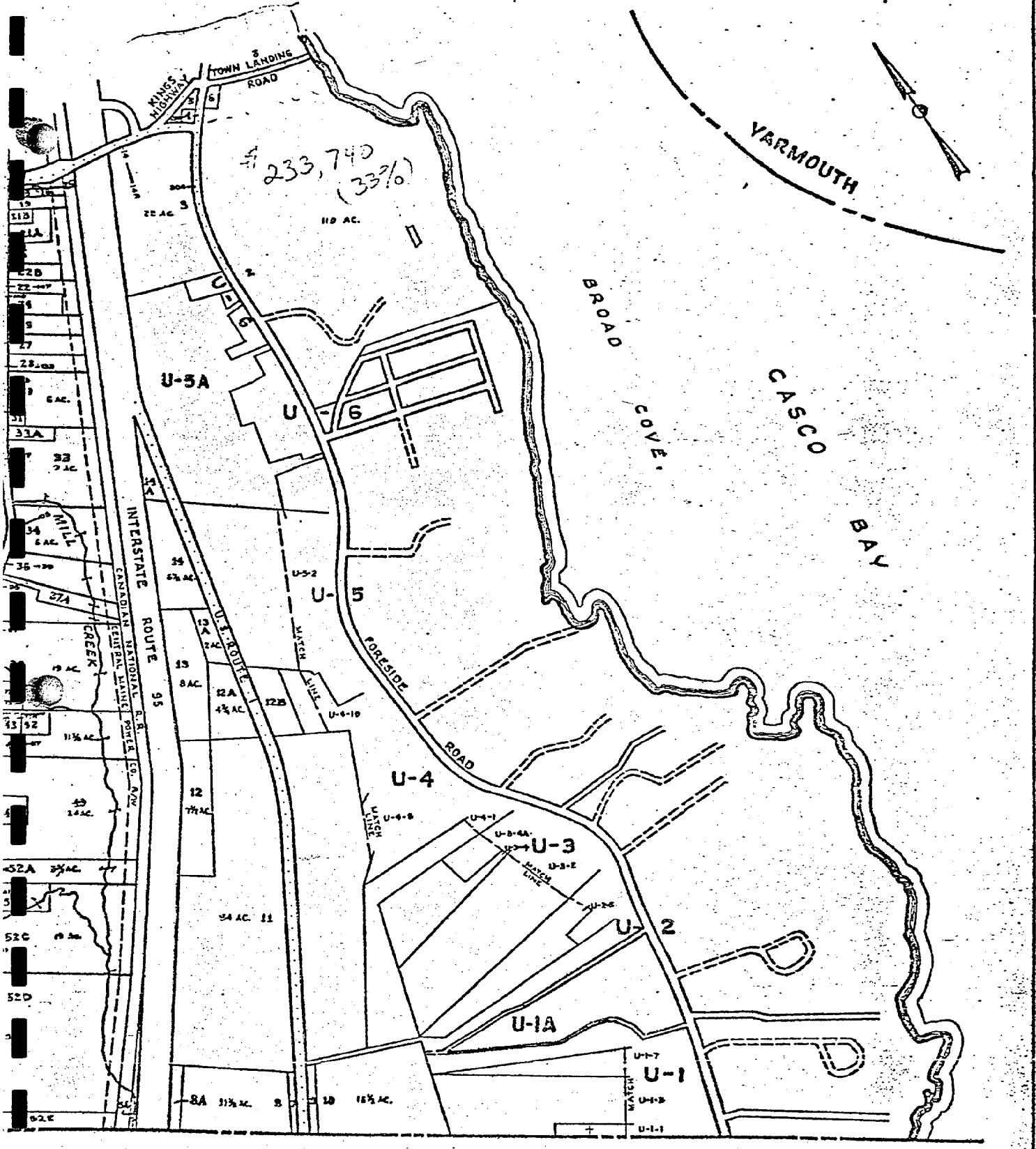
Town Compact
2 AC
\$16,000
62A

62
2.75 AC (33%)
\$31,800

63
4.5 AC
\$6,700 (33%)

64
2.5 AC
\$5,000

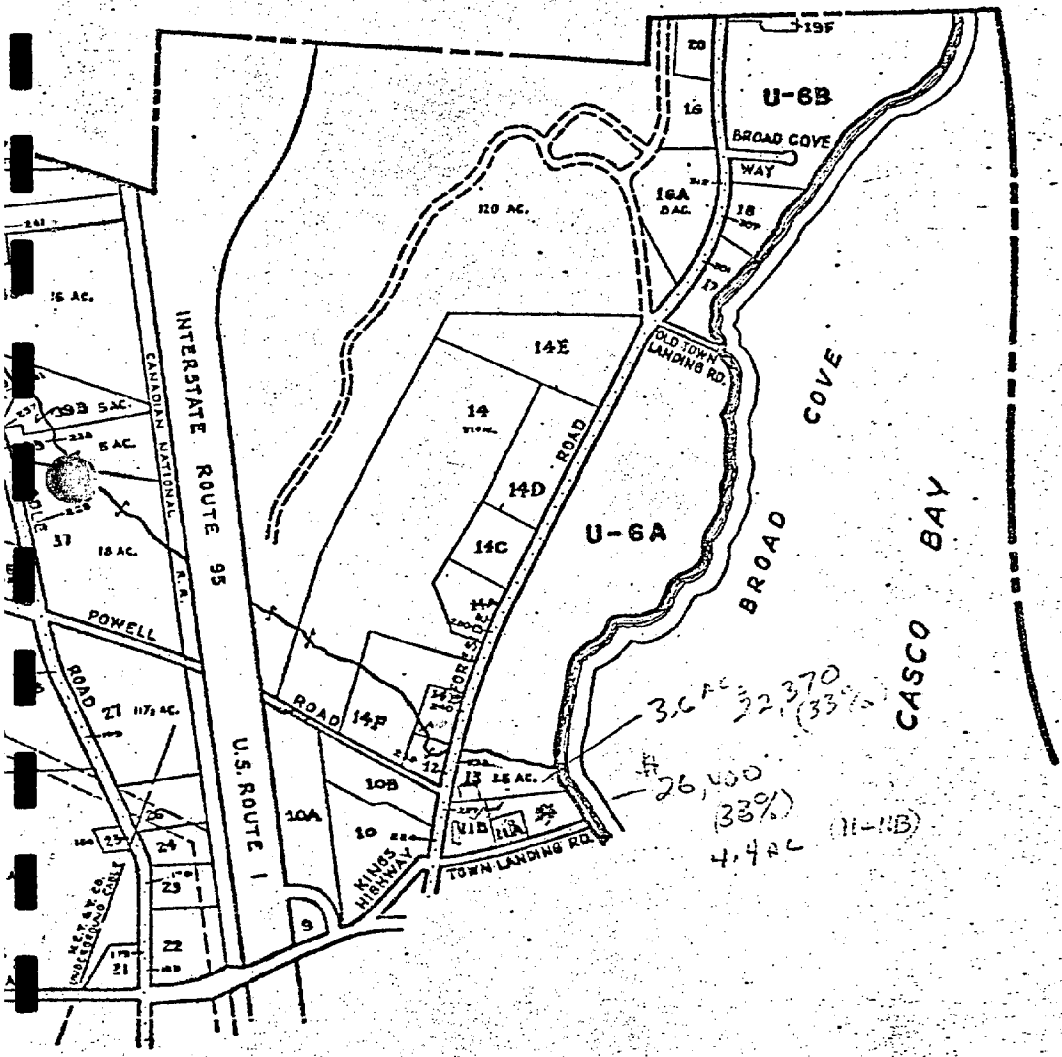
VII. Property Map R-1 shows only one parcel of land, Lot 2, 110 acres of land abutting the shoreline. There is an open portion of land consisting of approximately 7 acres immediately in front of the main house situated on lot 2. To the north of the Roadway, there are approximately 75 acres of forested lands, of which there is approximately 1400' of shorefront.



FALMOUTH

PROPERTY MAP
 CUMBERLAND, MAINE R-1
 APRIL 1, 1975 SCALE: 1"=500'

VIII. Property Map R-2 shows the area between the Town Landing Road and the Stream. There are three parcels of land located in this area, all of which have houses built on them. However, all the houses are located close to the Foreside Road, which leaves a piece of land vacant on the shoreline. This piece of land is approximately 3 acres in size and provides approximately 400 feet of shoreline. Access could be provided along the Town Landing Road.



YARMOUTH

CASCO BAY

R-1

PROPERTY MAP
CUMBERLAND, MAINE R-2
APRIL 1, 1975 SCALE: 1"=500'

Land Cover

The Land Cover maps, prepared as part of the 208 Water Quality Planning effort, show that the study area is about evenly divided between development and natural cover. It is clear that the southern portions of the study area are dominated by residential development (low density) and the central portion has a medium density (Wildwood Park). The extent of the mud flats is shown, however this is misleading in that the distance needed to the depth necessary for water craft launching does not always correspond to the distance to the low water mark. The location for appropriate depths is a subject to be covered in the report by the consulting engineers.



APPENDIX A
LAND COVER CODES

FOREST LAND

Natural Forest

Hardwood	1110
Softwood	1120
Mixed Growth, Predominantly softwood	1130
Mixed Growth, Predominantly hardwood	1140

Forest Plantations

1200

Other Forest Land

Alders	1310
Scrub	1320
Insect or Disease Damaged	1330
Burned Areas	1340
Clear Cuts	1350
Forest Nurseries	1360

AGRICULTURAL LAND

Active Agricultural Land

Tilled Land	---
(row crops)	2111
(field crops)	2112
Field	2120
Blueberry Land	2130
Orchards and Vineyards	2140
Horticultural Nurseries	2150
Barnyards and Feed Lots	2160
Other	2170

Abandoned Agricultural Land

2200

WETLANDS

Inland Fresh Wetlands	3100
Coastal Wetlands	3200
Intertidal Land	3300

SURFACE WATER

Flowing Waters	4100
Standing Waters	4200
Tidal Waters	4300

BARREN LAND

Naturally Exposed Land	5100
Unnaturally Exposed Land	5200 ¹
Cleared Land	5210

URBAN OR BUILT-UP LAND

Buildings and Structures	6110
Low Density	6120
Medium Density	6121 ²
Oil Storage Tank Areas	6130
High Density	6130

Pavements and Transportation	6200
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Rights-of-Way or Pipelines	6300
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Open	6410
Trash and Debris	6420
Vegetated	6430
Other	6430

MISCELLANEOUS

7000

¹Includes all unnaturally exposed land except "cleared".

²Not an official code number - developed specifically for this project by GPCOG and E. C. Jordan Co.

SUMMARY OF LAND PARCELS AVAILABLE
and
CHARACTERISTICS MATRIX

Summary of Parcel Information

Property Map	Location	Lots	Total Land Area (Acres)	Potentially Available	Shoreline Frontage* (Feet)
U1	Stornaway Road	51	5	3	650'
		52	3	2	150'
	31 Foreside Rd.	12A	25	12	650'
		12B	1.95	1.95	150'
U2	35 Russel Road	30	10	10	0
	Russel Road	33	4.5	1.3	178'
	Sanderson Road	10	18	10	1400'
U3	Seacove Road	15	.75	.75	200'
		16	2	2	600'

* Measurements from 200' scale aerial photos

Property Map	Location	Lots	Total Land Area (Acres)	Potentially Available	Shoreline Frontage (Feet)
U-3	Dean's Way	Lot 8, south of House B	2.0	2.0	400'
U-4	Private Way	12 (South)	28	6	500'
	Private Way	12 (North)	28	12	250'
U-5	Private Way	13A	10	6	350'
		3C	13	6	190'
	Sturdivant Rd.	8	7.5	6	100'
		70	9	5	520'
		7	3.1	1	320'

Property Map	Location	Vacant Lots	Total Land (Acres)	Potentially Available	Shoreline Frontage
U-6	Wildwood/Ocean Terrace	62A	2	2	485
	Ocean Terrace & Briar Lane	62	2.75	1	290
	Briar Lane	63	4.5	4.5	0
	Fern Lane	64	2.5	2.5	0
R-1	204 Foreside Rd.	2	110	75	1400'
R-2	Town Landing Rd.	11B	4.4	1.5	150'
		13	3.6	1.5	250'

Site Characteristics Matrix

Site	Beach	Boat Launch	Anchorage	Existing Inland Access	Acreage 1-3	Acreage 4 or more	Development Along Access
1. Stormway Road							
2.							
3. Sanderson Road							
4a. Seacove Road							
4b. Dean's Way							
5a. Lanewood Road							
5b. Sturdivant Lane							
6a. Briar Lane							
6b. Willwood Blvd.							
7a. Dirt Road 110 Ac. site							
7b. Town Landing Road							

NOAA COASTAL SERVICES CTR LIBRARY



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