

Town of Topsham – Property Inventory

Map & Lot #: R11-10

Address: Murder Road

Summary:

A landlocked parcel along a tributary of the Muddy River

PARCEL #31

Information on File

Acreage: 6.9
Soil Potential: Very low for septic or development
Zoning/Shoreland Regulations: In Resource Protection District R3
Structures: None
Utilities:
Assessment Value: 400
Taxes:
Status:

Description

Accessibility: Landlocked, Portions.
Habitats: Listed as high value habitat for USFWS Priority. This piece of land at the headwaters of the Muddy also helps protect the species mentioned under lot R11-7A.
Trust species.
Aesthetic Qualities:
Grade/Topography: Mostly wooded wetland
Limitations: Landlocked. About half of this site is listed in the 50 – 74% importance as freshwater wetlands with the remainder listed in the top 25% most important forested habitat for priority trust species by the USFWS.

Recommendations

Connectivity: This parcel is adjacent to land belonging to the Brunswick-Topsham Land Trust. Other parcels in the area are in various stages of being put in some form land protection. This site is completely within a 1,390 acre undeveloped havitat block that is on both sides of the Muddy River.
Significance to Comprehensive Plan: 1992 Comprehensive Plan site the importance of preserving the Muddy River watershed.
Marketability: Very limited.
Suggested Use: Keep undeveloped to protect the Muddy River. Perhaps The Nature Conservancy or the state would be interested in this parcel. According to Map 7 this site is important for freshwater fish habitat, flood flow, wildlife, marine habitat and sediment retention.

Town of Topsham – Property Inventory

Map & Lot #: R11-7A

Address: Murder Road

Summary:

A landlocked parcel that borders on the Muddy River.

PARCEL #30

Information on File

Acreage: 6.8
Soil Potential: Part of site is marsh, the rest low for septic
Zoning/Shoreland Regulations: In Resource Protection District R3
Structures: None
Utilities: None
Assessment Value: 300
Last Taxes:
Status:

Description

Accessibility: Landlocked
Habitats: The Muddy River supports eagles, hawks, osprey, kingfishers, great blue heron; striped bass, smelt, carp, eels, catfish; and endangered plants such as Eaton’s bur-marigold and Estuary bur-marigold. It is an area of major importance for the hibernation and hatching of snapping turtles.
Aesthetic Qualities: At this point the river is quite narrow with high banks rich in insect, bird, animal, and plant life.
Grade/Topography: Mostly wooded wetland
Limitations: Most of this site is listed in the top 25% most important forested wetland habitat for USFWS priority trust species. The remainder of the site is listed in the 50-74% importance as freshwater wetlands.

Recommendations

Connectivity: Other land in this area belongs to the Brunswick-Topsham Land Trust or is in the process of being put in some form of land protection. This site is completely within a 1.390 acre undeveloped habitat block that is on both sides of the Muddy River.
Significance to Comprehensive Plan: 1992 Comprehensive Plan site the importance of preserving the Muddy River watershed.
Marketability: Very limited. According to Map 7 this area is important for freshwater fish habitat, flood flow, wildlife habitat, sediment retention and marine habitat.
Suggested Use: Keep undeveloped to protect the Muddy River

Town of Topsham – Property Inventory

Map & Lot #: R1-30

Address: off Collins Circle and Wayne's Way

Summary:

PARCEL #10

Information on File

Acreage: 6
Soil Potential: medium to high for dwellings, low or very low for septic
Zoning/Shoreland Regulations: R2
Structures:
Utilities: W boundary on RR
Assessment Value: \$3,000
Taxes:
Status:

Description

Accessibility: Between RR and Power Line.
Habitats: Forested.
Aesthetic Qualities: Big Pines, red maples, Oaks.
Grade/Topography: Steep grades.
Limitations: Merrymeeting Developers gave lot to town for "active recreation" on final plan for subdivision.

Recommendations

Connectivity: Abuts land in Tree Growth.
Significance to Comprehensive Plan:
Marketability: No access, limited to abutter.
Suggested Use: Keep to see what happens to road access.

Town of Topsham – Property Inventory

Map & Lot #:R2-81

Address: off Lewiston Road

Summary:

PARCEL #11

Information on File

Acreage: 3.10
Soil Potential: includes gravel pit
Zoning/Shoreland Regulations: E. portion of site in Resource Protection District and also Industrial Zone - I
Structures: Culvert from pond under RR
Utilities:
Assessment Value: \$300
Taxes:
Status: abutters might want to develop, connect pits – would be valuable to keep.

Description

Accessibility: borders on RR
Habitats: birds, wetland and wildlife
Aesthetic Qualities: view of Androscroggin
Grade/Topography: pond and wetland between two high ridges created by gravel pits
Limitations:

Recommendations

Connectivity: none
Significance to Comprehensive Plan:
Marketability: low
Suggested Use: hold for now.

Town of Topsham – Property Inventory

Map & Lot #:R3-38

Address: off West Merrill Road

Summary:

PARCEL #23

Information on File

Acreage: 47
Soil Potential: some areas low for development, others medium; medium or high for woodland productivity
Zoning/Shoreland Regulations: R3
Structures:
Utilities
Assessment Value: \$70,500
Taxes:
Status: bought by town for possible dump

Description

Accessibility: no paved road
Habitats: Mixed 2 nd growth hardwoods – maple, ash, birch, beech and softwoods, hemlock and pine. Wildlife. Most of the site is listed as 1 to 49%, some as 50-74% and ¼ acre as top 25%, most important forested priority trues species by the USFWS. Some areas do not belong to any priority trust species.
Aesthetic Qualities: beautiful forest, attractive trails, used mostly by ATV's. All of the site is in a 7,041 acres undeveloped habitat block that extends into Bowdoin and a little into Lisbon Falls.
Grade/Topography: some low and wet areas, also high ridges
Limitations: no access

Recommendations

Connectivity: abuts R3-45 (town owned) and R3-36 (tree growth) and Merrill Farm.
Significance to Comprehensive Plan:
Marketability: limited because no access
Suggested Use: keep as town forest with public access to trails.

Town of Topsham – Property Inventory

Map & Lot #:R3-45

Address: off Ward Road

Summary:

PARCEL #22

Information on File

Acreage: 20
Soil Potential: low to medium for development; medium to high for woodland productivity
Zoning/Shoreland Regulations: R3
Structures:
Utilities: NE side borders transmission corridor
Assessment Value: \$36,000
Taxes:
Status:

Description

Accessibility: no paved road access
Habitats: Mixed 2 nd growth hardwoods – maple, ash, birch, beech and softwoods, hemlock and pine. Forested about 50 years ago. Wildlife. Most of the site is listed as 1 to 49%, some as 50-74% and ¼ acre as top 25%, most important forested priority trust species by the USFWS. Some areas do not belong to any priority trust species.
Aesthetic Qualities: beautiful forest. All of the site is in a 7,041 acres undeveloped habitat block that extends into Bowdoin and a little into Lisbon Falls.
Grade/Topography: low and wet areas and drier slopes
Limitations: no access

Recommendations

Connectivity: abuts R3-38, R3-36 (tree growth) and Merrill Farm
Significance to Comprehensive Plan:
Marketability: limited because no access
Suggested Use: keep with R3-38 as town forest with public access to trails.

Town of Topsham – Property Inventory

Map & Lot #:R5-73

Address: 18 Rhoades Lane

Summary:

PARCEL #12

Information on File

Acreage: 1.90
Soil Potential: low or medium for dwelling
Zoning/Shoreland Regulations: site in limited residential district UV
Structures:
Utilities:
Assessment Value: \$27,700
Taxes:
Status: foreclosure, person living there (not evicted) “sad situation”.

Description

Accessibility: On Rhoades Lane
Habitats: pond, wetland, then ridge
Aesthetic Qualities:
Grade/Topography: gully and ridge, wet area
Limitations: traffic noise

Recommendations

Connectivity: none
Significance to Comprehensive Plan: none
Marketability: space for house lot on S end
Suggested Use: keep for now.

Town of Topsham – Property Inventory

Map & Lot #: R6-17B

Address: Patten Lane

Summary:

This large lot has a long frontage on the Cathance River.

PARCEL #24

Information on File

Acreage: 43.01
Soil Potential: Hydric soils
Zoning/Shoreland Regulations: Part (?) lies within the Resource Protection Zone.
Structures: None
Utilities: None
Assessment Value:
Taxes:
Status:

Description

Accessibility: There is a right of way to the property from Meadow Road.
Habitats: Mixed woodland
Aesthetic Qualities: Pleasant eastern sloping land
Grade/Topography: High land sloping down to frontage on the Cathance River
Limitations: Resource Protection Zone

Recommendations

Connectivity: Important river frontage on Cathance
Significance to Comprehensive Plan: Part of the Cathance River watershed
Marketability: Expensive to develop – far from utilities.
Suggested Use: Keep in its natural state as part of the Cathance River protection corridor.

Town of Topsham – Property Inventory

Map & Lot #: R6-23

Address: 389 Meadow Road

Summary: This large lot on the Meadow Road is part of a wetland that reaches to the Cathance River and Bradley Pond.

PARCEL #25

Information on File

Acreage: 19
Soil Potential: very low for development
Zoning/Shoreland Regulations: entire site in Resource Protection District R3
Structures: none
Utilities: electricity
Assessment Value: \$1000
Taxes:
Status:

Description

Accessibility: Lot runs along Meadow Road
Habitats: W boundary is a small stream. Portion along stream listed as waterfowl/wading bird habitat by MDIFW.
Aesthetic Qualities: Part of a sweeping view of the wetland on both sides of Meadow Road
Grade/Topography: wetland. About half the site is listed as top 25% or 50 to 74% fresh water wetland and the other half as top 25% forested wetland for priority trust species by the USFWS.
Limitations: Resource Protection District

Recommendations

Connectivity: Near the Cathance River and Bradley Pond. Half of the site is in an 1,847 acre undeveloped habitat block that is mostly wetland and extends into Bowdoin. A 500 foot buffer from Meadow Road is not included in this block.
Significance to Comprehensive Plan: The 1992 Comprehensive Plan sites the desirability of preserving the Cathance River watershed.
Marketability:
Suggested Use: Keep the lot as protection for the wetland. According to Map 7 this area is important for fresh water fish habitat, flood flow, wildlife habitat and sediment retention.

Town of Topsham – Property Inventory

Map & Lot #: R8-52

Address: off Middlesex Road

Summary: This lot along the railroad has no road access. It is wet and forested with a terrain of hummocks and depressions.

PARCEL #26

Information on File

Acreage: 8.60
Soil Potential: low for septic, portions medium for development
Zoning/Shoreland Regulations: R2
Structures:
Utilities: NW side borders RR
Assessment Value: \$11,200
Taxes:
Status:

Description

Accessibility: No road access
Habitats: Forested. Most of site is in the 1-49% forested priority trust species with small portions in the top 25% most important category by the USFWS. The whole site is in a 2,251 acre large undeveloped block that includes the Highlands conservation area.
Aesthetic Qualities: Interesting mounds and depressions on forest floor.
Grade/Topography: Wet Area with many hummocks. Forested – maple, pine, hemlock, oak
Limitations: Wet, no access

Recommendations

Connectivity: East side borders land in Tree growth
Significance to Comprehensive Plan:
Marketability: Low because of no access
Suggested Use: Keep for now.

Town of Topsham – Property Inventory

Map & Lot #: R9-24

Address: Cathance Road

Summary: This 32-acre parcel lies between the RR tracks and the Cathance River. It lacks paved road access. Once farmland, it is now almost entirely forested except for some open areas. An old road leads from the SW corner of the property through the woods and down a slope to the river, where evidence remains of an old bridge.

PARCEL #27

Information on File

Acreage: 32 acres
Soil Potential: Along the river and gullies very poor, the rest medium for development (according to USDA, Natural Resource Conservation Service).
Zoning/Shoreland regulations: 250' Shoreland zone along the river. R3
Structures: None.
Utilities: RR length of east side.
Assessment Value: \$16,000.
Taxes: None.
Status: Acquired through non-payment of taxes.

Description: Small part listed as high value habitat for USFWS priority trust species.
Accessibility: No direct access to a paved road.
Habitats: <i>Fauna:</i> White tail deer, coyote, red fox, gray fox, fisher, beaver, rabbit, otter, mink, muskrat, red squirrel, gray squirrel, red tailed hawk, great horned owl screech owl, ruffed grouse, wild turkey, ducks, bald eagle, great blue heron, ravens, crows, and osprey. <i>Flora:</i> Some old pines, second growth hemlock, beech, red oak, and maple, laurel, blueberries, raspberries, lady's slipper. About half the site is part of a 2.251 acre large undeveloped habitat block that includes the Highland conservation area and extends into Bowdoinham.
Aesthetic Qualities: A scenic old road leads to the river where there used to be a bridge. There are views up and down the Cathance.
Grade/Topography: Gullies, sharp drop to river, otherwise fairly level.
Limitations: Lack of access.

Recommendations

Connectivity: The property lies between The Cathance Preserve and land protected by a conservation easement, so it would be an important link in a wildlife corridor along the river. It is across the road from the Cathance Water Tower, which has been placed on the National Register of Historic Places and will soon be restored. This would make possible a town park with a nearby historic focus.
Significance to Comprehensive Plan: The Cathance River is listed as a "Locally Significant Natural Resource Gem" in the 1992 Comp Plan. The Plan suggests that this section of the river be kept in as wild a condition as possible as it "contributes to the wildlife corridor as well as a sense of the unexplored."
Marketability: Limited because the property has no road frontage.
Suggested Use: The Cons. Committee recommends that the town keep this property as a quiet, low-key natural area, with the possibility of allowing the Topsham Trail Riders to use the old road and rebuild the old bridge.

Town of Topsham – Property Inventory

Map & Lot #: R9-25

Address: Cathance Rd.

Summary: On the west side of Cathance Road, this strip of land runs from the road to the “Rogers’ property”.

PARCEL #28

Information on File

Acreage: 2.5
Soil Potential:
Zoning/Shoreland Regulations: R3
Structures: Old foundation
Utilities: Electric and phone
Assessment Value: 23,300
Last Taxes:
Status: lien foreclosure

Description

Accessibility: On road.
Habitats: A forest of mostly white pine, wildlife
Aesthetic Qualities: large, old trees
Grade/Topography: Level
Limitations: Old foundation

Recommendations

Connectivity: Near the Cathance Water Tower
Significance to Comprehensive Plan:
Marketability: Possible houselot.
Suggested Use: Keep as part of a historic park, connecting the Water Tower to the Rogers’ property.

Town of Topsham – Property Inventory

Map & Lot #: R9-26

Address: Cathance Rd.

Summary: This lot lies on the east side of Cathance Road just past the Water Tower but separated by a small area.

PARCEL #29

Information on File

Acreage: 9.5
Soil Potential: low to medium for septic, high for dwelling
Zoning/Shoreland Regulations: R3, both streams have a 75 ft riparian, buffer
Structures: none
Utilities: Electric
Assessment Value: 26,200
Last Taxes:
Status: lien foreclosure

Description

Accessibility: Frontage on Cathance Road.
Habitats: Mixed forest, wildlife
Aesthetic Qualities: large, old trees. Most of site listed as 1-49% forested habitat with small area a top 25% most important habitat for priority trust species by the USFWS.
Grade/Topography: steep slope down to ravine
Limitations: Not well suited to building due to ravine.

Recommendations

Connectivity: Near the Cathance Water Tower. Eastern side border a 2,549 acre large undeveloped habitat block that stretches on both sides of Cathance river and extends into Bowdoinham.
Significance to Comprehensive Plan:
Marketability: Very limited, would require a bridge for a house lot.
Suggested Use: Keep as part of a historic park with the Water Tower

Town of Topsham – Property Inventory

Map & Lot #: U13A-10

Address: 4 Jeanne Drive

Summary:

Mr. Brillant sold this property to the town for one dollar. He has the first option (for 100 years from 1987) if the town decides to sell it.

PARCEL #15

Information on File

Acreage: 5.41
Soil Potential: very low to medium for septic, very low to high for dwelling
Zoning/Shoreland Regulations: R3
Structures:
Utilities: Phone, electric, no municipal sewage
Assessment Value:
Taxes:
Status: town owned

Description

Accessibility: On Jeanne Drive
Habitats: Wooded
Aesthetic Qualities:
Grade/Topography: Low and damp.
Limitations:

Recommendations

Connectivity: Borders on land in Tree Growth Tax Plan and across the road from another plot (R13A-33) sold to the town with the same conditions.
Significance to Comprehensive Plan:
Marketability: Desirable area.
Suggested Use: Sell.

Town of Topsham – Property Inventory

Map & Lot #: U13A-33

Address: 5 Jeanne Drive

Summary:

Mr. Brilliant sold this property to the town for one dollar. He has the first option (for 100 years from 1987) if the town decides to sell it. Adjacent lot is Parcel #15.

PARCEL #5

Information on File

Acreage: 1.69
Soil Potential: very low to medium for septic, very low to high for dwelling
Zoning/Shoreland Regulations: R3
Structures:
Utilities: Phone, electric, no municipal sewage
Assessment Value: 15,900
Taxes:
Status: town owned. Bob Brilliant sold to town for acceptance of roads.

Description

Accessibility: On Jeanne Drive
Habitats: Wooded
Aesthetic Qualities:
Grade/Topography: Low and damp.
Limitations:

Recommendations

Connectivity: Borders on land in Tree Growth Tax Plan and across the road from another plot (U13A-10) sold to the town with the same conditions.
Significance to Comprehensive Plan:
Marketability: Desirable area.
Suggested Use: Sell as a house lot. (Dedicated Recreation currently)

Town of Topsham – Property Inventory

Map & Lot #: U14-24

Address: 181 Pleasant Point Road

Summary:

A very small piece of property on Merrymeeting Bay, which could provide access to the Bay.

PARCEL #16

Information on File

Acreage: .04
Soil Potential:
Zoning/Shoreland Regulations: Within 250 feet riparian buffer. In Resource Protection District R3
Structures: None
Utilities: Electric and phone.
Assessment Value: 3,200
Taxes:
Status:

Description

Accessibility: On road
Habitats: All of the site overlooks tidal water fowl/wading bird habitat, ie; top 25% most important habitat for priority trust species by the USFWS and Maine rare animal species.
Aesthetic Qualities: View of Merrymeeting Bay
Grade/Topography: Steep drop from road
Limitations: Very small

Recommendations

Connectivity:
Significance to Comprehensive Plan:
Marketability:
Suggested Use: Keep

Town of Topsham – Property Inventory

Map & Lot #: U14-31

Address: 145 Pleasant Point Road

Summary:

A very small piece of property on Merrymeeting Bay, which could provide access to the Bay.

PARCEL #17

Information on File

Acreage: .03
Soil Potential:
Zoning/Shoreland Regulations: Within 250 feet of riparian buffer. Entire site in Resource Protection Zone R3
Structures: None
Utilities: Electric and phone
Assessment Value: 1,700
Taxes:
Status:

Description

Accessibility: Frontage on Pleasant Point Road
Habitats: A few deciduous trees, fresh water tidal marsh. All of the site overlooks tidal water fowl/wading bird habitat, ie; top 25% most important habitat for priority trust species by the USFWS and Maine rare animal species.
Aesthetic Qualities: View of Merrymeeting Bay
Grade/Topography: Land drops off immediately from the road to Androscoggin river.
Limitations: Very small, very limited parking space.

Recommendations

Connectivity:
Significance to Comprehensive Plan:
Marketability:
Suggested Use: Keep

Town of Topsham – Property Inventory

Map & Lot #: U1A-10

Address: 15 Abenaki Drive

Summary:

This lot is not buildable but could be sold with #12 Sokokis Circle.

PARCEL #1

Information on File

Acreage: .38
Soil Potential: low or medium for dwelling
Zoning/Shoreland Regulations: R1
Structures: no
Utilities: Electric, town water, phone
Assessment Value: \$10,000
Taxes:
Status:

Description

Accessibility: Frontage on Abenaki Drive.
Habitats: Wetland, culvert along Abenaki Drive, then gradually slopes up to 12 Sokokis Circle lot.
Aesthetic Qualities: Many deciduous trees.
Grade/Topography: Mostly level
Limitations: Recommendations: Very wet along Abenaki Drive

Connectivity: Borders undeveloped forested area on south side.
Significance to Comprehensive Plan:
Marketability: If combined with abutting lot, includes a variety of natural habitats.
Suggested Use: Sell

Town of Topsham – Property Inventory

Map & Lot #: U1A-19

Address: 12 Sokokis Circle

Summary:

PARCEL #2

Information on File

Acreage: .41
Soil Potential:
Zoning/Shoreland Regulations: R1
Structures: no
Utilities: Electric, town water, phone.
Assessment Value: \$10,800
Taxes:
Status: Not labeled as green or recreation area. Abenaki and Sokokis developed by John Bouchard. These lots considered undevelopable and give to town. Maybe property mentioned on deed for road.

Description

Accessibility: Street frontage.
Habitats: Small woodland within subdivision.
Aesthetic Qualities: Some large trees
Grade/Topography: East Facing Slope approximately 35 degrees
Limitations: Steep

Recommendations

Connectivity:
Significance to Comprehensive Plan:
Marketability: Buildable lot, backs on to U1a-19 (15 Abenaki)
Suggested Use: Sell as a house lot.

Town of Topsham – Property Inventory

Map & Lot #: U1A-31

Address: 25 Sokokis Circle

Summary:

PARCEL #3

Information on File

Acreage: .57
Soil Potential: low for septic, high for dwelling
Zoning/Shoreland Regulations: R1
Structures: None
Utilities: Phone, electric, town water, sewer is across the road.
Assessment Value: \$12,000
Taxes:
Status: Not a dedicated recreation area. Also Bouchard.

Description

Accessibility: Street access.
Habitats: Small woodland within subdivision.
Aesthetic Qualities: Nice woods, big trees, outcroppings of ledge
Grade/Topography: 20 degree slope to North
Limitations: Ledge

Recommendations

Connectivity:
Significance to Comprehensive Plan:
Marketability: Buildable lot.
Suggested Use: Sell as a house lot.

Town of Topsham – Property Inventory

Map & Lot #: U20-10

Address: 20 Ivanhoe Drive

Summary: The property has a retention pond, which is sometimes used for ice skating.

PARCEL #18

Information on File

Acreage: 1.03
Soil Potential: low or very low for septic, otherwise OK
Zoning/Shoreland Regulations: R2
Structures: none
Utilities: electric, phone, town water
Assessment Value: 12,700
Taxes:
Status:

Description

Accessibility: In the middle of a neighborhood.
Habitats:
Aesthetic Qualities:
Grade/Topography: Detention pond – but not wet
Limitations: Grade below street level

Recommendations

Connectivity:
Significance to Comprehensive Plan:
Marketability:
Suggested Use: Keep because of detention pond.

Town of Topsham – Property Inventory

Map & Lot #: U20-100

Address: 21 Coville Road

Summary:

This is a dedicated recreation area.

PARCEL #20

Information on File

Acreage: 1.99
Soil Potential: low or very low for septic, otherwise OK
Zoning/Shoreland Regulations: North side borders aquifer protection zone. R2
Structures: none
Utilities: Electric, phone, town water
Assessment Value: 28,000
Taxes:
Status: Dedicated recreation area – would have to check with planning to make change.

Description

Accessibility: Road frontage on Coville. Is there access off White house Crossing? Who owns piece of property that could be ROW? R1-48B owned by Dallas Bessy. R1-50A owned by Kenneth Byras Jr.
Habitats:
Aesthetic Qualities: Mostly wooded, overgrown field.
Grade/Topography: Flat. Trails
Limitations:

Recommendations

Connectivity:
Significance to Comprehensive Plan:
Marketability: Cannot be sold.
Suggested Use: Keep – it is dedicated open space.

Town of Topsham – Property Inventory

Map & Lot #: U20-44

Address: 4 Berkeley

Summary: Desirable house lot or neighborhood open space.

PARCEL #7

Information on File

Acreage: .61
Soil Potential: low for septic, very high for dwelling
Zoning/Shoreland Regulations: R2
Structures:
Utilities: abuts RR, town water, electric, phone
Assessment Value: \$27,200
Taxes:
Status:

Description

Accessibility: Frontage on Berkley
Habitats: Field and Scrub
Aesthetic Qualities:
Grade/Topography: Front mowed, back woods Level
Limitations: Test well

Recommendations

Connectivity:
Significance to Comprehensive Plan:
Marketability: Not permitted as house lot.
Suggested Use: Sell.

Town of Topsham – Property Inventory

Map & Lot #: U20-46

Address: 8 Berkeley Lane

Summary:

PARCEL #8

Information on File

Acreage: .52
Soil Potential: low for septic, very high for dwelling
Zoning/Shoreland Regulations: R2
Structures:
Utilities: abuts RR, town water
Assessment Value: \$25,700
Taxes:
Status:

Description

Accessibility: On Berkeley
Habitats: Woodland
Aesthetic Qualities:
Grade/Topography: Wooded, level
Limitations: Test Well

Recommendations

Connectivity:
Significance to Comprehensive Plan:
Marketability: Not permitted as house lot
Suggested Use: Sell

Town of Topsham – Property Inventory

Map & Lot #:U20-48

Address: 12 Berkeley Lane

Summary: Desirable location as a house lot.

PARCEL #9

Information on File

Acreage: .47
Soil Potential: low for septic, very high for dwelling
Zoning/Shoreland Regulations: R2
Structures:
Utilities: W side abuts RR
Assessment Value: \$24,700
Taxes:
Status:

Description

Accessibility: On Berkeley
Habitats: field and scrub
Aesthetic Qualities:
Grade/Topography: level
Limitations: Questions regarding placement of septic, re: nearby water wells.

Recommendations

Connectivity:
Significance to Comprehensive Plan:
Marketability: not permitted as house lot
Suggested Use: Sell.

Town of Topsham – Property Inventory

Map & Lot #: U20-61A

Address: 33 Ivanhoe Drive

Summary:

This property is a sinkhole.

PARCEL #19

Information on File

Acreage: 1.10
Soil Potential: low or very low for septic, otherwise OK
Zoning/Shoreland Regulations: R2
Structures:
Utilities:
Assessment Value: 3000
Taxes:
Status:

Description

Accessibility:
Habitats:
Aesthetic Qualities:
Grade/Topography: Sinkhole
Limitations: Two caps for testing.

Recommendations

Connectivity:
Significance to Comprehensive Plan:
Marketability:
Suggested Use: Keep, this is used as a skating rink, but we could sell a piece of this to an abutter without impacting the drainage uses.

Town of Topsham – Property Inventory

Map & Lot #:U20-99

Address: 22 Coville Road (Near Ivanhoe)

Summary: A corner lot with promising characteristics for a sale.

PARCEL #6

Information on File

Acreage: .46
Soil Potential: very low for septic, high for dwelling
Zoning/Shoreland Regulations: R2
Structures: No
Utilities: Town water, electricity
Assessment Value: \$24,200
Taxes:
Status: 6-9 maybe research an DEP conditions – whether they have changed

Description

Accessibility: corner road frontage
Habitats: Field and Scrub
Aesthetic Qualities:
Grade/Topography: Flat
Limitations:

Recommendations

Connectivity: none
Significance to Comprehensive Plan: None
Marketability: High
Suggested Use: Sell as a house lot.

Town of Topsham – Property Inventory

Map & Lot #: U21-26

Address: 24 Mallett Drive

Summary:

This square mowed field is a dedicated recreation area, which is apparently not used at present.

PARCEL #21

Information on File

Acreage: .32
Soil Potential: Mostly low for septic.
Zoning/Shoreland Regulations: R1
Structures: None.
Utilities:
Assessment Value: 24,000
Taxes:
Status: dedicated recreation area

Description

Accessibility: Access to Mallett.
Habitats: A mowed square – it probably goes back into the woods a little.
Aesthetic Qualities:
Grade/Topography: Flat.
Limitations:

Recommendations

Connectivity:
Significance to Comprehensive Plan:
Marketability: Can't be sold as it is a dedicated recreation area.
Suggested Use: Keep

Town of Topsham – Property Inventory

Map & Lot #:U2-69

Address: 18 Summer Street

Summary: This lot may become a valued addition to a riverfront park in the future.

PARCEL #13

Information on File

Acreage: 0.10
Soil Potential: very low for building
Zoning/Shoreland Regulations: entire site in commercial zone
Structures:
Utilities:
Assessment Value: \$800
Taxes:
Status:

Description

Accessibility: On Summer Street
Habitats: Invasive Plants
Aesthetic Qualities: South side borders Androscoggin
Grade/Topography: Steep drop a few feet from road down to river
Limitations: Flood plain

Recommendations

Connectivity: none
Significance to Comprehensive Plan: River
Marketability: Low
Suggested Use: retain for possible park in the future with the adjacent CMP lot and the “beach lot”. Try to buy CMP lot.

Town of Topsham – Property Inventory

Map & Lot #: U2A-90

Address: 1 Brown Street

Summary: Add to school property or sell to abutter.

PARCEL #14

Information on File

Acreage: .27
Soil Potential: OK
Zoning/Shoreland Regulations: R1
Structures: None
Utilities:
Assessment Value: 22,600
Taxes:
Status: Greenspace.

Description

Accessibility: The only possible access would be on the approach to the school.
Habitats: some wetland
Aesthetic Qualities:
Grade/Topography:
Limitations: Access is limited due to frontage on school entrance.

Recommendations

Connectivity:
Significance to Comprehensive Plan:
Marketability: This is dedicated open space.
Suggested Use: Keep.

Town of Topsham – Property Inventory

Map & Lot #: U3-66

Address: 26 Williams Drive

Summary: This property at the end of Williams Drive could be sold to abutters.

PARCEL #4

Information on File

Acreage: 0.15
Soil Potential: High for dwelling
Zoning/Shoreland Regulations: R1
Structures: None
Utilities: Electric
Assessment Value: \$2900
Taxes:
Status:

Description

Accessibility: Through the neighboring lots on both sides.
Habitats:
Aesthetic Qualities:
Grade/Topography: Flat
Limitations: Too small to build upon.

Recommendations

Connectivity:
Significance to Comprehensive Plan:
Marketability: Could be sold as a side yard to either neighbor.
Suggested Use: Sell