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1961

Town of Cumberland Planning Board Meeting Minutes 1961

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Thursday March 15, 1961 7:30 PM Present: Mr. Palmer, Mr. Sweetser, Mr. Robinson and Mr. Marks

The following members were elected to the indicated office for the ensueing year.

President Vice President Secretary	Mr.	Palmer Sweetser Marks
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A lengthy discussion and search of the Zoning Ordinance was held in connection with a letter from the Town of Yarmouth to the Board of Zoning Adjustments and Appeals, Subject. "Erection Of a Sign in Cumberland to Advertise Yarmouth."

This board proposed a reply to the Appeals Board indicating that we are sympathetic with the Yarmouth proposal and would like to cooperate but can find no provision permitting such a sign. A letter to this effect will be forwarded to the Board Of Zoning Adjustments and Appeals.



Thursday April 6, 1961 7;30PM Present; Messrs. Palmer, Sweetser, Farwell, Robinson and Marks

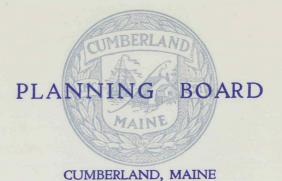
A lenghty discussion was held on the Sub Division Ordinance in regards to lot sizes where possible sewerage disposal conditions could not meet State Plumbing Code. No dicision reached, more information required.



Thursday April 27, 1961 7;30 PM Present; Mr. Palmer, Mr. Sweetser, Mr. Farwell, and Mr. Marks

Mr. Carlan Burnell informed the board of a proposed sub= division of his property on Main Street and Greely Road. He was given copies of both the Zoning Ordinance and Sub-Division Ordinance, and briefed on the requirements he would have to meet.

Mr. Arthur Blanchard also proposed a sub-division of his property off Tuttle Road, parallel to Meadow View Road. He was likewise made aware of the requirements to be met.



Wednesday May 10, 1961 7;30 PM Present; Mr. Palmer, Sweetser, Hawes, Robinson, Farwell and Marks

Mr. Carlan Burnell was present with additional information on his proposed sub-division. He was informed that the next step was to prepare a prediminary plan of the sub-division.

Mr. Webster and Mr. Rowe from the Chamber of Commerce in Yarmouth, discussed with the board, their interest in the erection of a sign in Cumberland, visible from the new Route 95, to advertise the Town of Yarmouth. This item is still open for additional information.

Mr. Arthur Larson, Falmouth was recommended for estimator in fixing the amount of performance bond for subdivision roads. Mr. Palmer will contact Mr. Larson.



Wednesday May 24, 1961 7;30 PM Present; Messrs Palmer, Hawes, Farwell, Sweetser and Marks

Review of Mr. Arthur Blanchard's proposed sub-division. Final plans to be submitted.

Review of Mr. Carlan Burnell's proposed sub-division. Final plans to be submitted.



Thursday August 3, 1961 7;30 PM Present; Messrs. Palmer, Sweetser, Hawes, Farwell, Robinson and Marks

A proposed sub-division off Greely Road was presented by Mr. Verrill.

Mr. Verrill was requested to provide an outline of the entire property, showing relative of proposed sub-division. Because of the close prozimity of this area to a stream, the board will check with Town Council on law governing waste disposal distances réquired from waters.

A discussion was held on a proposed change in the Ordinance on width of right of way, from 40 to 50 feet, with 22 feet available for paving. Requested recommendations from the road commissioner on roadway dimensions.

It was the opinion of the baard that it should suggest to each sub-divider that his Engineer contact the road commissioner for road requirements. The road commissioner will then inform the board of his recommendations to the Engineer.

Anything other than minimum requirements for the road shall be clearly noted on the plans.

Recommendations will be made to the town from the Regional Planning Commission on the Greater Portland Regional Sewerage Plan, sometime in the first quarter of 1962.



Thursday September 14, 1961 7:30 PM Present: Messrs., Palmer, Farwell and Marks

A review was made of the Arthur Blanchard Sub-division plans. Several issues were noted that should be resolved.

1. Conners of streets should be rounded.

2. Should the Town accept a portion of a road in a subdivision? (dead end)?

3. Is drainage properly taken care of?

4. Areas should be indicated on each lot.

5. Engineer's Certificate should be on record copy of plans.

6. Lots should be defined with pipes where there are no monuments.

It is planned to have Town Council at the next meeting,



Thursday September 28, 1961 7:30 PM

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

Mr. Robert Donovan, Town Council was present for discussion on the following items:

- 1. Trailer Parks; should there be a designated area in the town for trailer parks?
- 2. Should sub-standard construction, mobil homes, prefabs etc., be covered in the building code?
- 3. Recommended amendment to the subdivision ordinance which would prevent anything beyond four lots being sold without a subdivision.
- 4. Recommended that a time limit should be set on road performance bonds, and that bonds should indicate requirements for road and water supply system.

Mr. Donovan recommended that items 1 & 2 above not be acted upon until completion of the Pierce trailer case.



Thursday October 12. 1961 7:30 PM rresent: Messrs. Sweetser, Palmer, Farwell and Marks

Brown

Mr. Stanley Blanchard presented and discussed preliminary plans for an extension to his subdivision.

The Planning Board sees no reason at the present time to connect Meadowview Road and Broadmoor Road by completion of Willow Lane.



Thursday October 26, 1961 7:30 PM

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

Mr. Arthur Blanchard's Subdivision final plans approved and signed.

Mr. Stanley Brown's proposed subdivision was reviewed, and the following recommendations made:

- That he dedicate as streets those areas set aside for that purpose.
- 2. That he mark lots with irons.
- 3. That he indicate any restrictions which will appear on the deeds.

Planning Board 9 Nov 61 . Present: James Palmer Harlan Ameeker E CHawes Even Farwele Plan of Alas Baker Property owned by Stanley N. Brown, Cumbuland Center, Maine, - Aection B. Oct. 24, 1961, approved for sepire copies. Discussion of gil Marks' notes re, recommendations for action at Four Meeting. anangement to be made for official map, parsuant to state law in respect to recording such a map-This to be discussed at next meeting on nor-16th. Discussion of advisability of having lown (streets) numbered Question of whether an article be drawn for Form meeting authorizing such numbering.



Thursday November 17, 1961 7:30 PM Present: Messrs. Palmer, Sweetser, Hawes, Farwell and Marks.

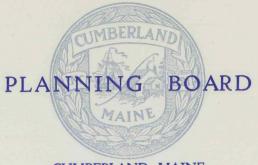
Mr. Stanley Brown presented his completed subdivision plans for approval and signature.

Bond of\$3,000 to cover proposed roads in above project recommended by Mr. Arthur B. Lawson in letter to the Planning Board, dated November 14, 1961. This amount was agreed upon by Mr. Brown.

Deed restrictions for the proposed subdivision were recieved from Mr. Brown as requested at a previous meeting.

Mr. Hawgs , alternate member of the board, was authorized as a member this meeting for the purpose of signing the subdivision plan.

Stanley Brown subdivision plan signed by, Mr. Palmer, Mr. Sweetser, Mr. Farwell, Mr. Hawes and Mr. Marks.



Thursday November 30, 1961 7:30 PM

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

Discussed Mr. Stanley Brown's new proposed subdivision on Ross property. Mr. Brown will resubmit this subdivision after the first of the year.

It is planned to spend what money is available to bring the official map of Cumberland up to date and have it recorded.

A letter is to be written to the Road Commissioner, setting forth requirements for streets on the Stanley Brown subdivision, Section B.

Next meeting is scheduled for December 7, 1961.



Thursday December 7, 1961 7:30 PM Present: Messrs. Palmer, Hawes, Sweetser, Farwell and Marks.

Discussed requirements for new roads to be finished surfaced by subdivider. This item is scheduled for discussion with the Selectmen at an early meeting.

A representative of Wright and Pierce Engineering Firm will be present at our next meeting December 14, for a discussion on bringing our Official Town Map up to date for recording.

A letter to the Road Commissioner dated November 30, 1961, from the Planning Board, outlined road requirements for the Stanley Brown, Section "B" subdivision.

Next meeting is scheduled for December 14, 1961.



Thursday December 14, 1961 7:30 PM Fresent: Messrs. Palmer, Sweetser, Farwell and Marks/

Mr. Jamerson of Wright and Pierce Engineering was present to discuss the Official Town Map.

A review of the map indicated that:

- 1. Names of all Streets and Roads should be brought up to date, including those on Chebeague Island. A telephone call to Mr. Roy Hill provided the Island information.
- 2. The following subdivions should be added to the map. Carlan Burnel off Upper Main Street. Arthur Blanchard off Tuttle Road. Owen Farwell 1st addition. Stanley Brown 2nd addition. Dorrance off Rt. 88.
- All Town owned property including that taken for non payment of taxes should be shown on map.

Mr. Jamerson estimated \$200. to complete the above work, which would include printing copies for recording.

The Planning Board would spend \$125. thru the end of December and the balance after the first of the year.

Estimate of final completion and recording was February 1, 1962.