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1973

Town of Cumberland Planning Board Meeting Minutes 1973

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Town of Cumberland

PLANNING BOARD MEETING

January 9, 1973

The meeting was called to order at 7:30 P.M. by Chairman Conrad Bernier. Members present were Gene Stratton, Norton Lamb and Earl Holdsworth. Also present was Dr. Frank Reed.

Marge McManus, of Mark Stimson Associates, and Mrs. Taylor, of Cumberland Foreside, were in to discuss the application of the Town Zoning Ordinance in reference to a piece of property that Mrs. Taylor would like to sell.

The Board discussed the Budget for the year 1973 and agreed to ask for the balance remaining from the previous years budgets plus \$500.00.

The Subdivision Moratorium was discussed and it was agreed, by all, that every effort should be made to have the comprehensive planning related to zoning and subdivision completed by the end of this moratorium.

The meeting was adjourned at 9:15 P.M.

Conrad Bernier,
Chairman

Town of Cumberland

PLANNING BOARD MEETING

January 16, 1973

Present: Conrad Bernier, Robert Dillenback, Norton Lamb,
Earl Holdsworth and Gene Stratton.
C.O.G.: Joe Ziepuewski
Councilors: Kenneth Partyka, Richard Walker.

The meeting was called to order, by the Chairman, at 7:30 P.M.

Mr. Munroe Hamilton and his planner, Stanley Goodenow of Land Use Consultants, appeared before the Board to discuss:

1. The Town's interest in a gravel pit, owned by Mr. Hamilton, off the North Road on Chebeague Island.
2. The possibilities of the Town accepting a right-of-way to division shores in exchange for the deeding of a parking area and shore rights.
3. The opinion of the Board relative to a subdivision in the vicinity of division shores.

The Board withheld any judgement on the first two items citing that there might be several legal questions to consider relative to such a transaction. The Board decided to discuss this matter further with the Town Council on January 22nd.

Re: Item three, the Board expressed its misgivings with respect to soil conditions and indicated that it could not engage in any formal subdivision review in light of the Subdivision Moratorium.

Mr. Ziepuewski of C.O.G. presented a first draft of a proposed Cumberland Zoning Ordinance to the Board; and the balance of the meeting was spent reviewing the draft.

The Board decided to meet and further review the ordinance after the January 22nd meeting with the Town Council.

Meetings were also planned for January 22nd with Mr. Ziepuewski to work on the ordinance and zoning map; and on February 6th for presentation of a subdivision ordinance.

Meeting was adjourned at 11:30 P.M.

Conrad Bernier, Chairman

Town of Cumberland

PLANNING BOARD MEETING

January 22, 1973

Present: Conrad Bernier, Robert Dillenback, Norton Lamb,
Earl Holdsworth and Gene Stratton.

The meeting was called to order at 8:45, by the Chairman, following a meeting with the Town Council.

This meeting was entirely devoted to reviewing zoning ordinances, item by item. At 11:30 P.M. it was agreed to resume the next evening January 23, 1973, at 7:30 P.M.

The Board resumed it's meeting on the 23rd with all the same members present. Following a brief meeting with the Board of Adjustments and Appeals, the meeting was called to order.

Review of the ordinance was completed and it was agreed to have the chairman discuss those items on which there was agreement with Mr. Ziopuowski. Items still in question would be discussed with Mr. Ziopuowski on January 30th.

Meeting was adjourned at 11:15 P.M.

Conrad Bernier,
Chairman

TOWN OF CUMBERLAND
PLANNING BOARD MEETING
January 30, 1973

Present: Conrad Bernier, Robert Dillenback, Gene Stratton,
Norton Lamb and Earl Holdsworth.
C.O.G.: Joe Ziepnewski

The meeting was called to order by chairman, Conrad Bernier, at 7:30 P.M.

Chairman read letter of resignation from Phkkip Perry to Town Council dated January 28, 1973.

Mr. Ziepnewski presented a summary matrix of Zone uses to facilitate reviewing permitted uses in the various zones.

The planned unit development ordinance was discussed and it was agreed to essentially leave it as is, but with a maximum density bonus of 18% with 50% reserved land,

Site specifications were discussed for business, commercial and industrial zones; and it was agreed that situations could only be handled on a case basis. Mr. Ziepnewski agreed to write a site review provision for these zones for the next meeting.

The zoning map was reviewed and the board gave Mr. Ziepnewski guidelines for drafting the mainland zoning map.

The planning board schedule was discussed and another meeting was arranged with Mr. Ziepnewski for February 6th. The Agenda for the meeting will be:

1. Review site review provisions.
2. Review Zoning Board of Appeals Provisions.
3. Review Chebeague Island Zoning Map.
4. Set a public hearing date for Zoning Ordinance.
5. Initiate work on Subdivision Ordinance.

Present plans are to have a new draft of the Zoning Ordinance prepared to present to the Town Council, Board of Appeals and Building Inspector by February 12th and to have a joint meeting of all these people, the same week.

The meeting was adjourned at 11:15 P.M.

Conrad Bernier,
Chairman

Town of Cumberland

PLANNING BOARD MEETING

February 6, 1973

Present: Conrad Bernier, Robert Dillenback, Gene Stratton
Norton Lamb and Earl Holdsworth.
C.O.F.: Joe Ziepniewski

The meeting was called to order by the Chairman at 7:30 P.M.

The following Zoning Ordinance sections were reviewed with Mr. Ziepniewski.

1. Buffer Areas
2. Shoreline Areas
3. Back Lots
4. Site Plan Review
5. Garden Apartments
6. Zoning Board of Appeals
7. Mainland Map
8. Island Map and Zones

Concurrence of the Board was obtained on all the above items and Mr. Ziepniewski was asked to have thirty copies of a revised draft ready for February 12. The intent is to distribute copies of the ordinance to the Council, Board of Appeals and Building and Building Inspector on the 12th. A tentative meeting date of February 14th has been set for all these groups to voice their reactions to the ordinance. The Planning Board feels that the Town Council should also be invited to this meeting.

The Subdivision Ordinance was discussed in general and Mr. Ziepniewski was given some general guidelines by the Board.

The meeting was adjourned at 9:45 P.M.

Conrad Bernier,
Chairman

Town of Cumberland
PLANNING BOARD MEETING
March 6, 1973

Present: Conrad Bernier, Robert Dillenback, Gene Stratton,
John Long and Harold Todd.

The meeting was called to order at 7:30 P.M. The Chairman read correspondence to the Planning Board Committee that included:

1. Letter from Acting Town Manager, stating that the Subdivision Moratorium would be allowed to expire.
2. Letter from Robert S. Logan re: Proposed Zoning Ordinance.
3. Letter from Mrs. D.L. Tonsethre:re: Proposed Zoning Ordinance.

The Board agreed that the Chairman should write letters of acknowledgement and thanks to those that were willing to put their thoughts on paper.

The Board requested the Chairman to write a letter of thanks to Frank Read for the time and effort he has put-in while working on the Planning Board.

The Chairman is to find copies of existing and old ordinances for new members, and also copies of the State planning laws.

The Board reviewed their notes on the public meeting of March 1st and listed the following items as areas that should be given consideration in the Proposed Zoning Ordinance.

1. Enlargement of Highway Commercial Zone in West Cumberland in length along Gray Road and also in depth to abandoned Trolley line.
2. Residential uses in West Cumberland Highway Commercial.
3. Boundaries of limited Business Zone in Cumberland Center. Possible extension across Tuttle Road.
4. Industrial Zone on Longwoods Road.
5. Lot Sizes: Possible Changes that are considered are:
25,000 or 30,000 ft. in M.D.R.
40,000 ft. in L.D.R.
40,000 or 60,000 ft. in R.R.

- 5-a. In light of possible residential lot size changes, set-backs and frontages should be considered.
6. Grandfather Clause for contiguous lots down to 20,000 ft.
7. Industrial Zone in West Cumberland.

The above list was not considered to be all encompassing, however, it was felt to include the areas of major controversy.

A community-attitude-survey, and how it might be conducted, was discussed. It was decided to discuss this further at the next meeting.

Additional public meetings were discussed and it was generally felt that further meetings should be held. It was agreed that such meetings be directed to the various regions in the town and also to some of the specific areas such as Garden Apartments of PUD's, that have not yet been well-covered at public meetings.

Dates, locations and agenda's for such Public Meetings will be discussed at the next meeting of the board.

It was agreed to have one hundred additional copies of the Proposed Ordinance printed with a cover letter describing those changes that are being considered.

The Chairman reported that a request had been received from Jim Richardson for a meeting with the board to review his subdivision. The Board agreed to meet with Mr. Richardson at 7:30 PM on Tuesday, March 13, 1973. Chairman will verify this with Mr. Richardson.

The meeting was adjourned at 10:00 PM.

Conrad Bawler, Chairman

The Next Meeting of the Planning Board
will be on Tuesday, March 13th at 7:30 PM.

PLANNING BOARD MEETING

March 13, 1973

Present: Conrad Bernier, Errol Holdsworth, Gene Stratton, John Lang and Harold Todd.

David Higgins, Chairman of The Town Council, met with the Planning Board to discuss the following:

1. Yarmouth's new zoning ordinance is apparantly going to cause serious parking problems on Cousins Island. Mr. Higgins wanted the Planning Board to be aware of the situation and to consider possible solutions.
2. The proposed Town Garage will require some form of zoning change. Mr. Higgins would like the Planning Board's recommendations. Mr. Bernier is to contact the Town Attorney regarding prodedure.

James Richardson and Carleton Storer presented revised plans and soils data for the Mill Ridge Acres preliminary approval. Initial review of the revised plans pointed out that there might be certain soil and/or slope problems on lots 2, 3, 4, 8 and 13. The Planning Board was also concerned about the drainage of lot 12 and 13.

A motion was made and voted that the chairman draft a letter of conditional approval for the Board's review at the next regular meeting.

Mr. Robert Patterson of Verrille-Dana, representing Dr. Nicolas Fish met with the Board for a pre-application meeting for a three-lot subdivision in Cumberland Foreside. The Board outlined application procedures and specifications and agreed to send a letter specifying required data.

Byron Pride, Cumberland's Representative to C.O.G.'s Solid Waste Committee met with the Board to discuss C.O.G.'s Proposed Regional Sanitary Land-Fill, and to inform the Board that a site in Cumberland was being considered.

The Board decided to proceed with a community-attitudes-survey. Dr. Holdsworth will contact the Town Council for their input. Chairman will invite David Snow to the next Board meeting to assist in drafting the survey.

The Board voted to pay Mr. Todd \$5.00 per meeting to help cover expenses of traveling from Chebeague. Chairman will contact the Town Manager on procedure for payment.

Mr. Joe Ziepniewski will be invited to the next meeting to assist in looking at revisions to the zoning ordinance.

Conrad Bernier was reelected Chairman for 1973. Vice-Chairman and Secretary will be elected at the next meeting.

Meeting was adjourned at 11:00 P.M.

Conrad Bernier,
Chairman

The next meeting of the Board will be on March 20th, at 7:30 P.M. at the Town Office,

MUNICIPAL PLANNING BOARD

Minutes of Meeting

March 20, 1973

Present: Conrad Bernier, Robert Dillenback, Earl Holdsworth,
Gene Stratton and Harold Todd.

Mabel Wilson met with the Planning Board to point-out a certain area in the Mill Ridge Acres Development that is land of James Wilson.

Mrs. Audrey Hutchinson expressed views on the Proposed Zoning Ordinance. She agreed generally with the intent of the overall ordinance and also felt strongly about not allowing commercial development along Route 1.

The Planning Board approved a letter, drafted by the Chairman, to grant conditional preliminary approval for the Mill Ridge Acres Development. An additional condition was added relative to the ownership conflict cited by Mrs. Wilson.

David Snow met with the Planning Board to discuss ideas for a community attitudes survey. The Board provided him with considerable input; and he is to draft a questionnaire for the Board's consideration.

Norton Lamb was elected Vice Chairman of the Planning Board for 1973.

The Planning Board is to hold a public meeting on March 27th, at 7:30 PM to consider a change in the present zoning ordinance to allow municipal uses and buildings in the residential agricultural zone. The regular Planning Board Meeting will be held at the close of this public meeting.

Conrad Bernier,
Chairman

MUNICIPAL PLANNING BOARD
MEETING
March 27, 1973

Present: Conrad Bernier, Robert Dillenback, Gene Stratton,
Earl Holdsworth and John Long and Harold Todd. *Norton Lamb*

The regular meeting of the Planning Board was called to order at 8:45 PM following a Public Meeting to discuss a proposed zone change to allow municipal uses and buildings in the residential agricultural zone. The feelings at this meeting appeared to be that NO zoning change should be made to allow unrestricted use of municipal uses and buildings.

After considerable discussion, agreement was reached that recommendations to the Council for a zoning ordinance change should entail the following:

Municipal Uses would be made conditional in all zones; requiring the Board of Appeals approval after the Planning Board's referral and recommendation.

Upon the Board of Appeal's approval, final plans would require site-plan-review by the Planning Board. The site-plan-review provisions from the proposed ordinance should be used as a model.

The general basis for these recommendations was that Municipal uses should undergo the same scrutiny as those of a developer.

Mr. Clark, Town Manager, was consulted as to the requests and agreed to bring-up the question of the actual writing of these provisions with the town attorney. The Planning Board will reserve an actual formal recommendation, beyond those stated, until hearing from Mr. Clark.

The chairman has received plans for a development on Rt. 88. The Board agreed to leave these plans at the town office for the Town Manager's review and recommendations. The Planning Board will consider any recommendations at the next meeting on April 3rd.

Mr. Robert C. Robinson mailed a copy of L.D.1075 "An Act To Establish a State Board of Zoning Appeals" to the Planning Board. The Board considered this bill and authorized the chairman to write a letter of opposition to the Honorable Harrison Richardson and the Honorable William Garsoe.

A Subdivision sketch presented by Ben Stockholm was referred to the Vice Chairman, Norton Lamb, to obtain more information.

Meeting was adjourned at 11:00 PM

Conrad Bernier

MUNICIPAL PLANNING BOARD
Minutes of Meeting
April 3, 1973

Present: Conrad Bernier, Robert Dillenback, Norton Lamb,
Gene Stratton, Jared S.A. Clark, Town Manger.

Mr. Lamb asked to have it noted that in the minutes of March 20th and March 27th his name was not listed as being present; he attended both meetings.

The Planning Board discussed the proposed Fairmeadow-Section 3 and Subdivision with the Developer Mr. George Ballard. Mr. Ballard feels that the Subdivision is suitable as presented and that he does not wish to make any changes.

The areas in question were discussed in detail with Mr. Ballard; however, no conclusions were reached. Mr. Clark is to review plans and correspondence and the proposal is to be discussed again at the next Planning Board meeting.

Mr. Gavin Ruotolo of Nedra Construction Co. and Mr. John Kealiher of Movece and Gary Co. met with the Planning Board to answer questions relative to the proposed Cumberland Foreside Condominium Development.

Mr. Clark reported the feelings of the Council relative to the Planning Board's recommendation for a zoning ordinance change for Municipal Buildings.

Mr. Lamb reported on his findings relative to a proposed subdivision on Turkey Lane by Mr. Ben Stockholm. Chairman is to write a letter to Mr. Stockholm to explain the details of the subdivision procedure.

Meeting was adjourned at 10:30 P.M.

Conrad Bernier,
Chairman

--The next meeting of the Planning Board--
Tuesday, April 10th
7:30P.M.

MUNICIPAL PLANNING BOARD

Minutes of Meeting

April 10, 1973

Present: Conrad Bernier, Robert Dillenback, Norton Lamb, Gene Stratton, John Long, Jared S.A. Clark, Town Manager.

Mr. Clark informed the Board that Mr. Stockholm has entered into a contract to sell a second parcel of land from his Turkey Lane property. Planning Board discussed this and concluded that this would constitute a subdivision and asked the Chairman to write to Mr. Stockholm to inform him of same.

The Fairmeadow Three Subdivision by George Ballard was discussed. The Board felt that there was a problem relating to the topographic plans that have been presented to the actual site. Mr. Clark volunteered to hire an engineer to verify the plans presented. The Board will withhold any action until the report of the engineer is presented. Chairman will write to Mr. Ballard to inform him of the Board's decision.

The need of a Planning Board Ordinance to define the duties and responsibilities of the Planning Board was discussed; as a result it was agreed to recommend to the Council that an Ordinance Committee be established to address itself to the matter. The Committee should be composed of two Planning Board Members, two Councilors and One member of the Zoning Board of Appeals.

Plans for the proposed condominium development by Nedia Construction Co. were reviewed. A list of details that would need to be reviewed before final approval were discussed. Chairman is to draft a recommendation to the Zoning Board of Appeals for review at a subsequent meeting. The Board agreed to meet on the site for review on Friday, April 13th at 5:00PM.

The Board discussed the problem of Subdivision review becoming so time consuming that the Board has not had time to spend on the proposed zoning ordinance. It was agreed that alternate meetings should be devoted solely to ordinance revision.

The meeting was adjourned at 10:00 PM.

Conrad Bernier,
Chairman

The next meeting of the Planning Board is to be on Tuesday, April 17th at 7:30 P.M. at the Town Office.

MUNICIPAL PLANNING BOARD

Minutes of Meeting

April 17, 1973

Present: Conrad Bernier, Robert Dillenback, Earl Holdsworth, Gene Stratton, Harold Todd, John Long, Jared S. A. Clark Town Manager.

Chairman read letter from Department of Environmental discussing zoning as it relates to municipal construction of a pollution abatement project.

Mr. Clark reported that he has hired E. C. Jordan Company to review the Fairmeadow subdivision.

Mr. Lamb reported that he has been contacted by Central Maine Power Co. about an addition to certain transmission lines in the town of Cumberland. Mr. Lamb is to bring plans to the next meeting.

The Nedra Construction Co. condominium development was discussed further. A motion to recommend approval to the zoning board of appeals was made, seconded and passed on a 4 to 1 vote, Mr. Lamb being the only dissenting member. Recommendation for approval is to include all those conditions that have been discussed relative to approval of final design plans.

The proposed zoning ordinance was discussed and the following revisions were agreed upon.

1. On route 26 and 100 in West Cumberland the proposed Highway Commercial Zone will have the same boundaries as the now existing Commercial Zone. The proposed Local Business Zone shall coincide with the boundaries of the old Limited Business Zone.
2. The Local Business Zone in Cumberland Center shall coincide with the now existing shopping center district. *BOTH SIDES*
3. The proposed ordinance shall have no Industrial Zone on Longwoods Road.
4. The question of Industrial Zone A in West Cumberland should be discussed further at public meeting.
5. Industrial and Commercial Zones on Middle Road should remain as proposed. There should be no commercial zones on Route 1.
6. Residential lot sizes should be one acre throughout the town.
7. A grandfather clause should be included for 25,000 ft lots with setbacks that were applicable to those lot sizes.

The Planning Board will hold a public meeting to further discuss the proposed ordinance on May 1, 1973. The board will meet with the Town Council to discuss the ordinance on April 25, 1973.

Respectfully submitted
Conrad Bernier,
Chairman

Conrad Bernier

NOTICE OF MEETING

APRIL 20th. 1973

To the Council, Planning Board, Board of Adjustment & Appeals and the Building Inspector-Code Enforcement Officer, and Joe Ziepniewski C.O.G.

There will be a joint meeting of the Council, Planning Board, Board of Adjustment and Appeals on Wednesday, April 25th at the Town Office at 7:00 P.M. for the purpose of:

1. Reviewing the Condominium Proposal, Cumberland Foreside and
2. Revisions to the proposed new zoning ordinance.

Attached for your review are minutes of the past Planning Board meeting which outline recommended changes by the Planning Board.

Your attendance is respectfully requested.

Jared S.A.Clark

Town Manager

MUNICIPAL PLANNING BOARD

MINUTES OF MEETING

May 1, 1973

Present: Conrad Bernier, Robert Dillenback, Gene Stratton, Norton Lamb, John Long, Harold Todd, Jared S.A.Clark, Town Manager.

The Planning Board discussed a Subdivision on Turkey Lane with Mr. Ben Stockholm. It was agreed that the division of land contemplated would constitute a subdivision. The Planning Board was to investigate further as to whether a linen would be requested for recording.

Mr. Albert Devoe met with the Planning Board to discuss details of a subdivision of land on the Middle Road. The Planning Board was to report back to Mr. Devoe as to details of application.

Chairman read a petition, with 34 signatures, requesting that route #1 be zoned as residential.

Chairman read a letter from the Division of Health Engineering of the Department of Health and Welfare addressed to William Reynolds outlining the procedure for obtaining variances for lots under 20,000 ft.

Mr. Clark reported that the Town Council had formed a Planning Board Ordinance Committee and that Mr. Robert Dillenback and Mr. Norton Lamb had been appointed.

Mr. Clark explained his progress on the selection of a site for the Town Garage.

Mr. Clark reported on the Public Utilities Commission Hearing, that he had attended, on the Central Maine Power Generating Plant on Cousins Island which will result in changes in power lines through Cumberland. Mr. Clark will keep the Planning Board informed as to progress.

The remaining part of the meeting was devoted to preparation for a Public Meeting to be held on May 3rd.

The meeting was adjourned at 10:30 P.M.

Conrad Bernier,
Chairman

MUNICIPAL PLANNING BOARD

MINUTES OF MEETING

May 8, 1973

Present: Conrad Bernier, Norton Lamb, Gene Stratton, Harold Todd,
John Long and Jared S.A. Clark, Town Manager.

The Board held a subdivision pre-application meeting with Mr. John Gardner and Mr. William Reynolds for a proposed subdivision near Hedgerow Drive. The Board found no reason why preliminary application could not be prepared for the layout presented to the board. The Chairman is to write a letter to the developer outlining required information for preliminary application.

At the public meeting on the proposed zoning ordinance, on May 3rd, it was agreed to have Mr. Ziepnewski of C.O.G. start work on a revised draft. Mr. Ziepnewski is also to write better criteria for zoning board of appeals review with respect to Garden Apartments. The Chairman was to invite Mr. Ziepnewski to meet with the Board on May 22nd.

Mr. Todd was asked to make arrangements for the Board to meet on Chebeague Island on Thursday, May 17th.

Conrad Bernier,
Chairman

TOWN OF CUMBERLAND
MUNICIPAL PLANNING BOARD

Minutes of Meeting
May 31, 1973

Present: Robert Dillenback, Gene Stratton, Norton Lamb,
Conrad Bernier, John Long, Earl Holdsworth,
Jared S.A. Clark, Town Manager and Joe Ziepniewski,
C.O.G.

The meeting was called to order at 7:30 P.M.

A subdivision plot presented by Albert Devoe for three lots on
the Middle Road, near the Falmouth line, was approved and signed.

The balance of the meeting was devoted to working on revisions
to the proposed municipal zoning ordinance.

Mr. Ziepniewski to meet again with the Planning Board on June 12th
to complete revisions to the zoning ordinance.

The meeting was adjourned at 11:00 P.M.

Conrad Bernier,
Chairman

TOWN OF CUMBERLAND
MUNICIPAL PLANNING BOARD

Minutes of Meeting

June 5, 1973

Present: Robert Dillenback, Earl Holdsworth, Gene Stratton,
Conrad Bernier, Jared S.A.Clark, Town Manager.

Meeting called to order at the Town Office at 7:30 P.M.

Mr. Horace Hildreth, esq., representing Mr. Munroe Hamilton and Mr. Douglas Carr esq., representing a second party met with the Planning Board, determine whether a certain sale of land near Division Point on Chebeague Island constituted a subdivision.

Mr. Hildreth and Mr. Clark were to provide the Chairman with pertinent data and the Chairman was to refer the matter to the Town Attorney.

Mr. William Reynolds and Mr. John Gardiner met with the Board for review of the proposed Fair Meadow Subdivision near Hedgerow Drive. It was voted to grant conditional approval to the subdivision. Chairman to write letter and have ready for the Board's signature at the next regular meeting.

The meeting was adjourned at 10:00 P.M.

Conrad Bernier,
Chairman

The next meeting of the Planning Board to be on June 12th with Mr. Ziepnewski for the purpose of completing revisions to the zoning ordinance.

MUNICIPAL PLANNING BOARD

MINUTES OF MEETING

July 17, 1973

Present: Conrad Bernier, Robert Dillenback, Gene Stratton, John Long, Norton Lamb - Jared S.A. Clark, Town Manager and Joe Ziepnewski, COG Planning Director.

The five Planning Board members listed above met at 7:00 and proceeded to site visits of the Leroy Stratton subdivision on Methodist Road and Nicolas Fish subdivision on Sturtevant Road in Cumberland Foreside. The Planning Board also reviewed road crossing sites for the proposed Central Maine Power line expansion.

The Planning Board readjourned at the Town Office at 8:30 P.M.

Plans of the Nicolas Fish subdivision were reviewed and it was voted that the subdivision could be approved if a 40 foot right of way were designated on the plot submitted along the lot boundary adjoining the present 20 foot traveled way.

Mr. Bernier is to write a letter to Mr. Charles Oestreicher of Verrill, Dana, Philbrick, Putman & Williamson who is representing Mr. Fish, granting preliminary approval and requiring right of way for final approval.

The Planning Board met with Joe Ziepnewski of COG who presented the revised zoning ordinance. The draft revisions were reviewed and approved. A summary comprehensive plan document was discussed with Mr. Ziepnewski and he agreed to work on an outline and meet with Chairman the following week to discuss it.

Jim Richardson briefly met with the board to discuss his problem of obtaining a drainage easement for the proposed Mill Ridge Acres subdivision. The Planning Board expressed its willingness to consider an alternate drainage route but would want to see final engineering plans.

The Subdivision application of Leroy Stratton on Methodist Road was approved and signed.

Mr. Clark reported the opinion of the town attorney relative to application subdivision law to a land sale by Monroe Hamilton on Chebeague Island. The Planning Board voted to require subdivision application so that the properties would be suitably surveyed and plotted with provision for a proper right of way.

Chairman is to write a letter to Attorney Douglas Carr relative to the above.

Meeting was adjourned at 10:45 PM.

The next meeting of the Planning Board will be Tuesday, August 7th at the Town Office.

Conrad Bernier,
Chairman

MUNICIPAL PLANNING BOARD

MINUTES OF MEETING

July 17, 1973

Present: Conrad Bernier, Robert Dillenback, Gene Stratton,
John Long, Gordon Lamb - Jared S.A. Clark, Town
Manager and Joe Klapniewski, COG Planning Director

The five Planning Board members listed above met at 7:00 and
proceeded to site visits of the Leroy Stratton subdivision on
Methodist Road and Nicolas Fish subdivision on Sturtevant Road in
Cumberland Foreside. The Planning Board also reviewed road
existing sites for the proposed Central Maine Power line expansion.

The Planning Board reconvened at the Town Office at 8:30 P.M.

Plans of the Nicolas Fish subdivision were reviewed and it was
voted that the subdivision could be approved if a 40 foot right of
way were designated on the plot submitted along the Joe boundary
adjoining the present 20 foot traveled way.

Mr. Bernier is to write a letter to Mr. Charles Oestricher of
Verrill, Duns, Phillips, Putman & Williamson who is representing
Mr. Fish, granting preliminary approval and reserving right of way
for final approval.

The Planning Board met with Joe Klapniewski of COG who presented the
plans reviewed and
discussed
line and meet

Copies Sent to: Planning Board Members
Council Members
Adjustment & Appeals Board
Mr. Clark
Donald Hemphill
File

The Subdivision application of Leroy Stratton on Methodist Road was
approved and signed.

Mr. Clark reported the opinion of the town attorney relative to
application subdivision law to a land sale by Louise Hamilton on
Chebanus Island. The Planning Board voted to require subdivision
application so that the properties would be suitably surveyed and
plotted with provision for a proper right of way.

The man is to write a letter to Attorney Douglas Carr relative to
above.

Meeting was adjourned at 10:45 P.M.

The next meeting of the Planning Board will be Tuesday, August 7th
at the Town Office.

Conrad Bernier,
Chairman

MUNICIPAL PLANNING BOARD

MINUTES OF MEETING

AUGUST 7, 1973

Present: Conrad Bernier, Earl Holdsworth, Gene Stratton, John Long,
Joe Ziepniewski, Council of Governments.

The Planning Board met initially with Mr. James Richardson to discuss revisions to the Mill Ridge Acres subdivision. The Planning Board reviewed the revised plans with Mr. Richardson and agreed to present the application to the Town Manager for Municipal employee review with recommendation that the Town Engineer be consulted in particular with respect to design of the drain that will be required in relation to pipe size and location and number of manholes.

Mr. Ziepniewski of the COG presented a preliminary draft of the Comprehensive Plan for the Town of Cumberland and reviewed it with the Board. The Board asked Mr. Ziepniewski to make certain additions and revisions to be ready on Friday, August 10th.

The Board agreed to present the revised zoning ordinance to the Council on August 13th. The Comprehensive Plan will be discussed at this time but not presented until the Planning Board can review the revised draft.

The next regular meeting of the Planning Board will be on August 21st.

Conrad Bernier,
Chairman

cc: Planning Board Members,
Council, Board of Adjustment & Appeals,
Town Manager, Tax Assessor, file

MUNICIPAL PLANNING BOARD

MINUTES OF MEETING

OCTOBER 16, 1973

Present: Conrad Bernier, Robert Dillenback, Earl Holdsworth, John Long
Jared S.A. Clark, Town Manager.

The Planning Board reviewed subdivision plans by Charles and Evelyn Kuntz off North Road on Chebeague Island. A motion was made, seconded and unanimously voted to approve the subdivision, subject to the following plan revisions:

1. Names of prospective buyers be omitted from the plan and lots numbered.
2. Plan title to be revised to indicate subdivision by Charles and Evelyn Kuntz.
3. Names of abutting property owners be indicated on the plan.
4. The above plan revisions be made and re-submitted to the Planning Board by the regular meeting of November 6, 1973.

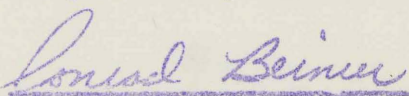
Sketch plans submitted by Robert G. Blanchard, Registered Land Surveyor, of a subdivision of land on Chebeague Island on Division point by Munroe Hamilton were reviewed by the Board with Vice Chairman, Norton Lamb presiding. The major problem seen by the Board was that the chosen right-of-way location created a subdivision of 4 lots rather than the intended 2. Mr. Lamb is to draft a letter to Mr. Flanchard explaining the full feelings of the Board.

The Planning Board discussed the establishment of a stated policy relative to the establishment of unimproved private ways as they relate to subdivision approval. Chairman agreed to ask Joe Ziepniewski to summarize policies of regional towns and make recommendations for Cumberland.

It was agreed that the Planning Board hold a special meeting on October 30, 1973 to review a comprehensive plan draft and initiate work on the subdivision ordinance. Chairman was asked to contact Joe Ziepniewski about supplying copies of the plan.

Respectfully submitted,

Planning Board Members
Council
Bd. of Adj. & Appeals
Twn. Mgr., Tax. Assessor, file


Conrad R. Bernier, Chairman

MUNICIPAL PLANNING BOARD

MINUTES OF MEETING

DECEMBER 4, 1973

Present: Conrad Bernier, Robert Dillenback, John Long, Norton Lamb,
Jared S. A. Clark, Town Manager.

The Planning Board reviewed the consideration of putting up for sale parcel I-4, P-53 on Chebeague Island. As the parcel was a small isolated lot the Planning Board unanimously voted to recommend that the Town dispose of the parcel. As the lot is much smaller than the 1 acre minimum lot size, a restriction should be placed in the deed that it cannot be used as a building lot. The Chairman is to write a letter so stating to the Town Manager.

The Board met with Attorneys, Horace Hildreth and Douglas Carr, to discuss the Planning Boards' requirements with respect to a proposed subdivision by Munroe Hamilton on Chebeague Island. As a result of the discussions, the Board voted unanimously to approve the subdivision subject to a 50 foot right of way at the back of the lots. Mr. Bernier declined to vote.

The Planning Board reviewed recommendation for a bond amount for the Fair Meadow subdivision and voted unanimously to set the amount at \$25,000.00.

The Planning Board discussed the drainage problem existing in the vicinity of Broad Cove Way with the Town Manager and voted to caution the Town Officials not to solve a private drainage problem by accepting a substandard street.

Meeting was adjourned at 10:00 P.M.

The next meeting of the Board will be on December 18. Members should be prepared to discuss Shoreline Zoning.

(7) Planning Board Members
(7) Council
(5) Bd. of Adj. & Appeals
Twn. Mgr., Tax Assessor, file
1-post

Respectfully submitted,

Conrad R. Bernier
Chairman