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Cumberland Planning Board

Cumberland, Maine

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1981

## **Town of Cumberland Planning Board Meeting Minutes 1981**

Cumberland (Me.)

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CUMBERLAND PLANNING BOARD

MINUTES OF THE MEETING

JANUARY 6, 1981

Present: Alton Warren, Alvin Ahlers, Stewart McAllister, Richard Michael, Robert Humphreys, Philip Gleason

Absent: Roger Burrill

The meeting was called to order at 7:10 P.M.

III. Approval of Minutes

- A. Alton Warren moved approval of the minutes of the meeting of December 2, 1980. Robert Humphreys seconded. Unanimously approved.

IV. Hearings & Presentations

Dr. Bruce MacDougal, Peter Plumb, Attorney and Thomas Churchill, Landscape Architect appeared regarding already existing earth moving activities at 12 Sturdivant Road, (The MacDougal Residence). There were many concerns about this because the property borders Casco Bay and according to the Shoreland Protection Zone, the beach area should remain natural. Alvin Ahlers suggested that the board members go to the site on Saturday, January 10, 1981 and look at it. There will then be another discussion about this matter at the next Planning Board meeting.

V. Unfinished Business

- A. 201 Facility Plan - No report.  
B. Comprehensive Plan.

Richard Michael will contact the Town Manager as they are waiting for word from the Council.

- C. Waste Ordinance.

There were many concerns that the Town of Cumberland is not covered in this area fully. The Shoreland Zoning Ordinance does not cover underground water which is a major concern. Philip Gleason motioned that we recommend to the Council that we should broaden the scope of 18 11:15 of the Shoreland Zoning Ordinance to the whole Town of Cumberland.

Robert Humphreys seconded.

Vote: Unanimous.

VI. New Business

Richard Michael received a call from Mr. Bill Bregs regarding electrical wiring for the Pond Shore Estates. The board agreed that underground wiring is not required but is suggested.

VII. Agenda Preparation


- A. Next meeting is February 3, 1981.
- B. Agenda will be the same as January 6, 1981.

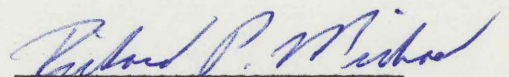
VIII. Adjournment

Alvin Ahlers moved that the meeting be adjourned. Alton Warren seconded. The meeting adjourned at 8.58 P.M.

A True Copy

Attested:

  
Susan P. Babula  
Clerk to the Board

  
Richard Michael  
Chairman of the Board



CUMBERLAND PLANNING BOARD

MINUTES OF THE MEETING

FEBRUARY 3, 1981

Present: Alton Warren II, Stewart McAllister, Richard Michael, Philip Gleason, Robert Humphreys.

Absent: Alvin Ahlers, Roger Burrill

The meeting was called to order at 7:05 P.M.

III. Approval of Minutes

- A. Revisions to the minutes were "Dr." in front of Bruce MacDougal and the words "Attorney" after Peter Plumb and "Landscape Architect" after Thomas Churchill. Also added were the words "of the Shoreland Ordinance" after 18 11:15.  
Alton Warren moved that the minutes be approved.  
Stewart McAllister seconded.  
Vote: Unanimous.

IV. Hearings & Presentations

- A. Mr. Robert Jones appeared regarding division of his land located on Range Road. He was concerned about whether it was considered a subdivision. His parcels consisted of 66.5 acres, 29 acres, and 30.5 acres. Mr. Jones was told, by the board, that this is not considered a subdivision because the definition of this is, 3 lots, each being 40 acres or less. The parcel of 66.5 acres changes this. There is to be no further action necessary on Mr. Jones' part. Robert Humphreys moved that we observe parcel 27A and decide on no subdivision.  
Alton Warren seconded.  
Vote: Unanimous.
- B. Dr. Bruce MacDougal and Thomas Churchill, Landscape Architect appeared regarding the already existing earth moving project at 12 Sturdivant Road, (the MacDougal residence.) Mr. Gleason excused himself from the board as his law firm represents Dr. MacDougal.

It was decided by the board to allow the MacDougals to build a small platform and storage shed. This structure must be outside the Resource Protection Zone and be built as indicated in Mr. Churchills letter on January 6, 1981.

Alton Warren moved that this structure be allowed.  
Robert Humphreys seconded.  
Vote: Unanimous.



It was then discussed what should be done about the earth moving. Alternatives were:

- A. Restore this to its original conditions as much as possible.
- B. Approve Dr. MacDougals plans or.,
- C. Disapprove and levy fine.

It was decided that Mr. Michaels, Mr. Churchill and a representative with the soil conservation department meet and write up restrictions regarding what should be done with the site for the next meeting.

Stewart McAllister moved that we make no decisions on the matter until the restrictions are presented to the board.

Alton Warren seconded.

Vote: Unanimous.

#### V. Unfinished Business

##### A. 201 Facility Plan

There will be a public hearing concerning this matter at the next council meeting which is February 9, 1981.

##### B. Comprehensive Plan

This will be discussed at the council meeting, February 9, 1981.

##### C. Waste Ordinance

There was a letter sent out January 20, 1981 concerning this matter to the Chairman of the Town Council.

#### VI. New Business

##### A. Subdivision in North Yarmouth

It was discussed that houses may be built over the Cumberland's aquifer.

##### B. Federal Flood Insurance

There was concern as to whether or not Cumberland is covered in the second phase of the Federal Flood Insurance Program. We are now under the first phase only.

It was decided that all members of the board will look at the Flood Hazard Maps at the next meeting.

##### C. Resignation of Mr. Alvin Ahlers

Alvin Ahlers letter of resignation was presented to the board.

VII. Agenda Preparation

The next meeting will be held Tuesday, March 3, 1981.

- A. Review of the Flood Hazard Maps.
- B. Restrictions of earth moving project at 12 Sturdivant Road.

VIII. Adjournment

Robert Humphreys moved that the meeting be adjourned.

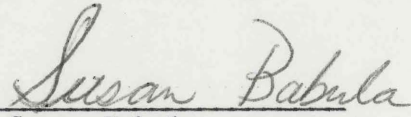
Philip Gleason seconded.

Vote: Unanimous.

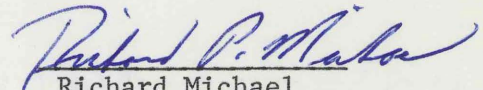
The meeting was adjourned at 9:45 P.M.

A TRUE COPY

ATTEST:



Susan Babula  
Clerk to the Board



Richard Michael  
Chairman of the Board



CUMBERLAND PLANNING BOARD

MINUTES OF THE MEETING

MARCH 3, 1981

Present: Alton Warren II, Stewart McAllister, Richard Michael,  
Robert Humphreys.

Absent: Philip Gleason, Roger Burrill

The meeting was called to order at 7:25 P.M.

III. Approval of Minutes: February 3, 1981

In part VI, section A, the words "are being" was changed to "may be". The words "water source" were changed to "Aquifer".

Alton Warren moved that the minutes be approved.

Stewart McAllister seconded.

Vote: Unanimous.

IV. Hearings and Presentations - None.

V. Unfinished Business

A. 201 Facility Plan

No discussion. This will not be carried at the next meeting.

B. Comprehensive Plan

The board notes that the comprehensive Plan was approved at the Town Council's February 9 meeting.

C. Restrictions of Earth Moving Project at 12 Sturdivant Rd.

The board moved to approve the MacDougal project request as proposed in Thomas Churchill's January 6, 1981 letter, and as stated in the board's March 3, 1981 letter with attached conditions included there in.

Stewart McAllister seconded.

Vote: Unanimous.

D. Recreation Plan

Mr. William Carroll of C.O.G. presented ideas about a State Comprehensive Outdoor Recreation Plan. There were no comments on this, as there will be a discussion at the next meeting.



E. Review of the Flood Hazard Maps

Robert Humphreys moved to recommend to the Council proposed changes for the Town of Cumberland Flood Hazard Ordinance as indicated in William Carrolls' March 2, 1981 letter.

Alton Warren seconded.  
Vote: Unanimous.

VI. New Business

A. Attendance Policy.

VII. Agenda Preparation

The next meeting will be held April 7, 1981.

- A. State Comprehensive Outdoor Recreation Plan.
- B. Hazardous Waste Ordinance.
- C. No. Yarmouth Subdivision - Aquafier.

VIII. Adjournment

Robert Humphreys moved that the meeting be adjourned.  
Alton Warren seconded.  
Vote: Unanimous.

The meeting adjourned at 9:18 P.M.

A TRUE COPY

ATTEST:

Susan Babula  
Susan Babula  
Clerk to the Board

Richard P. Michael  
Richard Michael  
Chairman of the Board

CUMBERLAND PLANNING BOARD

MINUTES OF THE MEETING

APRIL 7, 1981

Present: Richard Michaels, Robert Humphreys, Roger Burrill,  
Stewart McAllister, Alton Warren II, Philip Gleason

Absent: None.

Also Present: William Stiles, Harland Storey, Wayne Webster,  
Robert Benson, Town Manager & Robert  
Littlefield, Building Inspector.

III. Approval of Minutes: March 3, 1981

Mr. Warren moved that the minutes be accepted with  
a change in section C. The word "attached" will be  
added between the words "with" and "conditions".

Robert Humphreys seconded.

Vote: Unanimous.

IV. Hearings & Presentations

A. Mr. William Stiles, Chairman of the Town Council,  
appeared to discuss the following matters with the  
board.

1. Mr. Stiles approached the board regarding  
renumbering of the streets in Cumberland  
for rescue purposes.

It was asked of the board to come up with  
a system for this. The board agreed to look  
into this matter and it will be discussed at  
the next meeting

2. Flood Hazard Changes

Mr. Stiles wanted to be updated on any new  
information concerning this matter. Mr.  
Bill Carroll of C.O.G. explained that the  
recommended changes are by federal guidelines.

3. Comprehensive Plan

This has been completed and adopted.

4. Mr. Stiles asked the board if there were any  
issues the Planning Board wanted to discuss  
with the council.

- A. Two vacancies for the Planning Board.
- B. The Planning Board and Town Council  
should communicate more often.
- C. Manufactured housing - to be discussed  
further during zoning ordinance changes.



B. "Pond Shore Estates" Subdivision, (Preliminary Plan Review)

Mr. Briggs was present for Pierre Dumaine regarding his proposed subdivision, "Pond Shore Estates" located between Mill Road and Skillings Road. Robert Humphreys abstained from participating in the discussion. Mr. Briggs brought forth a preliminary plan. In reviewing this, it was that the following missing items must be researched.

1. Soil test pits on 9,11 and 12.
2. On site survey by the board.
3. Receipt of department comments.
4. Identification of property ownership of appended lot on northeast corner.

Philip Gleason moved that Richard Michael write a letter stating the above should be done.

Roger Burrill seconded. Vote: Unanimous.

V. Unfinished Business

A. State Comprehensive Outdoor Recreation Plan

Richard Michaels will contact William Carroll about this plan as it mentions "Piscataquis River" which should be removed from the plan.

B. Hazardous Waste Ordinance - No comment.

C. North Yarmouth Subdivision.

No information on this matter has been collected.

VI. New Business

A. Attendance Policy

Board members must attend 75% of all meetings.

VII. Agenda Preparation - Next meeting will be April 21, 1981.

1. Flood Plan Ordinance.
2. Street numbering.
3. No. Yarmouth Subdivision.
4. Hazardous Waste Ordinance.
5. State Comprehensive Outdoor Recreation Plan

VIII. Adjournment

The meeting adjourned at 10:10 PM.

A TRUE COPY  
ATTEST:

Susan Babula  
Susan Babula  
Clerk to the Board

Richard P. Michael  
Richard Michael  
Chairman of the Board



CUMBERLAND PLANNING BOARD  
MINUTES OF THE MEETING  
APRIL 21, 1981

Present: Richard P. Michael, Roger Burrill, Stewart McAllister,  
Robert Humphreys, Philip Gleason

Absent: Alton Warren II

The meeting was called to order at 7:05 P.M.

Approval of Minutes: April 7, 1981

Under Hearings & Presentations - Proposed Subdivision, "Pond Shore Estates", it is to show that Robert Humphreys abstained from discussion. And under Section 3, the wording should be changed to department comments, and also where it states missing items to be researched, the word following should be inserted before the word missing.

Roger Burrill moved to approve the minutes as amended.

Stewart McAllister seconded.

Vote: Unanimous.

IV. Hearings & Presentations

A. "Pond Shore Estates", Preliminary Plot Review.

Robert Humphreys abstained from the voting. Soil tests surveys and results were presented to the board by Mr. William Briggs. The recommendations of the department heads are as follows:

Plumbing Inspector: During certain times of the year  
the water level is at 16 inches  
below ground level.

Robert Littlefield,

Building Inspector: Square footage of lots looks fine.

Police Chief: No comment.

Robert Benson,

Highway Dept.: Would like to see cul-de-sac instead  
of the square turn around.

Evelyn Dumaine was identified as an abuttor to subdivision,  
"Pond Shore Estates".

Philip Gleason commented that all the soil tests results  
are within acceptable limits.

Stewart McAllister reported that the on-site survey by  
the board members proved a very dry forest bed, the road  
itself was muddy, but that the land appeared to be well  
drained. This was also pointed out by Roger Burrill.

The board decided that all tests, surveys and information appear to be acceptable except for the problem with the turn around. The board would like to see plans for a cul-de-sac before final approval is granted. In reviewing the subdivision checklist the board found that no utilities were shown on the plans, only those on existing roads.

There was discussion on wiring. Approval or exception is required only if above ground wiring is used. Mr. Briggs advised the board that the contractor would prefer above ground wiring. The board agreed to bring up discussion and approval of above ground wiring at final plat review and that the contractor write a formal letter outlining reasons for above ground wiring.

Roger Burrill moved to accept preliminary plan with the exception of a resolution to the cul-de-sac problem on Hill Top Road.

Stewart McAllister seconded.

Vote: 3 favored. Abstentions: 1 (Robert Humphreys)

B. "Bruce Hill Acres", Subdivision Preapplication Submission

The board reviewed the plans and indicated that no set back lines are shown on plans, which are required by pre-application submission. The board agreed to make an on site inspection on 4/25/81 at 9:00 A.M. and request reports from Department heads.

Robert Humphrey recommended that the board accept this as a recognized preliminary plan, pending receipt of check and completed application and that access to lot #1 be limited to one of the roads leading to the development.

The board also made note of the fact that this development was brought before the board last fall and nothing was ever done about it.

Mr. Granville Barrows told the board that he has a purchasing sales agreement from the owner, Mr. John H. Ekberg.

The board indicated that final approval of the plan could be made at the next meeting providing that the following requirements are met:

1. Minimum set back lines are shown on the plans.
2. No negative comments from the department heads.
3. Receipt of application and fee.
4. Final plat plan drawn up and submitted.



Philip Gleason moved to accept application of Granville Barrows subject to receipt of final plans with set back lines, comments from department heads and on-site inspection by the Planning Board members.

Roger Burrill seconded.

Vote: Unanimous.

#### Pond Shore Estates Subdivision.

Philip Gleason moved to approve subdivision application of Pierre Dumaine, "Pond Shore Estates" subject to satisfactory resolution of cul-de-sac problem at the end of Hill Top Road and submission of final plans.

Roger Burrill seconded.

Vote: 3 favored. Abstentions: 1 ( Robert Humphreys)

Philip Gleason moved that previous comments and motion made in regards to the proposed subdivision, "Pond Shore Estates" be rescinded.

Roger Burrill seconded.

Vote: 3 favored. Abstentions: 1 (Robert Humphreys)

#### V. Unfinished Business

A. Comprehensive Outdoor Recreation Plan - No discussion.

B. Hazardous Waste Ordinance

As interpreted, the ordinance prohibits the spreading of wastes in shoreland areas and may cause some problems with the farming community. Some farmers spread or lay out farm waste over pastures and fields as a means of fertilizer. It was suggested that verbiage be added to include provisions for this type of activity. A workshop to discuss this problem was suggested.

C. No. Yarmouth Subdivision - Aquifer

No discussion.

D. Flood Plain Ordinance

Recommended ordinance changes were approved by the Council.

#### VI. New Business

A. Renumbering of Streets

Richard Michael turned the discussion over to Roger Burrill as Mr. Burrill has visited several other towns with the same problems and some solutions.



Mr. Burrill reported visiting Gray, Falmouth and No. Yarmouth. In Gray, the town has assigned a number for every 50 feet. North Yarmouth will not change their present system and will not number streets. Falmouth reported no problems with numbering streets and houses.

A Cumberland Rescue Squad member spoke from the floor outlining various problems with emergency vehicles in locating persons who call in. There appears to be much confusion in the newer developments where contractors have assigned lot numbers which differ from assigned house numbers. Homeowners do not display house numbers on the outside of their homes clearly.

The board concludes that three different numbers are being used with no system, contractors subdivision number, assessors map number and street and house numbers. The board agreed that the big problem is in getting homeowners to display numbers on the outside of homes so that they are clearly visible to emergency vehicles.

#### VII. Agenda Preparation

##### Hearings & Presentations

1. "Pond Shore Estates" Subdivision.
2. "Bruce Hill Acres" Subdivision.

##### Unfinished Business

1. State Comprehensive Outdoor Recreation Plan.
2. Hazardous Waste Ordinance.
3. No. Yarmouth Subdivision
4. Renumbering of streets.

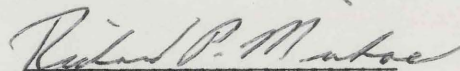
#### VIII. Adjournment

Robert Humphreys moved to adjourn the meeting.  
Philip Gleason seconded. Vote: Unanimous.

The meeting was adjourned at 9:20 P.M.

A TRUE COPY  
ATTEST:

\_\_\_\_\_  
Deborah Adams  
Acting Clerk to  
the Board

  
\_\_\_\_\_  
Richard Michael  
Chairman of the Board

CUMBERLAND PLANNING BOARD  
MINUTES OF THE MEETING  
MAY 5, 1981

Present: Robert Humphreys, Philip Gleason, Roger Burrill, Richard Michaels, Alton Warren II.

Absent: None

The meeting was called to order at 7:10 P.M.

Approval of Minutes: April 21, 1981

Under approval of the April 21, 1981 minutes, Mr. Burrill moved to approve the minutes, not Mr. Michaels.

Under Section IV. B., paragraph 2, the name Richard Michael should be changed to Robert Humphreys.

IV. Hearings & Presentations

A. "Pond Shore Estates", Preliminary Plat Review.

Mr. Robert Humphreys abstained from this discussion for personal reasons.

Mr. Clark Schier of 60 Mill Road appeared before the board regarding his concern for a possible right of way going through his property to get to the Pond Shore Estates. The board advised Mr. Schier that the subdivision will not create any new access to his property.

It was also discussed that the drainage ditch on lot 6 and 7 will be adequate for any water run off and if not, it will be enlarged until it can handle this.

Mr. Peter Robinson of 90 Mill Road appeared before the board concerning any drainage from Pond Shore Estates that might effect his well. The engineer stated that these drainage ditches will be adequate enough so that his well will not be affected.

Tom Low of Walnut Hill Heights appeared before the board asking for a different access to his property through the subdivision. He was advised to consult with the owner.

Mr. Briggs presented an updated preliminary plan for "Pond Shore Estates".

Roger Burrill moved to approve the master preliminary plans. Alton Warren seconded.

Vote: Unanimous.



B. "Bruce Hill Acres Subdivision"

Granville Barrows appeared with the following four items completed:

1. Set back lines.
2. All lots meet requirements.
3. Receipt - O.K.
4. Final Plan

Philip Gleason moved that the final plan be approved as submitted.

Alton Warren seconded.

Vote: Unanimous.

The board signed the final plans.

V. Unfinished Business

A. State Comprehensive Outdoor Recreation Plan - No comment.

B. Hazardous Waste Ordinance.

There will be a meeting on Monday, May 11, 1981 following the Council meeting at 8:00 P.M.

C. North Yarmouth Subdivision - Aquifer

Robert Littlefield will research this subject and report to the board at the next meeting.

D. Renumbering of Streets.

Roger Burrill moved that the existing system of street numbering as detailed on the Assessor's maps be implemented by the Town Council; that the few streets near Forest Lake and any others without street numbering be assigned street numbers; that Chebeague Island be assigned street numbers; and that street signs be installed at the intersections on Chebeague Island.

Philip Gleason seconded.

Vote: Unanimous.

VI. New Business

A. Roger Burrill will write a letter of thanks to Stewart McAllister.

B. Zoning Ordinance

To be put on the agenda for next week.

C. Mobile Home on Orchard Road to be moved.



VII. Agenda Preparation

- A. No Hearings & Presentations
- B. Unfinished Business
  - 1. Hazardous Waste Ordinance
  - 2. North Yarmouth Subdivision
  - 3. Renumbering of Streets
- C. New Business
  - 1. Revisions to Zoning Ordinance.

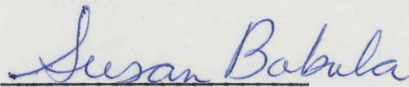
The next meeting will be May 19, 1981.

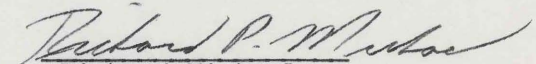
VIII. Adjournment

Robert Humphreys moved to adjourn the meeting.  
Philip Gleason seconded.  
Vote: Unanimous.

The meeting adjourned at 9:20 P.M.

A TRUE COPY  
ATTEST:

  
Susan Babula  
Clerk to the Board

  
Richard Michael  
Chairman of the Board

CUMBERLAND PLANNING BOARD  
MINUTES OF THE MEETING  
JUNE 2, 1981

Present: Robert Humphreys, Philip Gleason, Roger Burrill, Richard Michaels, Alton Warren II.

Absent: None

The meeting was called to order at 7:05 P.M.

Approval of Minutes: May 5, 1981

Part IV, Section A; the word "sustained" should be changed to "abstained".

Part IV, Section A; paragraph 2, the last sentence should read: "The board advised Mr. Schier that the subdivision will not create any new access to his property".

Part IV, Section A, paragraph 4, the words "He was told" should be changed to "The Engineer stated."

Part IV, Section A, paragraph 5, after the word property, the words "through the subdivision" were added. The last sentence should read; "He was advised to consult with the owner."

Part IV, Section A, paragraph 6, the sentence should read; "Mr. Briggs presented an updated preliminary plan for Pond Shore Estates.

Part IV, Section A, paragraph 6, the word "master" should be eliminated.

Part IV, Section B, It should be noted that, The board signed the final plans.

Part V, Section C, the letter "C" in aquifer should be omitted.

Alton Warren moved that the minutes be accepted.

Robert Humphreys seconded.

Vote: Unanimous.

IV. Hearings and Presentations

A. Pond Shore Estates Subdivision - No discussion.

V. Unfinished Business

A. Hazardous Waste Ordinance

The board asked Bill Carroll of C.O.G. to investigate the following:

1. The scope of the federal legislature.
2. The scope of the state legislature.
3. The existance of disposal of Hazardous Waste.



B. North Yarmouth Subdivision

Robert Littlefield contacted Mr. Atwell (chairman of the board to North Yarmouth) and was told there was no incidence of any subdivisions in North Yarmouth not being approved. The Portland Water District stated there is no problem with the source of water.

C. Renumbering of Streets - No discussion.

VI. New Business

A. In reference to a letter from the Federal Flood Emergency Agency, Mr. Burrill moved that the board adopt the revisions stated in the May 25, 1981 letter.

Alton Warren seconded.

Vote: Unanimous.

B. Richard Michaels asked the board if they would like to continue subscribing to the magazine, "The Maine Townsman".

The board agreed to continue with this.

Vote: Unanimous.

C. Roger Burrill wrote a letter of thanks to Stewart McAllister. All members of the board approved this.

D. Election of new Chairman and Assistant Chairman to the board.

Alton Warren nominated Robert Humphreys for Chairman.

Philip Gleason seconded.

Roger Burrill moved that Robert Humphreys be elected Chairman of the Board.

Alton Warren seconded.

Vote: Unanimous.

Roger Burrill nominated Mr. Gleason for Vice Chairman of the board.

Robert Humphreys moved that Philip Gleason be elected Vice Chairman of the board.

Alton Warren seconded.

Vote: Unanimous.

E. There will be a meeting on June 27, 1981 at Roger Burrill's house on Chebeague Island. There will be no meeting on June 16, 1981.

F. Review of Zoning Ordinance.

Philip Gleason moved that the board:

1. Study the changes that Mr. Burrill drew up.

2. Study the Yarmouth Zoning Ordinance.

Philip Gleason will see that the other board members receive copies.

VII. Agenda Preparation

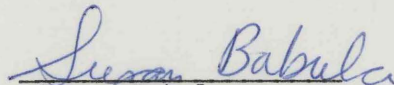
- A. Annual meeting at Chebeague Island on June 27, 1981.
- B. Hazardous Waste Ordinance.
- C. Zoning Ordinance.


VIII. Adjournment

Alton Warren moved that the meeting be adjourned.  
Robert Humphreys seconded.  
Vote: Unanimous.

The meeting was adjourned at 9:30 P.M.

A TRUE COPY  
ATTEST:

  
Susan Babula  
Clerk to the Board

  
Richard Michael  
Chairman of the Board



CUMBERLAND PLANNING BOARD  
MINUTES OF THE MEETING  
JUNE 27, 1981

Present: Philip Gleason, Richard Michael, Roger Burrill, Robert Humphreys, Alton Warren, Stanley Walker, Robert Littlefield, Code Enforcement Officer, and William Carroll, C.O.G.

Meeting held at Roger Burrill's home, Chebeague Island, Maine.

The meeting was called to order at 10:00 A.M.

Approval of Minutes - June 2, 1981

Under New Business to read, seconded by Alton Warren on vote for Philip Gleason as Vice Chairman. The nomination was made by Roger Burrill.

Motion was made by Alton Warren to accept the nomination of Philip Gleason for Vice Chairman.

Under North Yarmouth Subdivision add to wording, because of the conflict with aquifer.

Alton Warren moved to accept the corrected minutes.  
Richard Michaels seconded.  
Vote: Unanimous.

#### IV. Hearings and Presentations

- A. Mr. Hall, representative of Herbert Phelps was present to request a permit to construct a dwelling within the shore land zone. Dwellings are permitted under the Limited Residential Zone with Planning Board permit, road allowed under Limited Residential without Planning Board permit. Sewage disposal (private) within 250 feet requires C.E.O. permit or plumbing inspection.

Philip Gleason questioned how far the disposal system lies from the shore.

Mr. Hall stated it is 125 feet from crest of hill, and the system is an envelope type system.

Roger Burrill moved the board grant a permit for construction of a dwelling within shore land zone.  
Philip Gleason seconded.



Richard Michaels moved to amend the motion previously made by Roger Burrill to accept permit for construction of a dwelling as described in drawings presented to the board.

Alton Warren seconded.

Vote: Unanimous.

## V. Unfinished Business

### A. Hazardous Waste Ordinance

Bill Carroll reported on the nature of Federal and State Legislature and regulations and their relation to the Town of Cumberland.

Federal Level - EPA has list defining hazardous conditions, insurance of persons handling hazardous waste materials. No way to get a handle on who to insure or bond and for how much. A "super fund" is set up to handle this.

State level enforces violations of laws for hazardous waste as set down by Feds.

Roger Burrill - what about the local farmer and his waste?

Richard Michaels - potentation for pollution with small farmers spreading manure and pesticides.

Robert Humphreys questioned the types of materials dealing with, and 2) How does Cumberland handle these materials.

Concern was expressed on non-residents coming in and leaving potentially dangerous or hazardous conditions. IE, container tankers left in close proximity to schools, homes and left unattended where chemicals could leak out. The Council threw out discussion of the ordinance because they felt it would hurt the local farmer.

Philip Gleason read letter from Ken Cole, Town Attorney in reference to agriculture user, berbiage of proposed ordinance.

Richard Michaels moved to return original proposed ordinance including paragraph in Cole's letter to Council. Original verbiage comes from Shore Land Zoning Ordinance 18.11.15. Philip Gleason seconded.

Richard Michaels moved to amend previous motion to resubmit earlier proposal incorporating verbiage in Shore Land Zoning Ordinance 18:11:15 and verbage from Ken Cole's letter dated, 4/21/81 to Council as New Section 23, Water Quality Protection.

Philip Gleason seconded.

Vote: Unanimous.

Philip Gleason will rewrite proposed new wording and circulate it among the board and council members as a Committee of 1.



B. Zoning Ordinance

Roger Burrill has outlined proposed changes. Exhibit # 1 attached.

Robert Humphreys stated there are two issues at hand, 1) format, 2) outlining of ordinances.

Richard Michaels suggested to have C.O.G. rework format of the Zoning Ordinances.

Roger Burrill displayed a Yarmouth Zoning Ordinance which is a concise, well drawn up format. This would be a helpful guide in the rewriting of Cumberland Zoning Ordinances.

Roger Burrill stated the ordinances should be reworked clerically, then make the changes in the ordinance.

Richard Michaels moved that the new format of the Zoning Ordinance follow Roger Burrill's suggested outline. Alton Warren seconded. Vote: Unanimous

Comments on proposed Zoning Ordinance reworking. Prepare whole package and meet with Council in workshops to get their comments and criticism. The job of reworking the Zoning Ordinance was given to Bill Carroll, COG with some report to be given at the next board meeting, (first Tuesday in August).

VI. New Business

No new business to report.

VII. Agenda Preparation

The next meeting will be on the third Tuesday in July, July 21. There will also be a meeting August 4, which the Hazardous Waste Ordinance will be discussed.

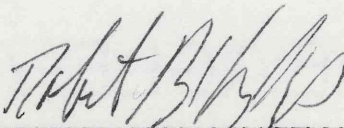
VIII. Adjournment

The meeting adjourned at 12:30 P.M.

A True Copy  
Attest:

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Deborah Adams  
Acting Clerk to  
the Board



---

Robert Humphreys  
Chairman of the Board

CUMBERLAND PLANNING BOARD  
MINUTES OF THE MEETING  
JULY 21, 1981

Present: Roger Burrill, Robert Humphreys, Philip Gleason, Michael Cooper, Stanley Walker.

Absent: Richard Michaels, Alton Warren

The meeting was called to order at 7:17 P.M.

Approval Of Minutes - June 27, 1981

- A. Page one, omit last paragraph completely.
- B. Page one, second to last paragraph, omit "as described in drawing presented to the board." The period should go after the word "zone."
- C. Page two, first paragraph, omit "providing that the house is 250 feet from the shore." The period should go after the word "board."
- D. In Section V, a paragraphs 7,8 and 9 the word "verbage" should be read as "verbiage."
- E. Page three, Section V, B last paragraph, the words "3rd Tuesday in July" should read as "first Tuesday in August."

Roger Burrill moved that the minutes be accepted as described above.

Mr. Gleason seconded.

Vote: Unanimous.

IV. Hearings and Presentations

V. Unfinished Business

A. Hazardous Waste Ordinance

Philip Gleason presented a letter to the board concerning "Water Quality Protection."

Roger Burrill moved that the board accept this letter which will be sent to William Stiles.

Stanley Walker seconded.

Vote: Unanimous.

B. Zoning Ordinance

Bill Carroll will present suggestions on how to rearrange the format of the present zoning ordinance on the first Tuesday in August.

VI. New Business

A. Mobile Homes vs. Manufactured Homes

Roger Burrill expressed concern about designation of mobile home parks. It was decided by the board that the first step is to distinguish between "Mobile Homes" and "Manufactured Homes."

Robert Humphreys will pursue this matter before our next meeting.



B. Aquifer Protection Ordinance

Stanley Walker will pursue this subject and report to the board by the first Tuesday in September.

C. Cumberland Sewer

There is a possibility that the Town may receive funds for 1982, but nothing is definite at this time.

VII. Agenda Preparation

The same agenda as the last meeting.

VIII. Adjournment

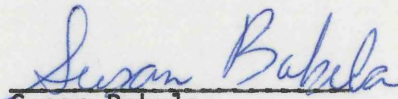
Roger Burrill moved that the meeting be adjourned.

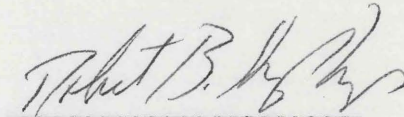
Stanley Walker seconded.

Vote: Unanimous.

The meeting was adjourned at 8:10 P.M.

A TRUE COPY  
ATTEST:

  
Susan Babula  
Clerk to the Board

  
Robert Humphreys  
Chairman of the Board

CUMBERLAND PLANNING BOARD  
MINUTES OF THE MEETING  
AUGUST 4, 1981

Present: Robert Humphreys, Philip Gleason, Richard Michael, Alton Warren,  
Roger Burrill, Stanley Walker, Michael Cooper

The meeting was called to order at 7:10 P.M.

Approval of Minutes: July 21, 1981

Under those present, William Carroll, C.O.G. should be deleted.  
Roger Burrill moved that the minutes be accepted.  
Vote: Unanimous.

IV. Hearings & Presentations

A. Maine Turnpike Authority Issues

There were four issues to deal with so it was decided ty the  
board to take these up separately.

1. Philip Gleason moved that we discontinue public  
easement as requested by the Turnpike Authority  
over the Blackstrap Road and Gray Road.  
Richard Michaels seconded.  
Vote: Unanimous.
2. Michael Cooper moved that we recommend to the  
Council, that the Council accept underlying fee in  
Forest Lake access road from Maine Turnpike Authority.  
Roger Burrill seconded.  
Vote: Unanimous.
3. Roger Burrill moved that the old portion of Route 88  
adjacent to the property of V.W. Dyer be discontinued.  
Philip Gleason seconded.  
Vote: Unanimous.
4. Philip Gleason moved that we recommend to the Council  
that we retain public easement to Methodist Road.  
Alton Warren seconded.  
Vote: Unanimous.

V. Unfinished Business

- A. The Zoning Ordinance package is not ready from Bill Carroll.  
Bill Carroll will have "Mobile homes vs. Manufactured Homes"  
information at the next meeting along with the Zoning Ordinance  
package.



- B. There was a general discussion about Mobile homes vs. Manufactured homes but was decided to wait for Bill Carroll's information.

VI. New Business

- A. The Chebeague Island Hall Community Center needs money to fix their septic system, kitchen and medical facilities. For those interested send checks to Mr. Roger Burrill.

VII. Agenda Preparation

- A. Zoning Ordinance  
B. Mobile Home Study  
C. Aquifer Protection

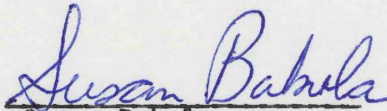
The next meeting will be August 18, 1981

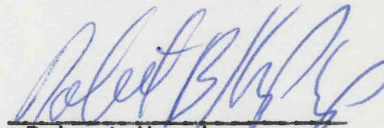
VIII. Adjournment

Roger Burrill moved that the meeting be adjourned.  
Richard Michaels seconded.  
Vote: Unanimous.

The meeting was adjourned at 8:40 P.M.

A TRUE COPY  
ATTEST:

  
Susan Babula  
Clerk to the Board

  
Robert Humphreys  
Chairman of the Board

CUMBERLAND PLANNING BOARD  
MINUTES OF THE MEETING  
SEPTEMBER 1, 1981

Present: Robert Humphreys, Michael Cooper, Alton Warren, Roger Burrill,  
Richard Michaels, Stanley Walker, Philip Gleason

The meeting was called to order at 7:02 P.M.

III. Approval of Minutes: August 4, 1981

Mr. Burrill moved to accept the minutes as presented.  
Mr. Warren seconded.  
Vote: Unanimous

IV. Hearings & Presentations

A. Ole Musket Road

Mr. Michaels moved that the Ole Musket Road drainage plan be recommended to the Town Council.  
Mr. Warren seconded.  
Vote: Unanimous

Mr. Humphreys will contact the Town Council about this matter.

V. Unfinished Business

A. Zoning Ordinance

It was decided by the Board to set up a workshop day to discuss this topic. The date set is September 22, 1981.

B. Mobile Home Study

This will be dealt with on September 22, 1981 during the workshop.

C. Aquifer Protection

This topic will be addressed in the Zoning Ordinance. It was agreed by the Board that it shall have a separate chapter.

VI. New Business

A. Water Extraction and Storage

Mr. Gleason moved that the Board schedule a public hearing for the following:



To amend the Zoning Ordinance in order to provide, "the extraction and/or storage of water for commercial purposes", be added as "Special Exception" to all areas of the Town.

Mr. Burrill seconded.

Vote: Unanimous

The meeting for this hearing will be September 15, 1981.

B. McDougal Residence

There appear to be two violations of a letter sent to Dr. McDougal last year by the Planning Board. Mr. Walker requested that Mr. Littlefield, Code Enforcement Officer, speak to Dr. McDougal about those matters. Mr. Littlefield agreed to do this.

VI. Agenda Preparation

A. Public Hearing concerning "Extraction and Storage of Water".

B. Zoning Ordinance

VII. Adjournment

Mr. Gleason moved that the meeting be adjourned.

Mr. Cooper seconded.

Vote: Unanimous

The meeting was adjourned at 9:50 P.M.

A TRUE COPY

ATTEST:

\_\_\_\_\_  
Susan Babula  
Clerk to the Board

\_\_\_\_\_  
Robert Humphreys  
Chairman of the Board

CUMBERLAND PLANNING BOARD  
MINUTES OF THE MEETING  
SEPTEMBER 15, 1981

Present: Robert Humphreys, Roger Burrill, Michael Cooper, Stanley Walker, Philip Gleason

Absent: Alton B. Warren II

The meeting was called to order at 7:02 P.M.

III. Approval of Minutes: September 1, 1981

Roger Burrill moved to accept the minutes as presented.  
Michael Cooper seconded.  
Vote: Unanimous.

IV. Hearings and Presentations

- A. Public Hearing to consider including under Special Exception in all zoning districts, the extraction and/or storage of ground water for commercial purposes.

Robert Humphreys asked to detain discussion to wait for the public.

V. Unfinished Business

- A. Mobile Home Study

Roger Burrill presented report on mobile homes outlining different regulations, zoning practices for many Maine towns. Report gives summary of Court cases in Maine involving mobilehomes. The Courts are taking the stand that no discrimination should be taken against mobilehomes. Measures are taken, by the Towns to provide for the public's safety, but no out and out discrimination should be taken that would result in court action.

Roger Burrill - existing ordinance protects health, safety, and welfare of public within the Town of Cumberland by limiting numbers of mobilehomes and limiting that number to a mobile home park site.

Robert Humphreys - A modular type house would not fit into the existing wording of the ordinance. The ordinance prevents the mobilehomes from coming into the Town.



Stanley Walker - The ordinance allows the Code Enforcement Officer to enforce the law in regards to mobilehomes and allows him to use his judgement in regards to the modular type home.

Robert Humphreys asked that this topic be removed from the agenda.

#### IV. Hearings and Presentations

##### A. Public Hearing

Michael Cooper moved the board recommend to the Town Council to add as a Special Exception in all Zoning Districts, the extraction and/or storage of ground water for commercial purposes.

Philip Gleason seconded.  
Vote: Unanimous.

Robert Humphreys will write to Mr. William Stiles outlining the recommended amendment as noted above.

#### V. Unfinished Business continued.

##### B. Aquifer Protection

This is to be left on the agenda, to be discussed at a later date.

##### C. McDougal Residence

Robert Littlefield - in a letter dated 9-11-81 to Mr. McDougal advising of inspection and observation of the property as to conditions of the permit as granted by the Planning Board. There was much erosion and evidence of two wheeled vehicles on the beach. Mr. Littlefield presented photographs showing the erosion. Mr. McDougal responded by meeting with Mr. Littlefield. He has contracted to get the access way and banks seeded, but this is a problem because seed may not hold. He will plant oaks along the access way and bank. At the bottom of the access way, a sluiceway with crushed rock to slow seepage and hold the bank. Dirt debris on the beach are not coming from his property.

Robert Humphreys - some concern about gravel sluiceways as they are a constant maintenance problem. This will stay on the agenda to check on it when the "grass comes up".

This is to stay on the agenda to check on it periodically.

VII. Agenda Preparation

A. Zoning Ordinance

B. McDougal Residence

VIII. Adjournment

Philip Gleason moved that the meeting be adjourned.

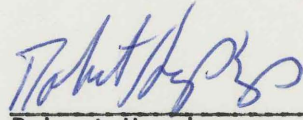
Stanley Walker seconded.

Vote: Unanimous.

The meeting was adjourned at 8:05 P.M. to a workshop.

A TRUE COPY  
ATTEST:

\_\_\_\_\_  
Susan Babula  
Clerk to the Board

  
\_\_\_\_\_  
Robert Humphreys  
Chairman of the Board



CUMBERLAND PLANNING BOARD  
MINUTES OF THE MEETING  
OCTOBER 6, 1981

Present: Robert Humphreys, Michael Cooper, Stanley Walker, Roger Burrill

Absent: Alton B. Warren II, Philip Gleason

The meeting was called to order at 7:05 P.M.

III. Approval of Minutes: September 15, 1981

Stanley Walker moved to accept the minutes as presented.

Michael Cooper seconded.

Vote: Unanimous.

IV. Hearings and Presentations

A. None

V. Unfinished Business

A. Zoning Ordinance

Robert Humphreys adjourned this discussion.

B. Aquifer Business

Stanley Walker circulated draft ordinance. He will present more information on this matter at the next meeting.

C. McDougal Residence

Robert Littlefield - Pictures were taken September 25, 1981. Some green grass had taken hold on one side of bank.

Robert Humphreys asked that this topic be removed from the agenda.

VI. New Business - None.

VII. Agenda Preparation

Robert Humphreys wanted it noted that the first Tuesday in the month would be workshop on the Zoning Ordinance and the third Tuesday in the month would be the regular scheduled meeting.

VIII. Adjournment


Roger Burrill moved that the meeting be adjourned.  
Stanley Walker seconded.  
Vote: Unanimous.

The meeting was adjourned at 7:27 P.M. to a workshop.

A TRUE COPY  
ATTEST:

---

Kathleen Doyle  
Acting Clerk to the  
Board



---

Robert Humphreys  
Chairman of the Board



CUMBERLAND PLANNING BOARD  
MINUTES OF THE MEETING  
OCTOBER 20, 1981

Present: Michael Cooper, Robert Humphreys, Alton Warren, Philip Gleason, Stanley Walker

Absent: Roger Burrill

The meeting was called to order at 7:05 P.M.

III. Approval of Minutes: October 6, 1981

Stanley Walker moved to accept the minutes as presented.  
Michael Cooper seconded.  
Vote: Unanimous.

IV. Hearings and Presentations

A. Wildwood Proposal

A pre-application was presented to the board by Mr. Lee Urban and Warner Price. It was decided by the board to go visit the site and to meet at Ocean Terrace at 9:00 A.M. Saturday, October 24, 1981 before any decisions could be made.

V. Unfinished Business

A. Zoning Ordinance

The next sheduled workshop will be November 3, 1981.

B. Aquifer Protection

Stanley Walker received maps from Bill Carroll and will proceed.

VI. New Business

The Planning Board regrets to announce Richard Michaels resignation.

VII. Agenda Preparation

A. The next scheduled meeting will be November 17, 1981.

B. Zoning Ordinance

C. Aquifer Protection

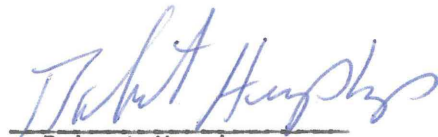
VIII. Adjournment

Philip Gleason moved that the meeting be adjourned.  
Alton Warren seconded.  
Vote: Unanimous.

The meeting was adjourned at 9:00 P.M.

A TRUE COPY  
ATTEST:

Susan Babula  
Clerk to the Board

  
Robert Humphreys  
Chairman of the Board



CUMBERLAND PLANNING BOARD  
MINUTES OF THE MEETING  
NOVEMBER 3, 1981

- I. The meeting was called to order at 7:00 P.M.
- II. Present: Michael Cooper, Alton Warren, Philip Gleason,  
Robert Humphreys  
  
Absent: Roger Burrill and Stanley Walker
- III. Approval of Minutes: October 20, 1981  
  
Alton Warren moved to accept the minutes as presented,  
seconded by Philip Gleason, Vote: Unanimous.
- IV. Hearings and Presentations
  - A. Application of Christine Helbig for permission to construct  
a principal structure (residential dwelling unit) in the  
Limited Residential - Recreational Zone on Chebeague  
Island, Lot No. 49.  
  
Robert Littlefield, Code Enforcement Officer, informed  
the Board that Mr. Helbig, owner of lot 49, had applied  
for a building permit to construct a year round single  
family dwelling unit on his lot. The Zoning Ordinance  
S18.10 requires Planning Board approval of such uses in  
the LDR Zone.  
Mr. Littlefield presented a plat plan to the board and  
informed the board that the septic system design and  
location had been approved by the Plumbing Inspector. The  
Board determined that the proposed location meets the  
set back requirements of the ordinance and that no major  
tree clearing would be necessary. The lot has adequate  
access and fronts on a Right of Way.  
  
Alton Warren moved that the Planning Board grant the  
necessary permit based on its review of the plan sub-  
mitted and its findings that the requirements as set  
forth in S18.12.2.6 of the Zoning Ordinance have been  
met. Seconded by Philip Gleason. Vote: Unanimous.
- V. Unfinished Business

The Zoning Ordinance review and Aquifer Protection  
review remain as unfinished business.

VI. New Business

- A. Robert Littlefield informed the Board that New England Telephone Co. has requested a building permit for a tower and related building off the Harris Road in a Rural Residential Zone which use requires a Special Exception and Variance approval from the Board of Appeals.
- B. The Board notes receipt of a request from the D.E.P. for comment on Pond Shore Estates Site Location Permit Application. Philip Gleason moved that the Board make no comments to the D.E.P. at this time, Seconded by Alton Warren, Vote: Unanimous.

VII. Agenda Preparation

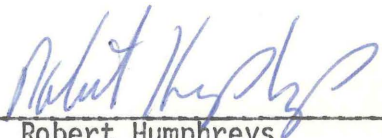
- A. The next meeting will be held November 17, 1981
- B. Hearings and Presentations:
  - 1. N.E.T. application for construction of Tower and accessory building.
- C. Unfinished Business
  - 1. Zoning Ordinance
  - 2. Aquifer Protection

VIII. Adjournment:

Alton Warren moved to adjourn the meeting to the workshop on the Zoning Ordinance, Seconded by Philip Gleason, Vote: Unanimous.

A TRUE COPY  
ATTEST:

\_\_\_\_\_  
Michael Cooper  
Acting Clerk to  
the Board

  
\_\_\_\_\_  
Robert Humphreys  
Chairman of the Board



CUMBERLAND PLANNING BOARD  
MINUTES OF THE MEETING  
NOVEMBER 17, 1981

Present: Robert Humphreys, Roger Burrill, Stanley Walker, Alton Warren

Absent: Philip Gleason, Michael Cooper

The meeting was called to order at 7:12 P.M.

III. Approval of Minutes

These will be approved at the next meeting.

IV. Hearings and Presentations

None.

V. Unfinished Business

A. Zoning Ordinance - Water Bottling

The recommendation by the Board has been tabled pending report of Town Attorney.

B. Aquifer Protection

Stanley Walker is working in this area.

VI. New Business

- A. Daniel Lapointe appeared in regards to questions about subdivisions on Harris Road. Mr. Lapointe wanted to know what the Planning Board would like in order to do this. The Board told Mr. Lapointe that he would have to comply with the Town Zoning Ordinance.

VII. Agenda Preparation

The next scheduled meeting will be Tuesday, December 15, 1981.

1. Hearings and Presentations
  - A. New England Telephone Presentation
2. Unfinished Business
  - A. Zoning Ordinance
  - B. Aquifer Protection

VIII. Adjournment

Stanley Walker moved that we adjourn the meeting.

Alton Warren seconded.

Vote: Unanimous.

The meeting was adjourned at 8:34 P.M.

A TRUE COPY

ATTEST:

Susan Babula  
Clerk to the Board

  
Robert Humphreys  
Chairman of the Board

See minutes of January 19, 1982  
meeting for corrections.

CUMBERLAND PLANNING BOARD  
MINUTES OF THE MEETING  
DECEMBER 15, 1981

Present: Robert Humphreys, Roger Burrill, Alton Warren, Philip Gleason,  
Michael Cooper

Absent: Stanley Walker

The meeting was called to order at 7:13 P.M.

III. Approval of Minutes

Roger Burrill moved to accept the minutes of the 11/03/81 meeting.  
Alton Warren seconded.  
Vote: Unanimous.

Roger Burrill moved to accept the minutes of the 11/07/81 meeting.  
Alton Warren seconded.  
Vote: Unanimous.

IV. Hearings and Presentations

Advisory Report to Board of Appeals on Special Exception Request  
of New England Tel. & Tel.

Alton Warren abstained from discussion and voting because his  
employer is New England Telephone.

John Laforge, District Manager of N.E.T. & T. proposes the  
construction of a tower in Cumberland for point to point relay  
of long distance telephone circuits in Northern Maine. The  
tower will be fed with a fibre optic cable, the first application  
of this kind in the State of Maine.

Minda Cutcher, Building Engineer, N.E.T & T. cites reasons for  
selection of Cumberland for tower construction. 1) elevation  
above mean sea level, 2) maximum distance from relay station,  
3) distance from existing radio transmitters which may affect  
quality of tower transmissions. The proposed site is off Old  
Range Road., under Harris Road power lines.

Physical characteristics: 135 feet tower, four receiving and  
transmitting antenna, 11 x 25 feet one story block structure,  
10 feet chain link fence, unmanned facility. No anticipated  
traffic except during construction phase and for routine main-  
tenance. The construction phase will entail some blasting if  
conduit trench encounters bedrock below surface. Construction  
should start sometime in 1982 and the completion date is about  
one year. The building will only require power and telephone  
utilities. The building will also have a halon fire suppression  
system installed with fire and police alarm hook up.



## PUBLIC COMMENTS AND CONCERNS

Norton Lamb - if land access (Old Harris Road and Old Range Road) is abandoned and no longer recognized or maintained by the Town of Cumberland, doesn't the land revert to the abutters?

M. Cutcher, NET&T confirmed Mr. Lambs question.

Robert Humphreys - citing 9-22-80 Town Council meeting, this issue should be settled between parties involved - abutters and NET&T.

Dave Rawnsley - specifics on conduit trench.

Paul Cyr, Transmission Engineer, NET&T - conduits will be three inches in diameter, 3½-4 feet deep and wide. There is the possibility of ledge removal.

Dave Rawnsley - blasting in the past has caused artesian wells in the area to be affected. Will tower be lighted?

Paul Cyr, NET&T - no lights on tower.

Dave Rawnsley - What Frequencies?

Paul Cyr - 2 bands, 10.7 Kilahurts-11.7  
5.925 Kilahurts-6.425

Robert Littlefield discussed with Town Manager and Ms. Cutcher the problems of accessibility. It was discussed that NET&T would be responsible for working out problems with the abutters and adjoiners to obtain access to building site.

Dave Rawnsley - If wells go dry as a result of construction and in particular, blasting, Mr. Rawnsley requests that water will be restored in the wells at no personal expense.

J. LaForge, NET&T offered to inspect wells before and after construction operations within ¼ mile of construction area.

Michael Cooper moved that the Planning Board make a recommendation to the Board of Appeals to approve the Special Exception and that the Planning Board would also recommend to the Board of Appeals to review the question of street frontage to determine whether a variance is necessary and that the Planning Board will advise the Board of Appeals that concerns have been raised regarding access to the building site and potential damage from blasting operations. Philip Gleason seconded.

Vote: 3 in favor, 1 abstention.

Robert Humphreys will write a letter to the Board of Appeals

IV. Planning Board Review

Philip & Kathy Upton's Subdivision

- A. Alton Warren abstains from discussion and voting because he is involved with litigation with the seller of the property to Philip and Kathy Upton.

Roger Burrill moved to accept the final plan for Tall Pines Estate, a three lot subdivision, submitted by Philip and Kathy Upton and that the Planning Board has reviewed the guidelines set forth in Section 1.1 of the Subdivision Ordinance and finds that the plan complies with these guidelines.

Philip Gleason seconded.

Vote: 3 in favor, 1 abstention

It will show in the records that notice of this hearing was sent to abutters through the regular mail by Mr. Littlefield's secretary.

V. Unfinished Business

Zoning Ordinance  
Aquifer Protection

VI. New Business

Capital funds budget - Robert Humphreys will obtain information from Town Manager.

VII. Agenda Preparation

Next scheduled meeting 1/5/82 will be a workshop to discuss rewriting of Zoning Ordinance.

Next business meeting 1/18/82.

VIII. Adjournment

Roger Burrill moved to adjourn.

Michael Cooper seconded.

Vote: Unanimous.

Meeting adjourned 8:27 P.M.

A TRUE COPY  
ATTEST:

\_\_\_\_\_  
Deborah Adams  
Acting Clerk to the Board

\_\_\_\_\_  
Robert Humphreys  
Chairman of the Board