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Cumberland Planning Board

Cumberland, Maine

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1985

## Town of Cumberland Planning Board Meeting Minutes 1985

Cumberland (Me.)

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CUMBERLAND PLANNING BOARD  
MINUTES OF THE MEETING  
JANUARY 15, 1985

Present: Philip Gleason, Kenneth Snitger, Richard  
Blanchard, Kaile Warren, Alton Warren,  
- John Sevee (late)

Absent: Doug Damon

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

III. Approval of Minutes

A. December 18, 1984

Mr. Snitger moved to accept the minutes as submitted.

Kaile Warren seconded. Vote: Unanimous

IV. Hearings and Presentations

A. Doug Lamson - Public Hearing on Cumberland  
Estates Subdivision - Farwell Avenue

Mr. Gleason removed himself from discussion of this item. Mr. Snitger assumed the Chair.

Mr. Snitger explained that this would be a public hearing only and the final plat would not be approved at this meeting.

Mr. Berman, Berman - French, reviewed the proposal and stated that the development is 32 acres in size and would be 32 individual lots. He also stated Mr. Cope has a solid waste contract with Russo in Yarmouth to remove the solid waste from the development.

7:15 - Mr. Sevee arrived.

Robert Esterberg, engineer, explained the drainage plans and that they will have a detention pond in the development to help control drainage from major storms. They will also have a street and basement drainage system.

Mr. Snitger read the Department Head Reports which included concerns with the drainage system and the filling in of some areas during construction.

Mr. Esterberg answered the only question from the public, which concerned drainage.

The public hearing was closed.

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The Board will view the site on January 26, 1985. They will meet at the end of Pinewood Drive at 9:00 A.M.

B. Terry Turner - Public Hearing on Stony Ridge Road Extension Subdivision

Mr. Turner reviewed the proposal and there were no questions from the public.

Mr. Gleason read the Department Head Reports. Phil Wentworth, Public Works Director, stated concern with the request for a 40' right of way due to problems with drainage and snow plowing. He also stated that he would like to see the total cul-de-sac paved, rather than an open center as it causes problems with plowing.

Mr. Turner stated he did not have a problem with paving the whole cul-de-sac, but pointed out that there is an accepted right of way (40') up to 200' from the cul-de-sac. Mr. Wentworth stated that if it had been accepted to that point he would be willing to go along with the 40' width.

There was some discussion of sewer as well as private septic systems.

The Board also felt a drainage easement should be shown on Lot #5.

V. Unfinished Business

Town Manager, Robert Benson, was present and discussed Article VII of the Sewer Use Ordinance with the Board.

VI. New Business

A. Discuss possible Zoning Ordinance amendment to include satellite antennas under Special Exceptions.

Robert Littlefield, Code Enforcement Officer, stated there is concern with the appearance of these antennas, especially in high density areas. He stated that the Town Attorney feels that under the present zoning they should be treated as accessory structures, which are allowable in all districts. Mr. Littlefield stated he would like to see an amendment to include these as Special Exceptions in all zoning districts, since it would provide notification to abutters and allow

CUMBERLAND PLANNING BOARD  
MINUTES - JANUARY 15, 1985

them to be heard on the matter.

There was discussion by the Board.  
Alton Warren moved to request that the Town Council amend the Zoning Ordinance to include satellite antennas under Special Exceptions in all districts.

The motion died for lack of second.

The Board asked that Mr. Littlefield contact the Greater Portland Council of Governments for information on this matter and report his findings to the Board at the next meeting.

- B. Phil Wentworth, Public Works Director, asked that when the Board reviews the subdivision ordinance, they consider requiring that all cul-de-sacs be totally paved.

The Board agreed to consider the request.

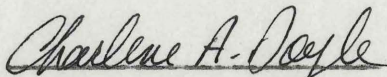
VII. Agenda Preparation

The next meeting will be February 19, 1985

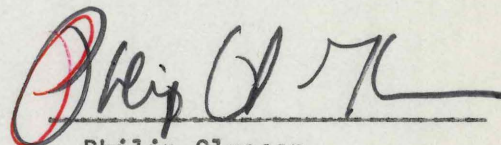
VIII. Adjournment

The meeting was adjourned at 9:25 P.M.

A TRUE COPY  
ATTEST:



Charlene A. Doyle  
Clerk to the Board



Philip Gleason  
Chairman

CUMBERLAND PLANNING BOARD  
MINUTES OF THE MEETING  
FEBRUARY 19, 1985

Present: Philip Gleason, Richard Blanchard, Kaile Warren,  
John Sevee, Alton Warren

Absent: Kenneth Snitger, Douglas Damon

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

III. Approval of Minutes

A. January 15, 1985

Mr. Blanchard moved to accept the minutes as written.

Alton Warren seconded.      Vote: Unanimous

IV. Hearings and Presentations

A. Public Hearing - Lawrence Crane Subdivision  
Route 88

Dr. Lawrence Crane presented his proposed subdivision plan and explained that the intention was to develop four lots. He stated he has sewer user units for three lots and a request to the Town Council for one more unit, which was tabled. He also stated he would like to install an 8" water main approximately half way into the subdivision, with a 2" main serving the last lot on the proposed street.

Mr. Gleason then read the Department Head reports concerning this subdivision, which mainly dealt with water mains and hydrants; and sewer units and the need of an easement for maintenance of the sewer lines.

Mr. Dean Blanchard, Route 88, asked questions concerning the water mains and what other property is owned by Mr. Crane.

Mrs. Sally Maynard, Route 88, questioned whether the status of the abutting woodlot would change.

Mr. Gleason informed her that it would not change the present zoning in any way.

Mr. Raymond Hamlin, Route 88, stated he objects to the subdivision. His property is next to the pump station and he states his family put up with enough discomfort from that construction and does not feel they should have to put up with the development of Mr. Crane's property.

CUMBERLAND PLANNING BOARD  
MINUTES - FEBRUARY 19, 1985

Mr. Sevee asked about the road section shown on the submitted plan, showing a ditch on only one side.

Mr. Titcomb stated it is just a general section and if ditching were needed on both sides it would be used.

Mr. Blanchard asked about the ownership of the private road.

Dr. Crane stated they had planned to deed property to the center of the road.

Mr. Blanchard stated this type of ownership causes concern over maintenance. He would prefer to see joint ownership of the right of way by the owners in the subdivision.

Mr. Sevee moved to approve the subdivision plan as presented provided the appropriate easements are granted to the Town for access to, maintenance and repair of, the sewer system.

Alton Warren seconded.

Mr. Blanchard moved to amend the motion to require that the cost of maintaining the street be shared equally by the abutting property owners and controlled by a majority vote of the property owners.

Mr. Sevee seconded.       Vote: 4 in favor  
  1 opposed - Mr. Gleason

Vote on motion as amended. - Unanimous

B. Spears Hill Associates - Final Plat - Stony Ridge Extension Subdivision

Applicant was not present for the meeting.

C. Terry Hamilton - pre-application, subdivision off Main Street.

Applicant was not present for the meeting.

V. Unfinished Business

None

VI. New Business

A. Institute of the Northeastern Lumber Manufacturers Association - informal discussion regarding proposed professional office building to be built on Tuttle Road.

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Mr. P.D. Merrill stated that NeLMA is presently located on Fundy Road, Falmouth, but is a tenant there, and would like to build an office for itself. They would like to establish their own facility for demonstration and training programs. He stated a large portion of the land would be used as a demonstration Tree Farm and that the facility would not add significantly to current traffic.

David Haynes, Land Use Consultants, presented some preliminary sketches and stated the structure will house facilities for NeLMA as well as 2 or 3 rental offices. He stated they are planning to utilize sewer and public water.

B. Hunt Blatchford - Revision of Brentwood Subdivision

Mr. Blatchford stated that he is in the process of purchasing lot #6 of the subdivision and wishes to purchase a piece of land that is currently shown on the subdivision plan as a right of way, but was never constructed.

Mr. Robert Marrier, original developer of the subdivision explained that the property in question was to allow access to lot #1, which now has access from the Fairwind Lane Extension. This access route shown on the present subdivision plan was never constructed.

He did point out that when this section of right of way was created, the Town was given the right to construct a turn-around for fire equipment at any time.

Mr. Robert Stanley, resident of the subdivision, was present and asked what the proposal was and stated no objection to the plan.

The Board stated that they would like to receive comments on the proposal from the Highway Foreman and the Fire Chief before making a decision.

Mr. Blatchford and Mr. Marrier were informed that a revision plan would have to be drawn up and submitted to the Board.

C. Powell Road Pump Station

Mr. Littlefield stated that Portland Water District has informed him that the Powell Road Pump Station was built on a site other than that presented for site review. Therefore, the lot lines have been changed. He stated he spoke with Town Counsel,

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Kenneth Cole regarding the subject and Mr. Cole did not feel it necessary for Portland Water District to have another site review.

The Board agreed, in light of the statement by Attorney Cole, it would not be necessary for P.W.D. to come before the Board for another site review.

Mr. Littlefield stated that P.W.D. would like a letter from the Board stating that it is not necessary for them to come before the Planning Board for another site review.

The Board asked Mr. Littlefield to write a letter to P.W.D. informing them of the Board's decision.

VII. Agenda Preparation

- A. Set date for workshop on the Cumberland Estates Subdivision - Mitchell Cope

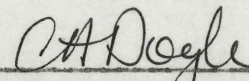
The workshop will be held on March 5, 1985, at 7:00 P.M.

The next regular meeting of the Planning Board will be March 19, 1985.

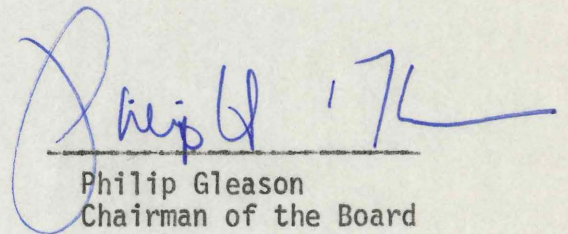
VIII. Adjournment

The meeting was adjourned at 8:45 P.M.

A TRUE COPY  
ATTEST:



Charlene A. Doyle  
Clerk to the Board



Philip Gleason  
Chairman of the Board



CUMBERLAND PLANNING BOARD  
MINUTES OF THE MEETING  
MARCH 19, 1985

Present: Philip Gleason, Kenneth Snitger, Richard Blanchard,  
Alton Warren, John Sevee, Kaile Warren, Doug Damon

Absent: None

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

III. Approval of Minutes

A. February 19, 1985

Mr. Alton Warren moved to accept the minutes as presented.

Mr. Sevee seconded.           Vote: Unanimous

Kaile Warren asked that the Board discuss the Powell Road pump station under old business.  
The Board agreed.

IV. Hearings and Presentations

A. Mitchell Cope - Cumberland Estates Subdivision

Mr. Snitger reported on the material covered at the workshop on March 5, 1985 concerning the Cumberland Estates Subdivision.

Mr. Berman - Berman/French Associates- discussed the information covered at the workshop and showed the changes made in the plan;

- 1) 10' deep planting easement on the back line of lot #2, which abuts the golf course
- 2) change in the drainage easement on lot #2, as well as discussion of fill required for this lot (he submitted a small plan of lot #2 to demonstrate the proposed drainage and fill)
- 3) lot line between lots #5 & #6 was changed to abut the sewer easement
- 4) several of the side lot lines were changed to 90\* (degree) angles without changing the frontage
- 5) the retention basin area was changed
- 6) lot #6 to include a catch basin
- 7) possibility of some underground drainage
- 8) probability of phase-development due to limited sewer availability
- 9) fire (emergency) easement

Phil Wentworth, Public Works Director, stated concern

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MINUTES - MARCH 19, 1985

with the overall drainage of the property, including the fact that no provisions are made in the area of lots 14 & 15. He feels a Town Engineer should review the proposal and address the possibility of underground drainage. He also stated that the Fire Chief, Ken Wagner, had informed him that he would like to see the fire easement paved.

Mr. Berman stated that they would be willing to include a drainage easement at the rear of lots 14 & 15, but they do not want to pave the fire easement. They plan to maintain a gravel way. He also stated that any phase-development would begin from the end of Pinewood Drive and development would be done as sewer units are available.

The Board stated concern with phase development in regards to the quality of streets and turn-a-rounds.

Mr. Blanchard stated it's his feeling that the Board needs help in evaluating the development. He does not question the ability of those developing the plan, but would like an equally competent engineer to look over the plan and advise the Board. He is especially concerned with the filling and drainage of lot #2 (including drainage of basements in that area). He is also concerned with drainage pipes running into open ditches and the possibility of erosion, as well as the detention pond and any potential hazard it may be for children. He would like advice on the size of underground drainage pipes. He feels that lots that are to be filled should be designated, and questioned whether the filling should be done before they are sold.

Mr. Blanchard moved to request that the Town Manager employ an engineer to assist the Planning Board and review the Cumberland Estates Subdivision and advise the Board of any changes which should be made.

Mr. Sevee seconded.       Vote: Unanimous

Mr. Berman stated concern over the time this will take.

The Board stated that they will try to meet with the Town Engineer at the next regular meeting, April 16.

Mr. Gleason resumed the Chair.

CUMBERLAND PLANNING BOARD  
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B. Spears Hill Associates - Final Plat -  
Stony Ridge Extension Subdivision & Revision

Mr. Turner ( Terry Turner - Spears Hill Assoc.) stated that there has been a change in the line between lots 4 & 5 due to the location of soil test pits, and there is now a drainage easement shown between the two lots.

Mr. Snitger stated it would be necessary to receive a performance bond from the developer before the plan could be recorded.

Mr. Snitger moved that the Stony Ridge Extension Subdivision, presented by Spears Hill Associates, be approved as presented, including the amendment plan for lot 15; providing the plan not be recorded until a performance bond has been submitted.

Mr. Alton Warren seconded.                      Vote: Unanimous

C. Lawrence Crane Subdivision - Final Plat - Route 88

Mr. Gleason read a letter he received from Mr. Thomas Gruber, an abutter to the proposed subdivision, who stated he had the following reservations: 1) the private road would be located within about 15' of the bedroom side of his house 2) he has a greenhouse and is worried that if trees are planted along the right of way it would be shaded 3) he questions what will be done with the 4.2 acres which is being reserved for future development.

Mr. Gruber was not present at the meeting.

Dr. Crane stated he had spoken with Mr. Gruber regarding these concerns and feels he has answered them to Mr. Gruber's satisfaction.

The Board discussed the need for an easement to the Town for the installation and maintenance of the sewer system to be installed along the private road.

Mr. Snitger moved to approve the Crane Subdivision plan as submitted with the condition that the appropriate easements be granted for the installation and maintenance of sewer and water lines.

Mr. Alton Warren seconded.                      Vote: Unanimous

The Board stated it would be up to the Town Attorney, Kenneth Cole, to draft the easement before the sewer would become operational.

CUMBERLAND PLANNING BOARD  
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D. Hunt Blatchford - Final Plat - Brentwood Subdivision  
Revision

The comments received from the Fire Chief and Highway Foreman stated they had no concerns with the proposal.

Mr. Sevee moved to approve the Brentwood Subdivision Revision presented by Mr. Hunt Blatchford and dated March 5, 1985.

Mr. Blanchard seconded.

Discussion:

Mr. Alton Warren stated concern with the fact that lot #1 belongs to the Brentwood Association.

Mr. Gleason stated that lot #1 does belong to the Brentwood Subdivision and will still belong to this subdivision, even with the revision.

Vote: Unanimous

V. Unfinished Business

A. Powell Road Pump Station

Mr. Kaile Warren stated he would like to retract any involvement in the discussion by the Board at the last meeting concerning the Powell Road Pump Station. He stated there is a lien on all structures and land, due to non-payment for work done. Due to a change in location of the pump station, land is being exchanged and part of what was a buffer zone of trees will become private property; meaning they could be removed. The fuel tank is approximately 12' closer to the brook and is sitting in approximately 4 to 5 thousand yards of sand instead of the original soil, which was shown to be clay.

He also stated that he spoke with the Maine State Planning Office who stated they would not advise that the Board approve a plan of property which is involved in litigation.

The Board asked that Mr. Littlefield talk with the Town Attorney concerning this information and report back at the next meeting.

VI. New Business

A. Ford S. Reiche - Plan of Bowden/Hallett Subdivision -  
Pleasant Valley Road - pre-preliminary

Mr. Reiche stated that he represents Randall Bowden & Cynthia Hallett who own a parcel of land located at the end of the Pleasant Valley Road. The land is located

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MINUTES - MARCH 19, 1985

adjacent to an abandoned range way. He asked the Board to waive the requirement of a topographical map, as well as a site view. The property is 35 acres in size and will be divided into 3 lots.

There was discussion of the condition of the right of way.

The Board decided to make a site view on 03-23-85 at 8:00 A.M., and advised Mr. Reiche that a formal subdivision application should be made.

B. The Board discussed the workshop to be held by the Council on 03-25-85 concerning the zoning ordinance. The Board feels the Council can send any recommendations they may have to the Planning Board.

C. Mr. Gleason brought up the fact that the Board will be reviewing the Subdivision Ordinance, as well as the fact they were going to look into the sign ordinance.

Mr. Littlefield stated he has spoken with the State concerning signs. He will also speak with Attorney Cole and report to the Board at the next meeting.

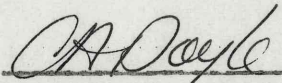
VII. Agenda Preparation

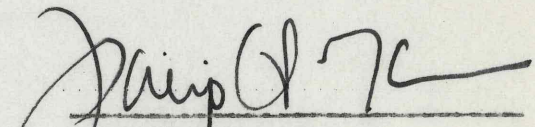
The next regular meeting of the Board will be April 16, 1985.

VIII. Adjournment

The meeting was adjourned at 9:10 P.M.

A TRUE COPY  
ATTEST:

  
Charlene A. Doyle  
Clerk to the Board

  
Philip Gleason  
Chairman

CUMBERLAND PLANNING BOARD  
MINUTES OF THE MEETING  
APRIL 16, 1985

Present: Philip Gleason, Kenneth Snitger, Richard Blanchard,  
John Sevee, Doug Damon

Absent: Alton Warren, Kaile Warren

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

III. Approval of Minutes

A. March 19, 1985

Mr. Blanchard moved to accept the minutes as submitted.

Mr. Snitger seconded.           Vote: Unanimous

The Board agreed to take items out of order.

VI. New Business

A. Mabel Wilson - Request for Zoning Change.

Mr. Wilson submitted a request to the Town Council to have the MDR District in West Cumberland extended to include a portion of her property shown as Lot 71 on Assessor's Map U22.

The Town Council has referred the request to the Planning Board for their recommendations.

Mr. Littlefield, Code Enforcement Officer, stated that the area (presently zoned Industrial) including Lot 95 of Map R07, is now all residential. Lot 95 is located between the MDR District and the lot Mrs. Wilson would like to have re-zoned.

Mr. Snitger moved the Board recommend to the Council they favorably consider changing an area of the Industrial Zone in West Cumberland to a Medium Density Zone from the current line of the MDR Zone (at Forest Lane), across the back of Lot 95 on Map R07, across the back of the proposed lot, down the side line of the lot to the Blackstrap Road and along the Blackstrap Road back to Forest Lane.

Mr. Damon seconded.           Vote: Unanimous

V. Unfinished Business

B. Portland Water District - Powell Road Pump Station

Mr. Dan Jellis was present to answer any questions the Board may have concerning the pump station.

CUMBERLAND PLANNING BOARD  
MINUTES - APRIL 16, 1985

Mr. Gleason stated the Board had received a letter from the Portland Water District in response to the questions the Board had concerning the changes in the Powell Road Pump Station. He also stated Town Attorney, Kenneth Cole, did not feel another site plan review would be necessary, but did feel the decision should be made by the Board.

After some discussion Mr. Blanchard moved that no further site plan review is necessary.

Mr. Snitger seconded. Vote: Unanimous

IV. Hearings and Presentations

A. Randall Bowden/Cynthia Hallett Subdivision -  
Pleasant Valley Road - Preliminary Application

Mr. Gleason stated the Board had made a site view and the main concerns were with the slope and drainage in the area, as well as access to the lots.

Mr. Blanchard stated he is concerned with the severity of the slope in the area of lots 2 & 3, being 20%, which is more than double that allowed by the subdivision ordinance. He also stated concern with drainage from the subdivision area, and over the right-of-way.

Mr. Ford Reiche, attorney representing applicants, stated they have spoken with Ken Wagner (Fire Chief) and Phil Wentworth (Public Works Director) concerning the right-of-way to the properties and drainage. He also stated they have a contractor who has told them he can put in a gravel roadway that will stay. Mr. Reiche also pointed out that if necessary these lots can be handled as gifts to immediate family, which would avoid the subdivision process.

Mr. Gleason read comments from Department Heads whose main concerns were with the quality of any access to the proposed lots and drainage.

The Board recommended the applicants talk with the Fire Chief and Public Works Director and come back to the Board with detailed plans for the roadway and drainage.

A public hearing will be held at the May meeting of the Board on this subdivision.

V. Unfinished Business

A. Mitchell Cope - Cumberland Estates Subdivision

CUMBERLAND PLANNING BOARD  
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Mr. Gleason removed himself from discussion of this item. Mr. Snitger assumed the Chairmanship.

Mr. John Kennedy, E.C. Jordan, (Town Engineer) gave a report of his findings having reviewed the submitted plans for Cumberland Estates.

A copy of his report is included with these minutes.

Mitchell Cope stated he would like to meet with Mr. Kennedy to go over his recommendations and work out the differences.

Mr. Kennedy stated he felt the applicant should contact the Department of Environmental Protection with what they have before meeting with him.

They agreed to get together and Mr. Cope will be back at the next meeting with the changes.

VI. New Business

D. Robert Craig Subdivision - pre-preliminary

Mr. Craig stated this proposal came before the Board in 1984 and was nearly finalized, but the applicants decided not to buy the property. It is located on a private road off Route 88 and would be a 3 lot subdivision.

A public hearing will be held at the May meeting on the final application.

C. Consideration of amendment to the Zoning Ordinance to add as a Special Exception in the Rural Residential Zone, offices associated with agricultural uses.

Mr. Snitger moved that the Board advise the Council that the Rural Residential District section should be amended so the special exception of professional office buildings includes offices accessory to, or associated with, agriculture. The Board also feels the Council should now, or in the future, utilize appropriate restrictions, including size, of office structures in all residential districts.

Mr. Blanchard seconded.

Vote: 4 in favor  
1 abstention  
(Mr. Gleason)

V. Unfinished Business

C. Sign Ordinance

Mr. Snitger stated he met with Mr. Littlefield, CEO, to discuss the sign ordinance. They have sever-



CUMBERLAND PLANNING BOARD  
MINUTES - APRIL 16, 1985

al recommendations which were discussed briefly.  
Mr. Snitger will present a draft of their proposal at the next meeting.

VI. New Business

B. Election of Officers

Mr. Gleason stated he would not be seeking to remain Chairman.

Mr. Blanchard stated he felt Mr. Gleason had done a fine job and moved to nominate Kenneth Snitger as Chairman.

Mr. Sevee seconded.                      Vote: Unanimous

Mr. Gleason moved to nominate Mr. John Sevee as Vice Chairman.

Mr. Blanchard seconded.              Vote: Unanimous

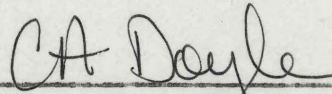
VII. Agenda Preparation

The next meeting will be held on May 21, 1985 and will include on the agenda the Bowden/Hallett Subdivision ( Public Hearing), Robert Craig Subdivision (Public Hearing), Cumberland Estates Subdivision, and sign ordinance.

VIII. Adjournment

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

A TRUE COPY  
ATTEST:



Charlene A. Doyle  
Clerk to the Board

Philip Gleason  
Chairman

CUMBERLAND PLANNING BOARD  
MINUTES OF THE MEETING  
MAY 21, 1985

Present: Kenneth Snitger, John Sevee, Philip Gleason,  
Richard Blanchard, Douglas Damon - C.E.O.,  
Robert Littlefield

Absent: Alton Warren, Kaile Warren

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

III. Approval of Minutes

A. April 16, 1985

Mr. Blanchard moved to accept the minutes as presented.

Mr. Sevee seconded. Vote: Unanimous

IV. Hearings and Presentations

A. Public Hearing - Randall Bowden/Cynthia Hallett Sub-division - Pleasant Valley Road

Mr. Ford Reiche, representing the applicants, stated he talked with Public Works Director, Phil Wentworth, concerning the proposed roadway and drainage. He stated Mr. Wentworth agreed to a gravel roadway, but would require it to be paved if it washed out. Mr. Reiche also spoke with the Fire Chief, Ken Wagner, who stated his only concern is that a turn-a-round area of 50' in diameter be constructed to allow turning area for emergency vehicles.

Mary Daggett, Pleasant Valley Road, stated concern with the drainage from the right of way being diverted into the field where her spring is located.

The drainage presently travels down the right of way and is diverted at the point where the tarred road ends, into a ditch and the field.

Margaret Heinonen, Pleasant Valley Road (abutter to property to be subdivided), also stated concern with a spring, located in the rangeway-but outside the traveled way, which serves her animals. She stated concern that the spring might be disturbed by the road construction.

Mr. Stephen Hessert, Pleasant Valley Road, stated he had not seen the proposal and asked that it be explained.

Mr. Reiche showed the proposal to those present and explained the request.

CUMBERLAND PLANNING BOARD  
MINUTES - MAY 21, 1985

There was no further comment from the public. The public portion of the hearing was closed.

Mr. Littlefield, Code Enforcement Officer, stated he had spoken with Phil Wentworth regarding the road. Phil stated he had no objection to a gravel way, but would require that tar be used if it does wash-out.

Mr. Damon stated some concern with the ditching near the spring in the right of way. It was determined there is sufficient area in the right of way to allow for the road and ditching without disturbing the spring.

Mr. Sevee moved to approve the subdivision as proposed, with a gravel road construction and continuous drainage ditches to go beyond the paved area and along Pleasant Valley Road, with no drainage to be directed into the field. Also if washout of the road occurs, pavement will be used by the developer.

Mr. Gleason seconded.

The Board discussed the need for a drainage ditch to run all along the roadway, including the area of the hill which is now maintained by the Town.

Mrs. Daggett stated that if a ditch were run down the side of the Town road her accessway to the field and her spring would be washed out. ~~The~~

The possibility of installing a culvert was discussed and Mr. Reiche stated his client would be willing to install a culvert at that location.

Mr. Damon moved to amend the motion to include that a culvert be installed under the existing way to the Daggett spring (by the developer). The size of the culvert and location of installation to be determined by the Director of Public Works, Phil Wentworth.

Mr. Blanchard seconded.

Vote on the motion as amended: Unanimous

B. Public Hearing - Robert Craig Subdivision -  
Starboard Lane

Mr. Craig reviewed his proposal.

Nancy Thurber, abutter, questioned what becomes of the remaining seventeen acres owned by Mr. Craig.

It was explained that if he sold any lots within

CUMBERLAND PLANNING BOARD  
MINUTES - MAY 21, 1985

the next 5 yrs. he would have to go through the subdivision process again.

Mrs. Thurber also asked if soils tests had been done.

Mr. Craig stated they had.

There were no more comments from the public. The public portion of the hearing was closed.

Mr. Snitger read the department head reports, none of which had any concerns with the proposal.

Mr. Gleason moved to accept the subdivision plan as presented.

Mr. Damon seconded. Vote: Unanimous

C. Mitchell Cope - Cumberland Estates Subdivision - Farwell Avenue

Mr. Gleason removed himself from consideration of this item.

<sup>LAMSON</sup>  
Mr. ~~Berman~~, Berman, French & Assoc., stated they had gotten together with John Kennedy, Town Engineer, and resolved some of the problems and differences concerning the plan. At this meeting they intend to present a new drainage proposal to the Board.

Mr. Robert Esterberg, engineer, presented a plan of the proposed drainage and explained what would be done. The plan would utilize the golf course pond, which would mean a smaller detention area in the subdivision itself, and some minor changes in pipes and drainage easements on the plan. The calculations are based on a 25 year storm, as required by DEP.

Mr. Sevee moved to have the Chairman send a letter to the Town Manager stating the Boards approval of the concept of using the golf course pond to control drainage, and recommending that it be reviewed by the Town Council since the site is public property.

Mr. Blanchard seconded. Vote: Unanimous

Mr. Cope requested to be placed on the agenda for the June meeting of the Board.

D. Housing Resources Corp. - pre-preliminary for proposed subdivision off Route 88.

Mr. Joseph Wishcamper stated the property to be developed is located off Route 88 and was owned by

CUMBERLAND PLANNING BOARD  
MINUTES - MAY 21, 1985

Alton Cianchette, as well as some property previously owned by Carmen Pettapiece. The development will total approximately 51 acres and will be divided into about 29 lots (to be single family dwellings).

Mr. Terry DeWan presented a concept plan and described the property and proposal as it stands at this point.

Mr. Wishcamper stated the road would be a public way and the development is dependent on using the public sewer system.

He also requested to be placed on the agenda for the June meeting of the Board.

The Board will make a site view of the property on June 15th at 9 AM.

V. Unfinished Business

A. Sign Ordinance

Mr. Snitger presented the Board with a rough draft proposal for the sign ordinance. The Board will review it and they will discuss any changes and/or recommendations at the next meeting.

B. Subdivision Ordinance

Mr. Snitger reported that Bill Carroll, who was the Planner for Cumberland & Cape Elizabeth, has taken a job in Maryland. It will be 3 to 4 weeks before a new Planner will be hired. He asked that Board members review the subdivision ordinance and make notes of possible changes to be discussed at the next meeting.

VI. New Business

Mr. Littlefield, Code Enforcement Officer, stated that a citizen did call with concern over the drainage from the Coveside Subdivision. There has been sediment going into a natural drainageway. He spoke with the developer. They will try to control the erosion.

VII. Agenda Preparation

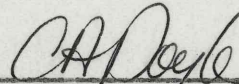
The next meeting will be June 18, 1985; agenda items to include Cumberland Estates Subdivision, Housing Resources Corp. Subdivision, sign ordinance and subdivision ordinance.

CUMBERLAND PLANNING BOARD  
MINUTES - MAY 21, 1985

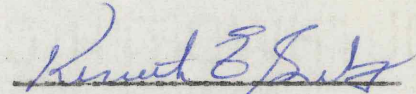
VIII. Adjournment

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

A TRUE COPY  
ATTEST:



Charlene A. Doyle  
Clerk to the Board



Kenneth Snitger  
Chairman

CUMBERLAND PLANNING BOARD  
MINUTES OF THE MEETING  
JUNE 18, 1985

Present: Kenneth Snitger, John Sevee, Richard Blanchard, Kaile Warren, Douglas Damon, Philip Gleason, Alton Warren-Robert Littlefield -C.E.O.

Absent: None

The meeting was called to order at 7:15 P.M.

III. Approval of Minutes

A. Mr. Blanchard stated that on page three of the minutes, under the Mitchell Cope application, the representative from Berman-French was Mr. Lamson, and not Mr. Berman.

John Sevee moved to accept the minutes as amended.  
Mr. Damon seconded. Vote: Unanimous

IV. Hearings and Presentations

The Chairman stated some items would be taken out of order.

B. Dictar Associates - pre-preliminary

Mr. Gleason removed himself from discussion of this item.

Mr. Tim Hassett, Dictar Associates, and Mr. Richard Harris, golf pro, gave a presentation of their proposal to build an 18 hole championship golf course in the towns of Falmouth and Cumberland, on property located along the Winn Road. The Cumberland property would involve a proposal for cluster housing (all single family homes). They stated the housing aspect is included in the plan to help with the financial part of the project. Public water would be run up the Winn Road from Falmouth and waste water would be handled within the project.

Mr. Hassett stated the applicants will be going before the Board of Adjustment and Appeals, as the project needs to receive a special exception as a private club.

C. Dr. Lawrence Crane - pre-preliminary subdivision revision  
Route 88

Dr. Crane stated he will be dividing the lot which had been left for future development on the original plan. He plans to extend the proposed road and create two additional lots, as well as amend the current lot numbered 4.

A. Housing Resources - preliminary application for subdivision off Route 88

Mr. Gleason removed himself from discussion of this item.

CUMBERLAND PLANNING BOARD  
MINUTES - JUNE 18, 1985

Cindy Taylor, Housing Resources, stated the subdivision will include 29 lots and the average lot size will be 1.6 acres.

Terry DeWan, Housing Resources, reviewed the plan for the Board and introduced Bob Hunter, Hunter-Ballew Associates, who explained some of the engineering which has been done. He explained that the road would be approximately 2,500 feet long with a maximum grade of 12%. The lots will have to be sewerred and sewer will run at a depth of 5 to 7 feet. He stated they would not find out whether sewer is available for about 1 month. Some of the proposed sites will be gravity fed and about 9 of them will require pumping. Also any home above elevation 160 will require a "limited water service agreement" with Portland Water District, which would require the owner to have his own equipment to provide adequate water pressure. The telephone and electricity will be above ground.

There was discussion by the Board regarding drainage and road construction.

Mr. David Snow, abutter, stated that he and others in the area are pleased to see the project being handled by Housing Resources, but they do have concern with the water course which runs along lots 1 through 3 and down to the shore. He stated that in the spring a great deal of water passes through, and is concerned about the effect of the removal of foliage and construction in the area.

Mr. Alton Warren moved to accept the preliminary plan as submitted.

Mr. Sevee seconded.                      Vote: Unanimous

Cindy Taylor stated they would like to be on the July agenda for a final application. It was determined that a public hearing will also be held at that time.

V. Unfinished Business

A. Mitchell Cope, Cumberland Estates Subdivision - Farwell Avenue

Mr. Cope stated he met with the Town Manager and the Public Works Director, and the drainage proposal will be on the June 24th agenda for the Town Council. (They are working on a formal agreement to be submitted to the Council.) He also stated they had submitted a response to the Town Engineer regarding his comments and concerns with the project, for his review. They will meet with him on any remaining problems.

Mr. Snitger advised Mr. Cope to meet with the Town Engineer, after going to the Council and before the July meeting of the Planning Board, to make sure the drainage proposal has been accepted.



CUMBERLAND PLANNING BOARD  
MINUTES - JUNE 18, 1985

B. Sign Ordinance

There was some discussion of the proposed ordinance by the Board.

Mr. Gleason moved that the proposed ordinance be forwarded to Town Attorney, Ken Cole, and to the State Department of Transportation for their review.

Alton Warren seconded.

There was addition discussion of locations where signs would be permitted.

Mr. Sevee moved to amend the motion to include that signs would be allowed at the following locations: Winn Road & Route 9, Greely Road & Route 9, and Blanchard Road & Skillins Road.

Mr. Damon seconded.	Vote: 4 in favor	3 against
		A. Warren
		R. Blanchard
		K. Warren

Vote on motion as amended:	4 in favor	3 against
		A. Warren
		R. Blanchard
		K. Warren

C. Subdivision Ordinance

The Chairman presented the Board with some portions of Subdivision Ordinances from the towns of Cape Elizabeth & Falmouth. He asked that the members review them, as well as our current subdivision ordinance.

VI. New Business

Alton Warren removed himself from discussion of this item.

A. New England Telephone - site plan review and advisory comments to the Board of Adjustment and Appeals

Richard A. Boyman, New England Telephone, stated the building is made of 6" thick reinforced, pre-cast concrete and weighs about 27 tons. It is delivered all in one piece and will house switching equipment. It will be located adjacent to the Blackstrap Road on property owned by the Maine Turnpike Authority. The door will be cast steel and the site will be fenced on two sides.

There was some discussion and most members of the Board had viewed the site.

Mr. Sevee moved to approve the proposed plan as submitted.  
Kaile Warren seconded. Vote: Unanimous



CUMBERLAND PLANNING BOARD  
MINUTES - JUNE 18, 1985

VII. Correspondence

- 1) Letters from Town Clerk re-appointing Kaile Warren and Doug Damon to the Planning Board
- 2) Notice concerning Town's intent to improve shoulders on Wharf Road, Chebeague Island, near Stone Pier
- 3) Letter from Town Manager, at Council's request, asking for Board's recommendation regarding a requested zoning change on Chebeague Island.

After discussion, Alton Warren moved that the Chairman inform the Council that the Board does not feel qualified to act on this request and advise them to proceed with a public hearing and act on the wishes of the public.

Mr. Gleason seconded.                      Vote: Unanimous

- 4) Notice of renewal of sludge spreading applications by S.D. Warren, for those properties which have been previously reviewed by the Board.

The Board agreed they would have no comment.

VIII. Agenda Preparation

The next meeting of the Board will be July 15, 1985; agenda items to include Housing Resources, Mitchell Cope, Sub-division Ordinance.

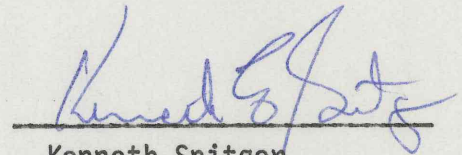
IX. Adjournment

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

A TRUE COPY  
ATTEST:



Charlene A. Doyle  
Clerk to the Board



Kenneth Snitger  
Chairman of the Board

CUMBERLAND PLANNING BOARD  
MINUTES OF THE MEETING  
JULY 16, 1985

Present: Kenneth Snitger, John Sevee, Richard Blanchard, Phil Gleason, Kaile Warren, Doug Damon

Absent: Alton Warren

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

III. Approval of Minutes

A. Mr. Blanchard moved to accept the minutes as presented.

Mr. Sevee seconded.           Vote: Unanimous

IV. Hearings and Presentations

A. Housing Resources - Review of Drainage Plan  
Schooner Ridge Subdivision - Route 88

Cindy Taylor stated they were not able to have the plan ready for review, but did request to be placed on the August Agenda for a final presentation. - A public hearing will be held at that time.

B. Lewis Bartlett Assoc. & Cassidy Paving - Yarmouth,  
Site Plan Review -Retail Store/Office Space & garage  
storage at 160 Longwoods Road - U08/015

Applicant contacted Mr. Snitger and stated they were not ready to make their application and requested to be placed on the August Agenda.

C. Robert Allen - Site Plan Review to construct commercial additions on the Gray Road - U20/070

Mr. Littlefield stated the property is located in the Highway Commercial Zone and the request is a permitted use, but requires a site plan review - Section 206.

Mr. Allen presented his plan requesting a 30' x 107' 2 story addition on the front of the Craft Shop. He also requested a 40' x 80' addition to the Country Store. The second floor of the craft shop addition would be used as classrooms for crafts classes.

Mr. Gleason moved that the Board approve the application for site plan approval, as submitted, and determine that the plan as submitted is sufficient for the purposes of approval and that the Board waive items required, as allowed under Section 206.2.3,

CUMBERLAND PLANNING BOARD  
MINUTES - JULY 16, 1985

which were not included in the submitted application.

Mr. Blanchard seconded. Vote: Unanimous

V. Unfinished Business

A. Mitchell Cope - Cumberland Estates Subdivision  
Approval of Drainage Engineering Revisions

Applicant was not present.

B. Sign Ordinance

Mr. Snitger stated the proposed ordinance is being reviewed by the State D.O.T. and Town Attorney, Ken Cole. He hopes to have their comments for the August meeting.

C. Subdivision Ordinance

Mr. Snitger stated that G.P.C.O.G. has hired a new Planner, who will start in August. The Board hopes to start workshops on the Subdivision Ordinance in September.

VI. New Business

VII. Correspondence

Letter from Town Manager concerning comments received from Town Attorney Ken Cole, at the Town Council's request, regarding Special Exceptions as they now exist in the Zoning Ordinance. Mr. Benson is requesting the Board's comments concerning Mr. Cole's letter. The Chairman will send a letter to the Town Manager stating the Board's feelings on the subject.

D.E.P. Application of Housing Resources for Schooner Ridge Subdivision - DEP Form requesting comment by Planning Board.

Mr. Damon moved that the Board respond to D.E.P. by informing them that there is concern at the local level for a brook which runs under Route 88, which is a State Highway.

Mr. Sevee seconded. Vote: 5 in favor  
1 abstained - Mr. Gleason

VIII. Agenda Preparation

The next regular meeting will be August 20, 1985. Agenda

CUMBERLAND PLANNING BOARD  
MINUTES - JULY 16, 1985

items to include Housing Resources, Schooner Rocks Sub-division, Bartlett-Cassidy- Site Plan Review, Mitchell Cope - Cumberland Estates Subdivision, sign ordinance.

IX. Adjournment

The meeting was adjourned at 7:45 P.M.

Mr. David Cope arrived and stated that Robert Esterberg would be right along.

Mr. Snitger, Mr. Sevee, Kaile Warren and Mr. Blanchard agreed to stay and re-open the meeting.

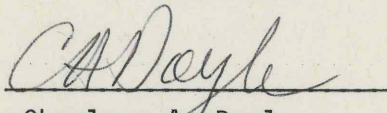
Meeting re-opened at 8:00 P.M.

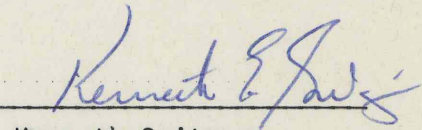
Mr. Esterberg presented the updated drainage information, and requested to be placed on the August agenda of the Planning Board.

Cumberland Estates will be scheduled for a public hearing on the final plan at the August meeting.

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

A TRUE COPY  
ATTEST:

  
Charlene A. Doyle  
Clerk to the Board

  
Kenneth Snitger  
Chairman of the Board

CUMBERLAND PLANNING BOARD  
MINUTES OF THE MEETING  
AUGUST 20, 1985

Present: Kenneth Snitger, John Sevee, Alton Warren, Kaile Warren, Philip Gleason and Robert Littlefield - C.E.O.

Absent: Richard Blanchard and Douglas Damon

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

III. Approval of Minutes

A. Mr. Sevee moved that the minutes of the July 16, 1985 meeting be approved as prepared.

Mr. Gleason seconded. Vote: Unanimous

IV. Hearings and Presentations

A. Lawrence Crane (Revision of existing subdivision), Public Hearing on Final Plan

Dr. Crane reviewed his plans to create 3 additional lots which would bring the total number of lots to 7, ~~being~~ being 9.8 acres. He indicated that sewer permits were still available and that all lots would be connected to the public sewer system with the possible exception of lot #6 where gravel does exist. He further indicated that the road (to be private) would be maintained by the abutting landowners and that street lighting could be provided if necessary.

ENTIRE  
Subdivision  
pmw

The Chairman reviewed Department head reports regarding Dr. Crane's Final Plan.

Mr. Alton Warren moved that the Lawrence Crane Subdivision be accepted as revised and presented.

Mr. Gleason seconded.

The Chairman suggested that the motion be amended to include the following:

1. That all homes sites be connected to public sewer, with exception of Lot #6 which can use on site disposal if approved by the Plumbing Inspector.

Mr. Alton Warren moved to so amend. Mr. Gleason seconded.

Vote on amended motion: Unanimous

B. Housing Resources- Schooner Ridge Subdivision, Public Hearing on Final Plan

Mr. Gleason removed himself from the meeting at this time.

Cynthia Taylor, Terry DeWan and Robert Hunter made the presentation on behalf of the developer, describing the physical characteristics of the subdivision and reviewing the drainage design and storm water management system and engineering reports. Review of the Rt. 88 cement culvert in conjunction with the M.D.O.T. review and correspondence concerning drainage was presented. The developer indicated that it would contribute to the material cost of reconstructing the culvert if their subdivision caused a problem in the area of the culvert and the D.O.T. elected to rebuild.

The Chairman reviewed Department head reports concerning the subdivision and also indicated the Board had received letters from The Schooner Rocks Assoc., Mr. Drummond, and Mr. Sheehy, as well as 2 letters from the M.D.O.T. regarding drainage.

Mr. Drummond, an abutter, advised that each spring he experiences water back-up on his property due to the function of the Rt. 88 culvert, and he was concerned that the development would increase the problem he has. He would like to see this culvert replaced. He indicated that he had this problem for 5 years but had not filed a complaint previously with the Town or D.O.T.

Mr. Guy Cote of E.C. Jordan Co., retained Town engineer with respect to the project advised the Board that he had fully reviewed the drainage calculations, inspected the site, talked to the M.D.O.T. and inspected the culverts and easements in Schooner Rocks, and was satisfied that the subdivision would not cause any impact on existing drainage systems and easements.

Mr. Wagner, an abutter, also expressed concern that the project would cause additional flows and worsen the culvert back-up at Rt. 88. Mr. Hunter indicated that the State controls the culvert and would replace it if a problem developed, but that the developer had no authority to reconstruct the culvert.

Mr. David Snow, an abutter, indicated his concern with the back-flow situation which he indicated has been a problem for over 15 years. He wanted Board assurances that something would be done similar to other towns in terms of a Storm Water Ordinance, and in the event the culvert is not the problem the developer should post a bond to cover Town expenses incurred as a result of increased flows in the drainage system.

Mr. Dennis Sheehy, President of the Schooner Rocks Assoc., indicated his concern for problems which might occur with increased flows through the drainage easements in Schooner Rocks, who would repair the easements if the situation got worse, what controls would be used during blasting and general concern over the operation of the Rt. 88 culverts recently worked on by the State.

Discussion from the Public, Developer and Town Officials regarding the problems created by the private road into the Brentwood Subdivision then took place.

The Public Hearing was then closed.

The Chairman then indicated that D.E.P. approval had not yet been received, that lots needing pumps for water or sewer systems should be noted on the plan, and inquired with the Developer and Public Works Director regarding street lighting. Mr. Sevee commented that he thought the Developer had done an excellent job in handling the engineering presentation.

Mr. Sevee moved that the Final Plan be accepted as presented, subject to the following:

1. All housing be required to connect to the public sewer;
2. The Developer post a \$5,000 bond to the Town for the repair of the stone culvert if required in the future;
3. The comments and suggestions of the 8/19/85 letter from E.C. Jordan be incorporated as appropriate; and
4. The plans be amended to note which lots require pumping of water or sewage.

Mr. Alton Warren seconded.

The Chairman indicated that items 1 and 3 of the 8/19 letter had already been addressed by the developer. Mr. Wentworth advised that the developer had agreed to install guardrails on certain areas of roadway and would extend the underground stormwater drainage on the hill. The Chairman suggested that the motion be amended to include the following:

1. All housing must be connected to the public sewer;
2. Developer must post a \$5,000 bond (letter of credit or cash) and sign an agreement, satisfactory to the Town attorney, regarding Developer contributions to the rebuilding of the stone culvert at Rt. 88 per D.O.T. letter of 8/20 and Developer letter of 8/20;
3. Developer must extend underground storm drainage system from roadway station 15 + 0 to 12 + 0 and then to the outlet on the northerly side of the Schooner Ridge Road;
4. Developer shall provide a note on the Final Plat Plan identifying the lots which will require pumps to handle either water or sewage;
5. Developer shall place guardrails along Schooner Ridge Road to satisfaction of Public Works Director;
6. Subdivision approval subject to D.E.P. approval with the Town to be advised by developer of changes required by D.E.P.; and
7. Approval and recording subject to Developer filing an appropriate performance bond with the Town Clerk for all public improvements required by approved Final Plat.

Mr. Sevee moved to so amend. Mr. Alton Warren seconded.

Vote on amended motion: Unanimous



C. Minat Corporation - Cumberland Estates Subdivision, Phase I, Public Hearing on Final Plan.

Mitchell Cope and Douglas Lamson reviewed the Plan and Robert Esterberg reviewed the drainage proposal for the project.

The Public Hearing on the Subdivision was closed.

The Chairman read Department Head reports and reviewed a letter from John Kennedy the Town engineer for the project from E.C. Jordan Co. He also read a memorandum of agreement between the Town and Developer concerning the drainage system for Phase I of the project. The agreement was in recordable form and should be recorded subsequent to Council approval. Street lighting was discussed and Mr. Kennedy fully reviewed his 7/11/85 report and changes to the plan since the report.

Mr. Wentworth indicated that due to potential water problems on the site, the cellar drains should have back-water check valves. The Chairman then reviewed with the Board conditions or concerns which had been discussed regarding the subdivision, Phase I.

Mr. Alton Warren moved that Phase I of the Cumberland Estates Subdivision be approved as presented subject to the following conditions:

1. All housing must be connected to the public sewer;
2. Developer shall install such street lighting as may be requested by the appropriate Town Department head with CMP approval;
3. Developer shall complete a gravel roadway along the easement adjacent to lot #1 sufficient to carry fire apparatus, with locked security chain to prevent unauthorized use;
4. Developer's (contractor) method of construction of catch basin over Hemlock Street culvert shall be reviewed and approved by Public Works Director prior to construction;
5. The August 1985 Agreement for Phase I drainage between the Developer and the Town shall require Council approval and recording by Developer in the Cumberland County Registry of Deeds;
6. The catch basin located adjacent to lot #21 shall not require a sump (per plan);
7. All homes shall require positive flow cellar drains, with drains discharging into common drainage system required to have back-water check valves;
8. Final Plot Plan shall contain a note stating that positive flow cellar drains are required for all homes, and back-water check valves are necessary if drain discharges into common drainage system;
9. Developer shall be required to complete finished roadway access from Farwell Avenue to Subdivision at time of subsequent Phase development;
10. Subdivision approval conditioned upon D.E.P. approval with Town to be advised by Developer of changes required by D.E.P.; and
11. Approval and recording subject to Developer filing appropriate performance bond with the Town Clerk for all public improvements required by the approved Final Plan.

Mr. John Sevee seconded.

Vote on motion: Unanimous

V. Unfinished Business

A. Sign Ordinance

The Chairman indicated that the Town attorney had not yet provided comments and suggested that this matter be taken up at a September workshop.

B. Subdivision Ordinance

The Chairman advised that he had met with Steve Butler, the new Town Planner, who would be available for a workshop with the Board on September 3 at 7p.m.

VI. New Business

A. Lewis Bartlett Assoc. & Cassidy Paving - Site Plan Review

The Board reviewed the plans for a store/office/garage proposal for Longwood Road pursuant to section 206.3 of the Zoning Ordinance. The Board expressed concern with the outside storage of materials and the possibility of waste oil spills in that a stream ran close to the proposed building. The Code Enforcement Officer also was concerned with spillage or runoff problems which might occur near the stream. Discussion and review of the proposed entrance and exit from the site also took place.

Mr. John Sevee moved that the Site Plan be approved as submitted, subject to the following:

1. Outside storage of inventoried materials is prohibited, unless surface, barrier and coverings for storage areas are constructed or erected to the satisfaction of the Code Enforcement Officer;
2. All building drainage, including gray water and sewage, shall be directed to the holding tank disposal system to be located in the northerly front section of the site; and
3. Driveways shall be clearly signed for ingress and egress per submitted plan and usage as restricted shall be observed.

Seconded by Mr. Kaile Warren

Vote on motion: Unanimous

VII. Correspondence

None

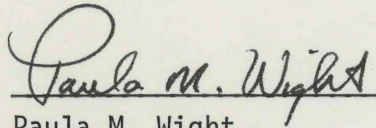
VIII. Agenda Preparation

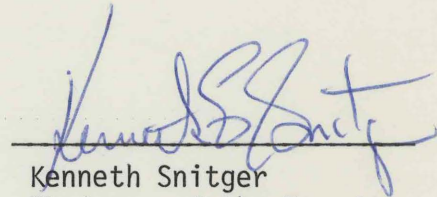
Workshop to be held September 3, at 7pm on Subdivision Ordinance and sign Ordinance.

IX. Adjournment

Mr. Alton Warren moved to adjourn. Mr. John Sevee seconded.  
The meeting adjourned at 11:40 p.m.

A TRUE COPY  
ATTEST:

  
\_\_\_\_\_  
Paula M. Wight  
Clerk to the Board

  
\_\_\_\_\_  
Kenneth Snitger  
Chairman of the Board

CUMBERLAND PLANNING BOARD  
MINUTES OF THE MEETING  
SEPTEMBER 17, 1985

Present: Kenneth Snitger, Douglas Damon, Richard Blanchard, Kaile Warren, Jr.,  
John Sevee, Alton Warren and Robert Littlefield - C.E.O.

Absent: Philip Gleason

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

III. Approval of Minutes

- A. John Sevee indicated that on page one of the minutes, under A (Lawrence Crane Subdivision Revision), 9.8 acres was the total subdivision acreage and not the acreage of each lot.

John Sevee moved that the minutes be approved as amended.

Alton Warren seconded.

Vote: Unanimous

IV. Hearings and Presentations

- A. Mitchell Cope - Cumberland Estates Subdivision - Informal review of phases II and III

Mr. Cope informed the Board of his intention to have the subdivision approved in two phases rather than the originally planned three and of a minor change regarding the location of sewer lines for lots 5, 6, 23 and 24. He asked to be placed on the October 15 agenda for final approval of Phase II.

- B. Ron Brook (Quality Homes, Inc.) - Cumberland Hills II - Amendment to existing subdivision

Mr. Brook indicated to the Board that the amendment was necessary in order to change the drainage easement between lots 15 and 16.

Douglas Damon moved to approve the amendment for a drainage easement between lots 15 and 16 as indicated on the plan presented by Ron Brook (Quality Homes, Inc.) for Cumberland Hills II.

Richard Blanchard seconded.

Vote: Unanimous

- C. Tim Hassett - Dictar Associates - Site Plan Review - Falmouth County Club

John Sevee removed himself from discussion on this matter.

Ronald Ward, Attorney, and Tim Hassett representing Dictar Associates reviewed with the Board plans to construct a golf course along Winn Road in both Cumberland and Falmouth. Mr. Ward indicated that a special exception for the 88 acres in Cumberland had been conditionally approved by the Cumberland Board of Adjustment and Appeals. Mr. Hassett reviewed with

the Board changes (Club house in Falmouth moved to the West side of Winn Road and the construction of only 2 holes on the East side of Winn Road in Cumberland rather than 5) in the plan since he last met with the Board in June.

Among concerns reviewed and discussed were the traffic speed along Winn Road, aquifer protection measures as related to sewage disposal and the storage of chemicals, driveway and maintenance vehicle crossing at driveway number 5, and erosion control measures during construction of the two golf holes.

The Chairman indicated that under Section 206 (Scope of Review), it appeared that the proposal would not significantly change the use of the land. He suggested that any approval include the modification of driveway number 5 embankments, warning signage and the secure storage of dry or liquid chemicals.

Alton Warren moved to approve the site plan review as presented with the following conditions:

1. That the entrance embankments for driveway #5, so-called, be leveled and adjusted to sight clearances;
2. That appropriate warning signage be placed 500' in advance of driveway #5 to warn of possible crossing maintenance vehicles; and
3. That dry or liquid chemical storage area be provided in the existing maintenance structure with appropriate safeguards.

Kaile Warren seconded.

Vote: Unanimous

V. Unfinished Business (Alton Warren removed himself from the meeting)

A. Sign Ordinance

The Board approved two additional changes to the proposed amendment to the Sign Ordinance. These were 1) removal of the renewal application procedures under section 424.1.2 and, 2) additional sign location for Cumberland Center at Route 9 at Tuttle and Blanchard Roads (Sec. 424.4.4). Copies of the proposed amendment will be sent to MDOT and Ken Cole for their consideration and review.

B. Housing Resources - Subdivision Plan for signatures.

VI. New Business

Merton Brackett, Division Engineer for Maine Department of Transportation, requesting to mix and remove asphalt in aquifer protection area.

Mr. Brackett explained to the Board the method and procedures the State would be using at its pit in West Cumberland for the recycling of stock-piled asphalt pavement into hot top. He indicated that a portable plant

would be processing material for two weeks at the pit for construction being done in Freeport.

Although the Board has no direct jurisdiction with regard to the State's action, concerns regarding possible spills of asphalt or fuel and subsequent clean-up should they occur, materials used for cleaning trucks and equipment, precautions used and the need for truck entering signs were discussed.

Richard Blanchard moved that the State be informed that although the Board does not approve of such activity and operations over an aquifer protection area, given the nature of this particular operation by DOT, no problems seem to be present. The Board requested that truck entering signs be placed for the pit entrance.

John Sevee seconded.

Vote: Unanimous

VII. Correspondence

- 1) Notice of legal counsel seminar
- 2) Letter from FEMA regarding Flood Insurance Ordinance
- 3) Letter from Housing Resources regarding Subdivision conditions

VIII. Agenda Preparation

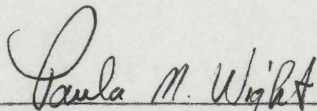
- A. Workshop is scheduled for Tuesday, October 1, at 7 P.M. Steve Butler will be presenting draft subdivision ordinance procedures.
- B. Mitchell Cope - Cumberland Estates Subdivision - will be placed on the agenda for a public hearing October 15 for phase II approval.

IX. Adjournment

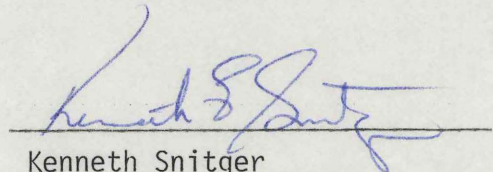
John Sevee moved to adjourn. Richard Blanchard seconded.

The Meeting adjourned at 9:10 P.M.

A TRUE COPY  
ATTEST:



Paula M. Wight  
Clerk to the Board



Kenneth Snitger  
Chairman of the Board

CUMBERLAND PLANNING BOARD  
MINUTES OF THE MEETING  
OCTOBER 15, 1985

Present: John Sevee, Alton Warren, Kaile Warren, Douglas Damon and Robert Littlefield, C.E.O.

Absent: Ken Snitger, Philip Gleason and Richard Blanchard

The Meeting was called to order at 7:10 p.m.

III. Approval of Minutes

A. Alton Warren moved that the minutes be accepted as written.

Douglas Damon seconded. Vote: Unanimous

IV. Hearings and Presentations

A. Mitchell Cope - Cumberland Estates Subdivision - Phase II - Final Public Hearing

Mitchell Cope, Robert Esterberg and John Kennedy (Town's engineer for the project) were present to review and discuss with the Board the plans and proposals for Phase II of Cumberland Estates Subdivision.

Concerns expressed during the public portion of the hearing included the use of Pinewood Drive during road construction, traffic flow and the extension of Farwell Avenue.

Board concerns reviewed and discussed were the availability of sewer user units for Phase II and the lack of DEP approval for Phase I.

Acting Chairman John Sevee read Department Head Reports and reviewed a letter from E.C. Jordan regarding a revision to the plan (shift location of Hemlock Drive to follow existing sewer line and easements).

Alton Warren moved that Phase II of Cumberland Estates be approved subject to the following:

1. All fire hydrants be installed pursuant to the recommendation of the Fire Department;
2. Subdivision approval conditioned upon DEP approval; and
3. Sufficient sewer user units for Phase II are available.

Kaile Warren seconded.

Acting Chairman John Sevee suggested, after discussion and review of Phase I conditions, that the motion be amended to include the following:

1. All housing be connected to the public sewer;
2. Developer shall install such street lighting as may be requested by the appropriate Town Department Head with CMP approval;

3. Approval and recording subject to Developer filing appropriate performance bond (letter of credit or cash) with the Town Clerk for all public improvements; and
4. Pinewood Drive and Farwell Avenue are to be maintained in as a dust free condition as possible with the use of calcium chloride and/or water.

Alton Warren moved to amend the original motion as suggested by the acting Chairman.

Kaile Warren seconded.                      Vote: Unanimous

Vote on amended motion: Unanimous

B. Norris Cianchette - Main Line Fence Co. - Site Plan Review - 272 Middle Road

Norris Cianchette reviewed and discussed with the Board his plans to construct a pre-engineered metal warehouse for the storage of vehicles at his property on Middle Road.

Bob Littlefield, Code Enforcement Officer, indicated that the proposal met the requirements of the Site Plan Review, the Board could waive Sections 206.7 to 206.14 for Site Plan Review and the existing activity meets the set back requirements of the Zoning Ordinance.

Doug Damon moved that the plans submitted for Site Plan Review by Main Line Fence Co. be accepted and that sections 206.7 to 206.14 for Site Plan Review be waived.

Alton Warren seconded.                      Vote: Unanimous

V. Unfinished Business

A. Sign Ordinance

The acting Chairman reviewed the September 30, 1985 letter from DOT and informed the Board that Ken Cole indicated all appeared to be in order. After discussion, Douglas Damon moved to table action on this matter until a subsequent meeting.

Alton Warren seconded.                      Vote: Unanimous

VI. New Business

- A. The Board reviewed a zoning change for Council recommendation from Highway Commercial to Rural Residential on lots located on the West side of Kathy Lane.



Alton Warren moved to accept the revision of Rural Residential zoning for the West side of Kathy Lane to make it contiguous with the East side of Kathy Lane as outlined on the Map as lots 30-35.

Douglas Damon seconded.

The Board reviewed the impact of including lot #37 (presently used under Highway Commercial) in this revision to Rural Residential zoning.

Alton Warren moved to amend the motion to include lot 37.

Douglas Damon second.

Vote on amended motion: Three in favor, one opposed.

B. David Kitchen - preapplication subdivision review - Crystal Lane West

David Kitchen reviewed with the Board plans to subdivide a 17½ acre parcel (to be purchased from a 35 acre lot) into a total of three lots. The Board, expressing concern with the interpretation of the subdivision regulations, requested that Ken Cole be contacted for a ruling regarding Mr. Kitchen's proposal prior to taking further action.

VII. Correspondence

None

VIII. Agenda Preparation

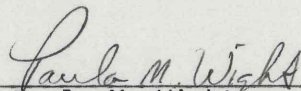
A workshop session on the subdivision ordinance will be held on November 5, 1985 at 7:00 p.m.

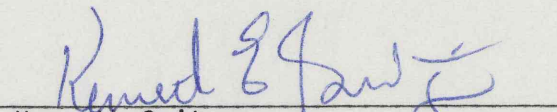
IX. Adjournment

Alton Warren moved to adjourn. Kaile Warren seconded.

The meeting adjourned at 9:20.

A TRUE COPY  
ATTEST:

  
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Paula M. Wight  
Clerk to the Board

  
\_\_\_\_\_  
Kenneth Snitger  
Chairman of the Board

CUMBERLAND PLANNING BOARD  
MINUTES OF THE MEETING  
NOVEMBER 19, 1985

Present: Kenneth Snitger, Richard Blanchard, Kaile Warren Jr., Douglas Damon and Robert Littlefield, C.E.O.

Absent: Philip Gleason, Alton Warren and John Sevee

The meeting was called to order at 7:10 p.m.

III. Approval of Minutes

A. Kaile Warren moved that the minutes of the October 15, 1985 meeting be approved as presented.

Douglas Damon seconded. Vote: Unanimous

IV. Hearings and Presentations

A. Lawrence Crane - Revision of Existing Subdivision - Route 88

Mr. Crane reviewed with the Board his plans to enlarge lots 4, 5 and 6 by creating two lots from these and enlarging lot 6 by using abutting property. He also indicated the need to change the location of the road due to the existence of ledge.

Board concerns discussed were the creation of back lots, sewer availability, extension of existing road with easement restrictions, and the retention of a cul-de-sac.

Mr. Crane was advised to consult with his engineers and re-submit plans for Board approval once his proposal has been finalized.

B. Richard Morhauser - Atlantic Telecommunications Co., Inc., - Site Plan Review - 80 Gray Road

Mr. Morhauser reviewed with the Board plans to construct a professional Office building on a 4.1 acre site on the Gray Road. He indicated that a portion of the building may be held for future expansion or leased.

Among concerns reviewed were the location of a leachfield in relation to a water-way, size of septic system needed, the leasing of rental space, parking, storage areas, use of a 50' right-of-way as the principal access and security lighting.

After much discussion, the Chairman suggested that the site plan, as filed, met the conditions of the Zoning Ordinance and that it could be approved for professional office use only with the following conditions:

1. A record easement to use the 50' right-of-way as the principal access must be filed, and
2. The proposed expansion and/or rentable space to be limited to business and professional office use only pursuant to the provisions of the Local Business District.

Douglas Damon moved that the Site Plan be approved as suggested by the Chairman.

Richard Blanchard seconded. Vote: Three in favor  
One opposed (K. Warren)

The Board agreed to take agenda items out of order and moved on to New Business.

VI. New Business

A. Tim Hassett - Dictar Associates - Pre-application Review of Cumberland Fairways Cluster Housing Proposal - Winn Road

Mr. Hassett reviewed with the Board plans to develop 47 house lots in Cumberland (29 lots on 48 acres E. side Winn Rd. and 18 lots on 40 acres W. side Winn Rd.) using the cluster housing concept designed around the Falmouth Country Club golf course. He indicated that the size of the lots would average 30,000 square feet with between 125 and 150 feet road frontage.

The Board expressed concern that as the proposal involved a dedicated, restricted commercial use (Homeowners Association leasing land to Falmouth Country Club), it may not be permitted under the Cluster Housing provisions of the Town's Zoning Ordinance.

Other issues discussed were the proposed use of other open space, water and septic systems to be used, need for easements for lots on the East side of Winn Road and the procedures to be followed for Board approval. (A public hearing will need to be held prior to preliminary approval by the Board)

Mr. Hassett was invited to attend a workshop meeting of the Board on Tuesday, December 3, 1985 where Cluster Housing would be discussed with likely reference to Dictar's proposal.

V. Unfinished Business

A. Sign Ordinance

The Chairman reviewed changes made to the proposed revision pursuant to a letter received from D.O.T. dated September 30, 1985. He also indicated Ken Cole had seen no problem with the proposed revision.

Richard Blanchard moved that the revision to the Sign Ordinance be approved and sent to the Town Council with the recommendation that it be enacted.

Douglas Damon seconded. Vote: Unanimous

B. Subdivision Ordinance

The Chairman indicated that Steve Butler, COG, had made the changes discussed at the last workshop and that it was hoped the procedural portion could be completed at the December 3 workshop. The need to address the matter of cluster housing procedures in the Subdivision Ordinance was discussed as well.

VII. Correspondence

1. Nov. 15, 1985 letter from Charles E. Doolittle requesting to be placed on the Dec. 17, 1985 agenda for Site Plan Review. The Board set Saturday, December 7, 1985 at 9:00 a.m. as the time for a site inspection at 80 Gray Road.
2. Robert Littlefield, CEO, informed the Board that David Kitchen had requested to be on the December 17 agenda for Subdivision approval.
3. Planning Survey Questionnaire distributed by Town Councilor Jeffrey Butland. After discussion, Richard Blanchard moved that the Chairman send a letter to the Town Council regarding the Board's concerns with respect to the questionnaire.

Douglas Damon seconded.

Vote: Unanimous

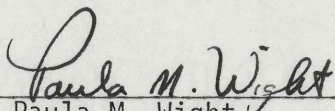
VIII. Agenda

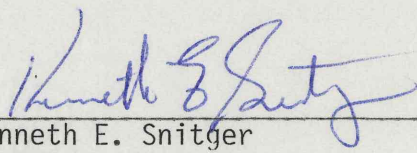
- December 3, 1985 - Workshop 7PM Town Office to discuss Subdivision Ordinance and meet with Tim Hassett of Dictar Assoc.
- December 7, 1985 - Site visit, 80 Gray Road for Charles E. Doolittle Site Plan Review (9:00AM)
- December 17, 1985 - Regular Meeting. Charles Doolittle, Site Plan Review and David Kitchen Subdivision approval.

IX. Adjournment

Douglas Damon moved that the meeting be adjourned. Kaile Warren seconded. The Meeting adjourned at 9:45 p.m.

A TRUE COPY  
ATTEST:

  
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Paula M. Wight  
Clerk to the Board

  
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Kenneth E. Snitger  
Chairman of the Board

CUMBERLAND PLANNING BOARD  
MINUTES OF THE MEETING  
DECEMBER 17, 1985

Present: Kenneth Snitger, Kaile Warren, Douglas Damon, John Sevee, Alton Warren, Richard Blanchard and Robert Littlefield, C.E.O.

Absent: Philip Gleason

The meeting was called to order at 7:05 PM.

III. Approval of Minutes

A. Douglas Damon moved that the minutes of the November 19, 1985 meeting be approved.

John Sevee seconded. Vote: Unanimous

(Alton Warren and Richard Blanchard arrived after the approval of the minutes.)

IV. Hearings and Presentations

A. Charles E. Doolittle - Site Plan Review - Restaurant - 80 Gray Road

Mr. Doolittle reviewed with the Board exterior site plans for a 43 seat restaurant he proposes at 80 Gray Road. Among topics discussed were traffic, size and location of parking lot, ingress and egress (DOT entrance permit and possible use of 50' right-of-way), outside lighting, location and traffic restriction signs, drainage and proposed septic system.

The Chairman suggested that action be tabled until the January 21, 1986 meeting pending further review of DOT of the exits to the Gray Road, Mr. Doolittle's reconsideration of the proposed exit plans, and completion of the Site Plan Review information requirements.

Kaile Warren moved that the Board accept the Chairman's suggestion regarding the pending review.

Richard Blanchard seconded. Vote: Unanimous

B. David Kitchen - Preliminary Subdivision Approval - End Crystal Lane

Mr. Kitchen discussed with the Board plans to create a 3 parcel subdivision with a private 50' right-of-way at the end of Crystal Lane. He asked the Board to waive the 2' contour requirement and to clarify the back-lot provisions. All three lots were considered back-lots and the Board will review the waiver request after an on-site inspection.

Other matters discussed were drainage, proposed sewage disposal systems, snowplow turnaround at the end of Crystal Lane, and use of the private drive by emergency vehicles.

John Sevee moved that action be tabled regarding the preliminary application until a site walk has been completed and the preliminary plan application is completed per the Subdivision Ordinance.

Alton Warren seconded. Vote: Unanimous

An on-site visit was scheduled for Saturday, January 4, 1986 at 9:00 AM. The Board also agreed to visit the site of Dictar Associates' proposal on Winn Road at approximately 10:00 AM.

V. Unfinished Business

A. Subdivision Ordinance

Action on this matter was deferred to the next workshop scheduled for January 7, 1986.

VI. New Business

NONE

VII. Correspondence

1. Dec. 2, 1985 letter from Council Chairman Beverly Johnson regarding survey questionnaire.
2. Dec. 16, 1985 letter from Town Manager regarding the Town of Yarmouth's proposed by-pass around its Main Street.

Robert Littlefield, CEO, informed the Board that blasting for Schooner Ridge had begun and updated the Board on the status of the Hallett culvert situation on Pleasant Valley Road.

VIII. Agenda Preparation

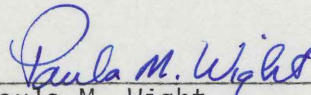
The agenda for the January 21, 1986 meeting will include the following items:

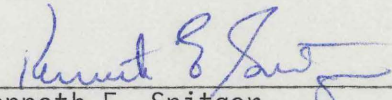
- . Tim Hassett - Dictar Associates
- . Charles Doolittle - Restaurant
- . David Kitchen - Preliminary Approval
- . Lawrence Crane - Subdivision Revision

IX. Adjournment

Alton Warren moved that the meeting be adjourned. John Sevee seconded. The meeting adjourned at 8:45 PM.

A TRUE COPY  
ATTEST:

  
\_\_\_\_\_  
Paula M. Wight  
Clerk to the Board

  
\_\_\_\_\_  
Kenneth E. Snitger  
Chairman of the Board