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Town of Cumberland Planning Board Meeting Minutes 1962

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Thursday January 4, 1962 7:30 PM.
Present: Messrs. Palmer, Sweetser and Marks.

Mr. Jamerson of Wright and Pierce was present and reviewed the corrected Official Town Map. Only minor changes were necessary and will be included on the Official copies.

Mr. Ernest Rand was present to discuss town owned forest lands. He will present an Article to the March Town Meeting to have the Town owned forest lands registered as such.

Street numbering was discussed and an estimate of \$400 was given by Mr. Jamerson for the Mainland Streets. This board will present an Article to the March Town Meeting for Street Numbering.

Mr. Harold Bragg appeared to discuss the Capital Budget
Plan for the Fire Department in 1962. It was agreed that the
Capital Budget Plan should be followed, and that the Board
would support Mr. Bragg's Article for a new Fire Engine.
There was unanimous approval by the Board for the purchase of
the Whitney property by the Town for the eventual construction
of a new Fire Station.

The next meeting was scheduled for Thursday January 11, 1962.



CUMBERLAND, MAINE

Thursday January 11, 1962 7:30 PM

Present: Messrs. Palmer, Robinson, Sweetser, Farwell and Marks

Final review of the Official Town Map with Mr. Jamerson of Wright & Pierce Engineer's. Mr. Sweetser made street additions, which will be included on the final prints.

Selectmen will review final print and have Town Clerk sign official copy for recording.

A linin copy of the map will be kept at the Town Hald and a Sepia copy will be retained for Planning Board use.

The Planning Board will present the following articles for the 1962 Town Meeting.

- 1. Street Numbering \$400.
- 2. Budget for Planning Board \$500 Greater Portland Regional Planning Commission. \$500 Expenses of the Board.

G. S. Marks

Secretary

Planning Board Cumberland, Maine

Thursday January 18, 1962 7:30 PM

Present: Messrs Palmer, Sweetser, Farwell and Marks.

A discussion was held on street acceptance in subdivisions. It was proposed to ask for a joint meeting with the Board of Selectmen at some future time for this subject.

The Official Map of the Town is completed and ready for the Town Clerk's signature. All members of the Board approved the map as being correct to the best of their knowledge.

It was agreed that the Planning Board report should include Subdivisions, Official Map and Regional Sewerage Survey.

G. S. Marks Secretary Planning Board Cumberland, Maine

Thursday January 25, 1962 7:30 PM

Present: Messrs. Palmer Sweetser and Marks.

A brief meeting was held to discuss the desired contents of the annual report of the Planning Board.

The secretary was requested to keep a record of items to be brought to the future joint meeting with the selectmen.

G. S. Marks Secretary



Thursday February 15, 1962 7:30 PM.

Present: Messrs. Palmer, Sweetser, Robinson and Marks.

Mr. Stanley Brown presented a preliminary sketch of Section "C" of his subdivision. This sketch included property which was not owned by Mr. Brown, and he was advised that the Board could only accept the portion which belonged to him. Mr. Brown then indicated that he would include only the three lots and the street right of way which he owned.

The Board is generally not in favor of subdivisions which are not complete to the extent of the planned streets. This was explained to Mr. Brown. He was advised that the Board would accept this subdivision, and that he should have preliminary plans prepared with information as called for by the Subdivision Ordinance.

It should be noted here that Mr. Brown made some very uncalled for remarks concerning the veracity of the members of this board.



March 2, 1962

The Planning Board, at their meeting on January 4, 1962, were unanimous in their approval for the purchase of the Whitney property by the Town for the eventual construction of a new Fire Station.

Gilbert 3. Marks

Gelber S. Marks

Secretary



CUMBERLAND, MAINE

Thursday March 8, 1962 7:30 PM

Present: Messrs. Palmer Sweetser, Robinson and Marks

The following officers were elected for the comming year.

Chairman

Mr. Palmer

Vice Chairman

Mr. Sweetser

Secretary

Mr. Hawes

A discussion was held on subdivisions, and the Board decided that prints of all existing subdivisions should be obtained and kept in Planning Board files. This will require the services of Wright & Pierce. Mr. Jamerson of that firm wil be present at the next meeting to discuss methods of obtaining missing plans. Also plan to discuss with Mr. Jamerson drawing up road cross sections.

Mr. Palmer and Mr. Sweetser will consult with the selectmen to set up a joint meeting for discussions on roads, official map etc.

G. S. Marks

for the Secretary



Thursday March 22, 1962 7:30 PM

Present: Messrs. Palmer, Sweetser, Farwell and Marks.

Mr. Stanley Brown presented his preliminary subdivision plan with three lots on Woodside Drive, which completes Woodside Drive to Main Street. He was carefully advised of the requirements for his final plans, all of which was noted on the Board's copy of the preliminary plan. He was further advised that all of these requirements were included in the subdivision ordinance.

Mr. Arthur Larson will be contacted as soon as the ground is free of snow, to establish ammount of bond required for completion of Woodside Drive.

A final bill for \$55.00 from Wright and Pierce for work on Official Town Map was approved by the Board.

The Board met jointly on Monday March 19, with the Selectmen, Town Council and the Building Inspector, to discuss the
Official Map of the Town. Many points were clarified as to the
affect of having an official map registered and recorded.

G. S' Marks

For the Secretary



CUMBERLAND, MAINE

Thursday, April 5, 1962 - 7:30 P.M.

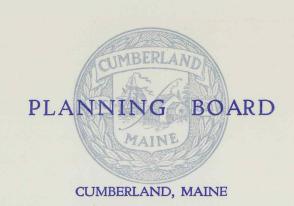
Present: Messrs. Palmer, Sweetser, Farwell, Marks, Robinson and Hawes.

Nominations were made, for submission to the Board of Selectmen, for representatives on the Regional Planning Commission, of James H. Palmer for a four year term and John E. Mitchell and Philip J. Murdock as associates.

Discussion was held of the possible conflict between current requirements of the size of subdivisional lots and smaller lots presently held by individual owners. The subject is to have further study.

Discussion followed of Mr. Stanley Brown's subdivision plan. It was emphatically stated that included in the specified requirements, mentioned in the minutes of the Board's March 22nd meeting, to all of which Mr. Brown agreed, was the installation of water pipe in Woodside Drive through to Main Street.

E. C. Hawes, Secretary



Thursday, April 26, 1962 - 7:30 P.M.

Present: Messrs. Palmer, Marks, Sweetser, Farwell, Robinson, Hawes.

Discussion of Mr. Burton Best's request which invoked a special hearing of the Board of Adjustment and Appeal on April 26th. (See notice attached.) Planning Board to take no action.

Announced that Mr. Philip Murdock had declined an appointment as associate representative on the Regional Planning Commission.

Mr. Stanley Brown submitted a revised preliminary plat of his proposed subdivision between Woodside Drive and Hillcrest Drive, which the Board approved for the processing of the final plat.

Discussion of the advisability and practicability of undertaking a statistical study and breakdown of the town income and expenses, to show the relationship between tax income and its sources and the cost of the various types and locations of the town's maintenance work and enterprises.

E. C. Hawes, Secretary

OFFICE OF SELECTMEN, ASSESSORS AND OVERSEERS OF POOR

D OF

CUMBERLAND, MAINE
APRIL 13, 1962

SPECIAL REARING BOARD OF ADJUSTMENT & APPEALS

THE ABOVE BOARD WILL HOLD A HEABING AT THE TOWN OFFICE ON THURSDAY EVENING, APRIL 26th. AT 8:00 O'CLOCK TO ACT UPON THE BEQUEST OF BURTON BEST, MAIN STREET, FOR A GARAGE WHICH CONCERNS A SIDE LINE SET BACK.

HERBERT S. FOSTER TOWN CLERK



Thursday, May 10, 1962 - 7:30 P. M.

Present: - Messrs. Palmer, Sweetser, Farwell, Marks, Hawes.

Approval was given of Mr. Stanley Brown's

subdivision plan of lots in "Woodside Acres" between Woodside and Hillcrest Drives and Maine and Carol Streets. A \$2000. bond was considered adequate, per Arthur B. Lawson's letter, to cover expense of gravelling and tarring Woodside Drive between Main and Carol Streets.

Discussion of the possibility of having an Airforce Armory built with Federal Government funds on the town land purchased by the State.

E.C. Hawes, Secretary.



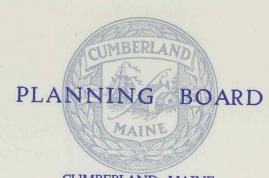
Thursday, June 21, 1962, at 7:30 P.M.

Present: Messrs. Palmer, Sweetser and Hawes.

Letter presented from David D. Williams and Arthur N. Blanchard (q. v.) to Planning Board, dated June 11, 1962, in which was stated Mr. Blanchard's agreement to put road in front of the Willow Road property to be purchased by Mr. Williams from Mr. Blanchard, and to put water through to the middle of the lot line, Mr. Williams to surface the street.

Messrs. Burgi, Moore and Norris of the Portland Water District attended the meeting and a general discussionfollowed of increasing water supply to the Foreside, as set forth in the letter of May 3, 1962, from the Portland Water District.

E.C. HAWES, Secretary



CUMBERLAND, MAINE

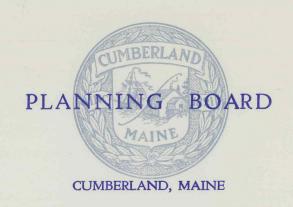
Thursday, July 19, 1962, at 7:30 P.M.

Present: Messrs. Palmer, Sweetser, Hawes and Farwell.

Mr. Ernest Frye submitted a preliminary plan of proposed subdivision on Blanchard Road. The Board inspected the land. Mr. Frye was told that a profile should be submitted, showing the existing grade and the profile of the finished road; that all specifications of Subdivision Ordinance should be followed; and that a sketch plan should be furnished, showing the piece of property and the portion in the subdivision. It was further stated that the Subdivision Ordinance sets forth everything that will be required.

Mr. David D. Williams was informed that Mr. Arthur Blanchard should furnish for proper recording an amended plan of "Broadmoor Acres Section A" showing Lot #17 outlined as the property purchased by Mr. Williams.

E.C. HAWES, Secretary



Thursday, August 2, 1962, at 7:30 P.M.

Present: Messrs. Palmer, Farwell and Hawes.

Messrs. Frye and Stover presented the requested profile of land and proposed road (Frye Drive). The site was again inspected by those present, and the Board requested a corrected profile with the changes indicated on a sketched copy. Requirements for the plat, as set forth in the Subdivision Ordinance were discussed and explained with changes to be made as indictated on the Planning Board copy.

In the case of Mr. David D. Williams (see minutes of July 19th meeting), the blueprint furnished by Mr. Arthur Blanchard was pronounced correct, but the final plan must be brought in for approval by the Board and then duly recorded.

E. C. Hawes, Secretary.



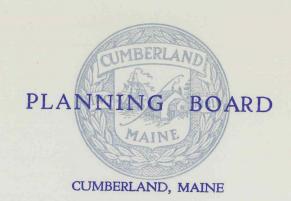
Thursday, August 9, 1962, at 7:30 P.M.

Present: Messrs. Palmer, Sweetser, Farwell and Hawes.

Mr. Ernest Frye presented corrected profile of land and proposed road which was reviewed and checked. He presented also the plat entitled "Plan of Frye Development, Section A" which was likewise checked. Both profile and plat were returned to Mr. Frye for corrections explained and discussed, as noted both in a memo to Mr. Frye and on Planning Board copies. (With corrections made as noted, the Planning Board will approve.)

Mr. Frye's attention was again called to the terms of the Subdivision Ordinance in general and to certain one in particular.

E. C. Hawes, Secretary.



Thursday, August 23, 1962 - 7:30 P.M.

Present: Messrs. Palmer, Sweetser, Robinson, Farwell and Hawes

Mrs. Veartrice B. Verrill presented a proposed plan of sub
division extending from the corner of "Cumberland Center Road" (Main St.)

and Greeley Road along these two highways, this plan labelled

Section A. Changes and clarification were suggested.

Edward C. Hawes, Secretary



Thursday, August 30, 1962 7:00 P.M.

Present: Messrs. Palmer, Farwell, Sweetser, Hawes.

The Board personally inspected the land Mrs. Verrill's proposed subdivision and then that of Mr. Ernest Frye's proposed subdivision.

Mr. Frye was advised to proceed with the suggested levelling-off of his land by bulldozer but to do nothing further than to
remove loam until obtaining the Planning Board's approval, this in
respect to the proposed road. He was further advised to get the surveyor's help in determining to what extent the quantity of loam, etc.,
removed would provide the necessary fill.

Mrs. Verrill appeared before the Board. The Board suggested that the plat of proposed subdivision show a proposed 50 foot street along the old railroad bed, thereby providing a building lot along such street.

Other points explained to Mrs. Verrill for her action were the following:-

Required monuments to be indicated on plat.

Subdivision to be named.

The proposed street to be named.

"Cumberland Center Road" to be changed to Main Street.

The indicated distance of 122.1' to be checked for accuracy.

The dedicated right of way from Main Street for a later street to be named,

All provisions of the Subdivision Ordinance to be followed.

OFFICE OF SELECTMEN, ASSESSORS AND OVERSEERS OF POOR

CUMBERLAND, MAINE

Sept. 18, 1962

Mr. James H. Palmer Planning Board Cumberland Center, Maine

Dear Mr. Palmer,

For your records a Performance Bond has been received from Ernest C. Frye in the amount of \$2400.00/.

Bond is on file in Town Office.

Herbert S. Foster Town Clerk M



Thursday, September 20, 1962 - 7:30 P.M.

Present: Messrs. Palmer, Sweetser, Farwell, Marks and Hawes.

Mr. Ernest Frye presented the requested profile of the proposed Frye Drive, which was approved.

The "Plan of Frye Development Section A" was approved and the plat signed.

Road Commissioner Christensem the appeared for consultation and direction concerning the proposed Frye Drive.

Edward C. Hawes, Secretary



September 27, 1962

7:30P.M.

Present: Messrs. Palmer, Marks, Robinson, Hawes, Farwell and Sweetzer
Fred Osgood consulted the Board in regard to a prospective subdivision,
the plane for which would be in conjunction with a new cement block
building for the continuance of his business.

At about 8:15 P.M. adjourned to the joint meeting of School Board and School Survey, School Building and Budget Committees.

E.C.HAWES, Secretary

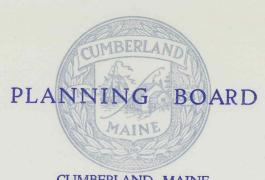
October 11, 1962 7:30 PM

Present: Messrs. Palmer, Sweetser, Farwell and Marks.

The Board gave final approval on the ammended plan of Broadmoor Acres for Arthur Blanchard.

Mr. Palmer will seek town council advise on the Planning Board recommendations for a School Administrative District, under the Revised Planning and Zoning Legislation in Maine.

Gilbert S. Marks
Secretary



CUMBERLAND, MAINE

October 25, 1962 - 7:30 P.M.

Present: Messrs. Palmer, Farwell, Marks, Sweetzer and Hawes.

A lengthy discussion of the proposed School Administration District occupied the evening.

It was deemed inadvisable for the Board to make a report, expressing itself either in favor or disfavor of the establishment of the school district.

Edward C. Hawes, Secretary

Cumberland Planning Board

November 15, 1962 7:30 Pm

rresent: Mr. Palmer, Sweetser, Farwell and marks.

Mr. Dean Blanchard with his lawyer Mr. Richard Davis were present to discuss zoning of his property along Rt.1.

Their problem involved assessment of property rather than zoning, They were referred to the assor.

G. S. Marks Secretary Cumberland Planning Board

December 13, 1962 7:30 PM

Present: Mr. Palmer, Sweetser, Farwell and Marks.

The Greater Portland Transportation Study was discussed by Mr. Palmer.

Zoning for pigs was checked in connection with those kept by Mr. Paul Merrill. Also drainage on the Merrill property.

Mr. Vaughn Day from the Soil Conservation District discussed the Water Shed program as it could be applied to Cumberland. A suyvey of the possibilities would be made by the Federal Government if requested by the town.

The board will recommend to the Selectmen that survey should be made.

Next meeting scheduled for January 3, 1963 7:30 PM

G. S. Marks Secretary