

AGENDA

Cumberland Town Council Meeting

Town Council Chambers

Monday, February 27, 2023

6:00 P.M. Executive Session

7:00 P.M. Call to Order

6:00 P.M. EXECUTIVE SESSION pursuant to Title 36 M.R.S.A. Section 405 (6)(E)
consultation with the Town Attorney

I. CALL TO ORDER

II. APPROVAL OF MINUTES

February 13, 2023

III. MANAGER'S REPORT

IV. PUBLIC DISCUSSION

Public discussion is for comments on items that are not on the agenda. Comments are limited to 5 minutes per person. Rebuttal comments will be limited to 2 minutes. Public discussion topics may be brought up again under New Business for further Council discussion.

V. LEGISLATION AND POLICY

23 – 015. To hold a Public Hearing to consider and act on the formation of an Affordable Housing TIF District, as recommended by the TIF Committee. ***TABLED***

23 – 016. To forward to the Planning Board for a Public Hearing and recommendation, the re-adoption of the February 22, 2016 version of the Route One Design Standards, as recommended by the Town Attorney.

23 – 017. To forward to the Planning Board for a Public Hearing and recommendation, amendments to Chapter 315 (Zoning), Article IV (Lot Regulations), to add Section 33.1 (Effect of Demolition of Dwelling Units), and update lot densities 315-10, 315-11, 315-16, 315-17, 315-18, 315-20 (these will clarify minimum lot area per dwelling unit), and add 315-17E (LDR) to include design standards for multiplexes, and 315-14 (definition for shed), and 315-45 (section for conversions) A, A(3), and A(4b), as recommended by the Ordinance Committee.

23 – 018. To consider and act on approval of a use policy for the Val Halla Recreation Center.

23 – 019. To authorize the Town Manager to accept payment for delinquent FY'19 taxes in the amount of \$300.00 on property identified as Map U19/Lot 18.

VI. NEW BUSINESS

Town Council Budget Workshop Dates:

- Monday, March 27th 5 – 7 p.m.
- Monday, April 10th 5 – 7 p.m.
- Monday, April 24th 5 – 7 p.m. Saturday, April 29th 8 a.m. to completion
- Nomination Papers are available on March 2nd and must be returned by April 13th

VII. BUDGET REPORT

VIII. ADJOURNMENT

MINUTES

Cumberland Town Council Meeting
Town Council Chambers

Monday, February 13, 2023

6:00 P.M. Workshop re: Affordable Housing TIF District Discussion

7:00 P.M. Call to Order

Present: Councilors Copp, Edes, Filson, Foster, Segrist, Storey-King and Vail

I. APPROVAL OF MINUTES

Motion by Councilor Copp, seconded by Councilor Vail, to accept the January 9, 2023, meeting minutes as presented.

VOTE: 7-0 UNANIMOUS

II. MANAGER'S REPORT

Assistant Town Manager Bolduc said that roads will be posted next week. This is an annual event and roads are posted to heavy loads (any vehicle or combination of vehicles registered for a gross weight greater than 23,000 pounds) in accordance with our Municipal Ordinance. The list of posted roads will be on the Town website and in the Forecaster.

Councilor Segrist gave an update on the Maine Municipal Association Legislative Policy Committee (LPC). The LPC meets monthly in Augusta, and they monitor all the bills that come through the House and Senate. The committee discusses each bill and determines how it can affect municipalities. They are sorted into the following categories: human services, insurance related, labor related, or taxation related legislation. There are some bills that are related to general assistance, temporary assistance for needy families, and an act to amend the law governing property tax stabilization for senior citizens to eliminate the requirement for an annual application. There is also an act from our own Representative Moriarty to clarify the eligibility for property tax stabilization for individuals who are 65 years old or older. There is also an act to eliminate the senior citizen property tax stabilization program altogether and simply expand the homestead property tax exemption. There is an act to authorize the use of TIF funds for constructing or renovating municipal offices and other municipal buildings. The committee meets again this Thursday, and he will update the Council after that meeting.

III. PUBLIC DISCUSSION

No public discussion.

IV. LEGISLATION AND POLICY

23 – 006 To hear a report from the Housing Task Force.

Chairman of the Housing Task Force, Jamie Broder touched on the highlights the following recommendation from the Housing Task Force:

AFFORDABLE HOUSING TASK FORCE RECOMMENDATIONS

Chapter 1: Mandate and Process

On July 26, 2022, the Cumberland Housing Task Force (“Task Force”) was sworn in as authorized by order of the Town Council and attached as Exhibit 1. Members are James (Jamie) Broder, Brian Cashin, Rick Doane, Lu Gallaudet, Betsey Harding, Mark Lapping, Katie Magoun, Eben Sweetser, Gail Witherill, and Justin Wood. Council Liaisons are Councilor Bob Vail and Councilor Mark Segrist. Staff support was provided by Town Planner, Carla Nixon and Christina Silberman, Administrative Assistant. The Task Force convened in Town Council Chambers with a mandate to come back to the Council no later than December 15, 2022 (extended to January 23, 2023) with its recommendations. This Report is the response to the Council’s charge.

The Task Force thanks Carla and Christina for their very strong support of our efforts by providing historical context, a large number of relevant documents, and excellent advice and counsel on what exists, and how it came to be. Most importantly, they were able to communicate the extensive efforts that have gone on over the years, the progress made, and lessons learned. We could not have done this work without them.

Thanks to Mark and Bob for attending each meeting and playing a critical role by making sure that the Council’s processes and views were understood.

A huge thanks to Town Manager Bill Shane who advised us when asked on history, ongoing processes, programmatic options and brought us into the loop on possible projects that might help support the needs identified by the Task Force.

The Task Force elected Jamie Broder as Chair and Lu Gallaudet as Vice Chair. Our process strongly valued consensus and our deliberations sought that goal. The Task Force split into subcommittees to do deep dives on the issues initially identified by the group: Existing and proposed Affordable Housing in Cumberland; Review of the Comprehensive Plan and Zoning; Infrastructure Funding Sources; Land Acquisition, Specific Federal and State Affordable Housing programs; Role of the Cumberland Housing Authority (“CHA”), Housing Tax Increment Financing (“AHTIF”); Impacts of LD2003; and Innovative and Creative Responses to Small Scale Development.

Each of these subcommittees brought their thoughts to the Task Force Meetings for discussion. By mid-November apparent consensus was reached and the Chair was tasked with preparing a brief written executive summary of proposed recommendations and that executive summary served as the focus of the following meeting. Two more detailed, revised iterations of the recommendations were drafted and became the primary agenda item for subsequent meetings. The minutes of all these meetings are attached as Exhibit 2.

This Report reflects the unanimous consensus view of the Task Force. We respectfully submit this Report to the Council for its consideration and action.

Chapter 2: The Center of Excellence Concept and the Role of the Cumberland Housing Authority

In reviewing the information, we have gathered, we are struck by the historical and continuing mention of housing affordability as a strongly held value in Cumberland. No wonder, as median housing prices in Cumberland continue to skyrocket far out of reach of the vast majority of our citizens, or their children, something needs to change. It was clear in the recent Town Survey that Affordable Housing remained a core value across a broad spectrum of residents. It is in our Comprehensive Plan, and in our Zoning. We even have a Housing Authority whose statutory powers are very broad indeed, but which lacks a broad mission statement. What Cumberland needs most is to use the structure it already has with a broader mission to meet today’s municipal needs. The recommendations we now propose can have the effect of creating a Center of Excellence within an existing structure of municipal government with a new broad but clear mission, and the designated human resources necessary to accomplish that mission. That body is the Cumberland Housing Authority (CHA).

Note to Readers: The definition of the terms “Affordable” and “Work Force Housing” (whether in lower case or capitalized) are closely tied to the financing and/or subsidy program or programs associated with the project. There is no universal definition. If a project arises that has no mandated definition of these terms, we recommend that the CHA consider and determine the appropriate definitions for such a project on a case-by-case basis. See Exhibit 3 for program specific affordability standards.

Center of Excellence Concept:

It is true that there is broad participation in the policy and development process of affordable housing from the Town Councilors individually and as a Council, to the Town Manger, the Code Enforcement Officer, the Planning Board and the Town Planner. While they all play a role, no one can claim affordable housing development as their primary mission. The result is that the Town is often forced to be reactive to the approach of developers with ideas rather than affirmatively approaching the issue.

We propose a more proactive process in which the first step is for the Town to decide what it wants and needs, to identify appropriate locations, and then issue Requests for Interest (RFI) from the development community to better focus these efforts. With broad input and the identification of needed assets, the Town decides whether the need can be best met by the CHA, with or without for profit or non-profit partners, or by the marketplace. The Town identifies any incentives that may be associated with such a project. Competitive Requests for Proposals (RFP) to qualified bidders would then be held. As will be noted in detail below, we propose CHA as the Center of Excellence.

Such a process should be the next step after this Task Force expires.

Such a process will establish means and methods to assure that housing developed as affordable stays that way for the long term.

Such a process will give the Town the benefit of competition.

The Cumberland Housing Authority: History and Accomplishments

On July 16, 1991, a Special Meeting of the Town Council heard a report of the Cumberland Affordable Housing Alliance, a distant predecessor to this Task Force, to establish the CHA, and to adopt its bylaws. See Exhibit 4. The immediate purpose of creating the CHA was the development, financing and operation of the 30-unit Cumberland Meadows Senior Housing, and the CHA continues to monitor the operations of Cumberland Meadows.

That being said, the CHA was granted the full range of powers granted under Maine Law. Among the powers granted to the CHA include authority:

1. to build and to operate housing on its own account **or in combination with other private persons corporations, government agencies, or other appropriate body**. Please note the invitation to collaborate with others, both developers, non-profits, and governmental entities without limitation, and the opportunities for creativity in responding to identified needs, are all subject to municipal consultation and approval requirements as set forth below.
2. to conduct studies of housing need and creative means and methods of meeting such needs and making such studies public; thereby keeping a finger on the pulse of the housing needs of the community;
3. to contract for a broad range of services;
4. to lease, rent, insure, and pledge any interest to support financing; and

5. to seek and to receive Federal, State and County grants, gifts and other funds, to hold and invest funds in instruments issued or insured by the United States or agencies thereof and to utilize these funds in part to defray initial increased staff costs for the implementation of the Center of Excellence concept, as well as for approved projects and the other purposes set forth above.

With the above discussion in mind, we propose the following recommendations:

Chapter 3: Recommendation

3.0 CHA: Expand the purposes of the CHA and implement structural leadership within town government as a Center of Excellence through a reinvigorated, fully functioning, and staffed CHA with a minimum of one (1) experienced development officer, with the focus of overseeing and performing the following critical functions:

- 3.1 to develop and implement proactive processes for the identification of needs and solutions through its own research as well as Requests for Interest (“RFI”) and Requests for Proposals (“RFP”);
- 3.2 to administer Affordable Housing obligations under developer and owner covenants using token interests in projects to give it “signature authority” describing its right to enforce such obligations;
- 3.3 to continue to expand its role in the management/supervision of Affordable Housing projects;
- 3.4 to exercise its role as a Center of Excellence, by serving as the administrative contact and facilitator for the use by CHA, non-profits, and developers in the community of programs administered by the Maine State Housing Authority (MSHA), Low Income Housing Tax Credit (LIHTC) 4% and 9% financing, as well as other Department Housing and Urban Development (HUD) 202 grants, HUD mortgage insurance, Section 8 subsidies, Redevelopment Agency (RDA) 515 programs and other federal and state programs; (Please refer to exhibits for additional information.
- 3.5 to serve as the Town’s representative to regional organizations, such as Greater Portland Council of Governments (“GPCOG”) or Cumberland County, dealing with Affordable Housing Policy and Cooperation and as the contact point for urgent or emergency housing needs;
- 3.6 to create and to administer an Affordable Housing Trust Fund and to seek supplemental grants and other non-municipal funding to meet the broad base of CHA mission requirements;
- 3.7 to conduct studies and continue research on creative approaches and best practices and affordability options; and
- 3.8 for the avoidance of doubt, as an agency of the Town of Cumberland, the CHA may utilize the powers granted to it under Maine Law in support of the above, shall comply strictly with the statutory obligation to coordinate its actions with the appropriate municipal office or agency shall include, but not be limited to, requiring prior Town Manager or Council approval for any Project (whether sponsored by only the CHA or in conjunction with any third party), or proposed CHA financial obligations; and that the Executive Director of the CHA shall report directly to and serve at the pleasure of the Town Manager. Pursuant to the

Chapter 4: Recommendation

4.0 Near Term and Long-Term Goals for Affordable Housing: Given the urgent need for affordable housing in Cumberland and the long lead time associated with the development process for such projects, we recommend a near term goal of 150 units of affordable housing to include a mix of workforce housing, age restricted, and non-age-restricted units. The Planning Staff and Town Manager have identified several potential developments that, when complete, will meet a substantial portion of the present unmet demand for affordable housing. The Task Force will also recommend affordability standards for other future projects or portions thereof that are not mandated by other programmatic requirements.

- 4.1 **Establish Affordable Housing Overlay zones** (to include workforce housing) in at least three (3) discrete areas of Town (e.g., West Cumberland, Cumberland Center, Cumberland Foreside) for the development in the near-term goal. The creation of these overlay zones should provide incentives such as density bonuses, AHTIF Districts for infrastructure development, and flexibility in other dimensional requirements as approved by the Planning Board. Projects developed in this zone shall not be eligible to make opt out payments in lieu of development of affordable units. The location of these Affordable Housing Overlay zones shall be the same as the growth areas depicted on the Comprehensive Plan Growth Area Map, attached as Exhibit # 5.
- 4.2 **Promote and support the development of one (1) significant development of at least fifty (50) affordable units in each Affordable Overlay Zone** area with all or a substantial percentage of units being Affordable (including workforce housing) and to be completed within the next three (3) – four (4) years.
- 4.3 **Require a minimum of twenty (20%) of units in any new housing development of 10 or more units in any zone other than the Affordable Overlay Zone allowing such development to be Affordable (to include workforce housing)** for a period of not less than forty-five (45) years to be enforced through deed restrictions and other mechanisms deemed appropriate, to be monitored and enforced by the CHA. Waivers of this requirement may be approved for good cause shown by the joint decision of the Planning Board and CHA for a reasonable portion of the Affordable requirement provided that an opt-out payment to the Housing Trust Fund in lieu of development for each unit granted such a waiver is paid before the issuance of a Building Permit for any unit. The amount of such opt-out payment shall be a material percentage of, but no less than 20% of, the cost of the affordable units waived, as determined by the CHA. These funds will be available for the CHA to develop additional affordable Housing units for unmet needs as determined by the CHA and approved by the Town Manager. There shall be no opt-out option for multiplex developments.
- 4.4 **Recommend the aggressive implementation of the Affordability and/or density mandates set forth in LD2003** through ordinances to include reasonable Affordable Housing obligations, as well as density bonuses related thereto in all the categories of housing under LD2003. We also propose that the Town review and revise its Accessory Dwelling Units (“ADU”) requirements to comply with LD2003 and to consider changes in size limitations based on percentage of existing dwelling. We ask the Council to convene a workshop in the near term to facilitate these discussions.

- 4.5. **Recommend the CHA amend the tenant eligibility standards at Cumberland Meadows** to be non-age limited and to become income/asset based for all subsequent residents not currently residing therein.

Chapter 5: Recommendation

5.0 Housing TIFs: Generally, support the establishment of AHTIF Districts as a tool to support the development of eligible infrastructure. Actively participate in the creation of Affordable Housing TIF Districts as State law now permits. These AHTIFs are administered by the Maine State Housing Authority (“MSHA”) which also administers the Low-Income Housing Tax Credit (“LIHTC”), and such participation increases the proposed project’s scoring and likelihood of an approval. These AHTIF districts are authorized to create a Housing Development Revolving Loan Fund as well as an Investment Fund to purchase property by the municipality. See attached materials in Exhibit 6.

Chapter 6: Recommendation

6.0 Empowerment of Local Volunteer Resources and Creative responses to Affordable Housing Needs: As part of the Center of Excellence concept, the Task Force recognizes the continuing mission of non-profits organizations to meet the needs of Cumberland residents. We propose that the CHA support and facilitate the research on, placement of and participation in the development of creative housing options proposed by non-profit organizations. Programs such as the HUD Section 202 Capital grant program focused entirely on non-profit sponsored projects has developed over 250,000 units of housing with services for low-income elderly people. Several of these projects exist in the Portland Metro area today. Technical assistance in these efforts was critical to their success. Many of the ideas brought to the attention of the Task Force are already happening in the region. For example, a limited equity housing coop in Portland sponsored by the Cooperative Development Institute; Tiny Homes up to 600 square feet in size created by 3-D printers at the University of Maines Advance Materials Laboratory; and Transitional Housing sponsored by GPCOG, and similar programs and facilities to meet emerging and emergent needs of Cumberland residents, as circumstances arise.

Chapter 7: Recommendation

7.0 Support Housing for Cumberland Residents and Their Families: The development of Cumberland Meadows in 1991 was a reaction to the needs of many Cumberland elders who could no longer live safely in their own homes. It has met that mission, but it is not enough. In 2022, given the cost to buy a house and the lack of even reasonably priced apartments to come home to and start a family, the ability of our grown children and extended families to come back home to Cumberland is very limited. How much of Cumberland’s work force can afford to live in Cumberland? We support reasonable priorities for occupancy by residents of Cumberland and their families and non-residents who work in Cumberland as consistent with requirements of the Fair Housing Act.

Chapter 8: Summary and a Note on Process

There is a housing affordability crisis in the nation, in Maine, in Cumberland County, and in our Town. That isn’t a question, it is a fact. The Council recognized this situation and asked the Housing Task Force, a group of ten Cumberland residents, to examine these issues and to come together to make recommendations to the Council. This was no small task.

We are a diverse bunch. Some of our families have ancestors buried in Cumberland, and others came to Town very recently. Some are young and some are old. Some have or will have kids in school, and some have or will have grandkids who live here or away and would love to come home. We live in the Center, on the Foreside and in West Cumberland. Our experiences vary widely as do our values, and our opinions. Some of us are Republicans and some Democrats or Independents. This kind of diversity can sometimes become a barrier to consensus, as world views and politics can vary widely. We all held our views passionately, but yet, here we are with a unanimous report, a finding of common ground based on common values.

Politics is “the art of the possible.” The possible starts with trust, and respect for each other’s views. If there is no trust, there is no way to reach an agreement. If there is no respect, there is no way to reach agreement. There is just conflict. We began this process by sharing each of our backgrounds, and why we wanted to be on this Task Force, as we were all volunteers. We spent the whole first meeting and much of the second in that process sharing our substantive views and our desires to make a difference. At the end of the second meeting, the group elected its leaders. The third meeting was an overview of the issues, resources, programs, and discrete challenges we would face and the creation of sub committees to deal with one or more of those issues. Each member was asked to listen to the overview and then, at the end of the meeting, select from the list of issues those which they found most important or interesting. Everyone selected at least one area of interest, and many took on multiple issues.

Then we went to work.

Ideas morphed into proposed solutions and solutions into recommendations. The next series of meetings had reports of the subcommittees and discussions of the ideas and proposals with the whole task force who shaped and refined the proposals until it became clear that there was an emerging consensus on an approach if not yet on all the details of implementation. We examined a brief outline level first draft attempt to synthesize the recommendations in outline form and presented that for discussion at the next meeting. Most of the recommendations were accepted by the group, but with many amendments. The next draft was a much more detailed version and several issues with a broad range of views were crafted into acceptability by the group. The report above is the result of the final editing process and unanimous acceptance.

This process was an essential exercise of the political process. No one has all the answers. Everyone was invited to participate. By sharing, by listening with open minds, and by trusting the good will of all around the table, we were able to craft a thoughtful and actionable set of recommendations that build on the institutions and processes that have already existed for years in our Town.

Chairman Foster asked for any public comment.

No public comment.

Motion by Councilor Segrist, seconded by Councilor Filson, to accept the report as presented by the Housing Task Force.

VOTE: 7-0 UNANIMOUS

23 – 007 To appoint Devon Galvan as Aging in Place Director and to hear a report re: Aging in Place program.

Chairman Foster asked for any public comment.

No public comment.

Motion by Councilor Storey-King, seconded by Councilor Copp, to appoint Devon Galvan as Aging in Place Director.

VOTE: 7-0 UNANIMOUS

Devon presented the following update on the new Active Living Cumberland 55+ programs:

Aging in Place is now
Active Living Cumberland 55+!



The focus is on living an active life and engagement in the community, not aging.

Community Projects:

Fall Cleanup with the Football Team



High School Madrigal Singers



Walking Group



Handy Helper and the CAR Program

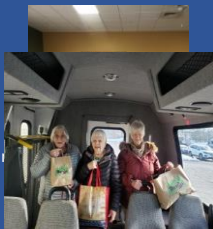
- The CAR Program provided 318 rides in 2022
- 9 new drivers since November
- No rides denied due to volunteer shortage
- Handy Helpers
 - New coordinator Beth Fox



Village Green

Model for working with 55+ communities

- BINGO
- Fire Department Health Talks
 - Dan Small has presented on Asthma management, Diabetes management, and COPD
- Monthly shopping trips
- Monthly rides to programs in the community:
 - Tree Lighting, Holiday Concert at the PAC, and Mornings with Friends



Town/Community Partnerships

Library- Book Delivery

Public Works- Sand Bucket Deliveries December and February 24th

Home Depot donated Winter Safety Kits

Allison Foster Town Council Presentation 3/9 5pm

Fire Department BP checks once a month starting 2/17

Aftercare Valentines-Hawthorn Ct

School Valentines-Village Green



2023 Goals

- Winter Safety Kits Delivery with Home Depot (February)
- Singing Group-Martha Smith (March)
- Luncheons once a month: SMAA Mini Grant(April)
- Grandparent/Grand Friend Ice Cream Social
- More multi-generational partnerships: Sports teams (Summer/Fall)
- Programs at the new center: BINGO, concerts, educational presentations, social events, and holiday events (April)
- New and exciting 55+ programming through the Recreation Department

23 – 008 To hear a report from the Lands & Conservation Commission re: Rines Forest Management Plan and to consider and act on acceptance of the plan.

Sally Stockwell of the Forestry subcommittee of the Lands & Conservation Commission explained that the Forest Management Plan that was included in the meeting materials to the Town Council is an amended plan from the one previously adopted. It was amended because we now have three additional properties that were added to the original Rines Forest, and the Forestry subcommittee wanted to take a fresh look at managing the entire forest. Paul Larrivee, our Town Forester, went out to look at the three newest parcels, took an inventory and made a recommendation on the management of the entire parcel. The recommendation really fits with our guiding principles for forest lands in our community, which includes things like trying to increase the diversity of the forest and growing an older more structurally complex forest. The biggest challenge that we have before us is the invasive species. Our Town Forester is in the process of putting together a plan to address the invasive species. There are 60 acres in the plan that are referred to as a reserve area. This area includes a lot of steep areas in the forest with streams coming through, and a lot of hemlocks that cover the area. The committee felt that due to the steepness of the terrain, and the water features, it makes sense to not do any harvesting in that area.

Chairman Foster asked for any public comment.
No public comment.

Motion by Councilor Filson, seconded by Councilor Vail, to accept the Rines Forest Management Plan as recommended by the Lands & Conservation Commission.

VOTE: 7-0 UNANIMOUS

23 – 009 To authorize the Lands & Conservation Commission to spend the \$50,000 Community Resilience Partnership Community Action grant.

Chairman of the Lands & Conservation Commission, Mike Schwindt explained that Denny Gallaudet applied for this grant a while back and we were fortunate to receive \$50,000. \$30,000 will be used for an electric mower for our Parks Department, \$10,000 will be spent to solicit an engineering analysis and RFP bid document for a retrofit of the natural gas heating system at Prince Memorial Library, and \$13,000 will be spent to provide education for residents on how to naturalize the landscaping of their property to maximize carbon sequestration by natural systems.

Chairman Foster asked for any public comment.
No public comment.

Motion by Councilor Vail, seconded by Councilor Copp, to authorize the Lands & Conservation Commission to spend the \$50,000 Community Resilience Partnership Community Action grant as presented.

VOTE: 7-0 UNANIMOUS

23 – 010 To hold a Public Hearing to consider and act on a liquor license renewal for Flannel Shirt Food Company, LLC (d/b/a/ Dara Bistro) for the period of March 27, 2023 to March 27, 2024.

Chairman Foster opened the Public Hearing.
No public comment.
Chairman Foster closed the Public Hearing.

Motion by Councilor Segrist, seconded by Councilor Vail, to approve the liquor license renewal for Flannel Shirt Food Company, LLC (d/b/a/ Dara Bistro) for the period of March 27, 2023 to March 27, 2024.

VOTE: 7-0 UNANIMOUS

23 – 011 To appoint Jennifer Doten, Registrar of Voters.

Chairman Foster asked for any public comment.

No public comment.

Motion by Councilor Copp, seconded by Councilor Storey-King, to appoint Jennifer Doten, Registrar of Voters.

VOTE: 7-0 UNANIMOUS

23 – 012 To reappoint a member to the Planning Board.

Chairman Foster explained that we have one re-appointment of a Planning Board member that was missed when we did our annual board/committee appointments.

Chairman Foster asked for any public comment.

No public comment.

Motion by Councilor Storey-King, seconded by Councilor Copp, to reappoint Ann Sawchuck to the Planning Board for a 3-year term.

VOTE: 7-0 UNANIMOUS

23 – 013 To consider and act on sending a Town Council resolution to the Rail Use Advisory Committee and the Commissioner of the Maine Department of Transportation.

Chairman Foster explained that a Rail Use Advisory Committee was formed in early 2022 and our Town Manager served as Chairman of the committee. The committee wrapped up at the end of January. Councilor Storey-King brought this item forward.

Councilor Storey-King read the following proposed resolution:

Town of Cumberland Resolution in Support of Rail

Whereas the Town of Cumberland was asked to support the Rail Use Advisory Council established by Maine LD 1133, and

Whereas Cumberland Town Councilors supported creation of the RUAC so that Cumberland “could have a seat at the table,” and

Whereas a Cumberland Town Councilor was not appointed to the RUAC by Commissioner Bruce Van Note as was a condition of our support of the RUAC, and

Whereas the landowners abutting this land corridor were not represented on the RUAC, and

Whereas the Town of Cumberland currently has no public access to the Portland to Auburn rail land, and

Whereas the Town of Cumberland does not expect to gain any economic benefit from the establishment of a trail, and

Whereas it is not understood where the funding for the development of any of the proposals would come from and the Town of Cumberland has more immediate budget priorities, and

Whereas the Town of Cumberland has two parallel transportation arteries (Route 1 and Route 88) with paved shoulders that are safely ridden by bicycles, and

Whereas the State of Maine is seeking to aggressively address Climate Change, and reestablishing a passenger rail among the communities from Portland to Auburn would be an actionable step in meeting these goals:

Now, therefore be it resolved that the Cumberland Town Council rejects the RUAC plurality recommendation to completely remove the existing rail line and replace with a recreational bike path on the SLA rail corridor, and furthermore,

The Cumberland Town Council insists that the MDOT Commissioner inform and attempt to include landowners abutting the railroad by registered mail of plans for the future use of this corridor, and furthermore,

The Cumberland Town Council supports and actively requests that the MDOT Commissioner aggressively pursue the establishment of a more robust commuter rail system across the state of Maine to provide sustainable public transportation, including the SLA line from Portland to Auburn.

Chairman Foster said that she realizes that Councilor Storey-King is very passionate about this and she appreciates her moving through the process with the Council.

Councilor Segrist echoed Chairman Foster's appreciation and said that he realizes that Councilor Storey-King is an abutter, so this hits closer to home for her than it does for others who think about this topic conceptually. He is in favor of a resolution, and he particularly likes the portion that she added at the end that talks about pushing passenger rail, but he would be remiss to sign on to something that implies that he is not supportive of a trail. He has been clear throughout this process that he is supportive of a trail. Of the 15 members on the RUAC, 12 voted in some fashion in support of a trail. 86% of the 700 comments submitted supported a trail. It is important to have abutters involved and he has given this a lot of thought. How could you get abutters input as to if they support something when you don't even know what you're proposing? He also has concerns about putting a resolution forward that seems to contradict our Town Manager, Bill Shane's vote, which was a trail with a rail. He supports a resolution but feels that a trail should be part of it. He is not in support of the resolution as presented.

Chairman Foster said that the goal of the RUAC is to see which recommendation is worth pursuing to go to the next step. Their task was to look at the rail line and determine what a different use look like and what should be pursued as the next step.

Councilor Filson said that she read an article last week about the rail/trail in Vermont. It described how you could go through their trail corridor during leaf peeping season and stop in the Towns for lunch or shopping. This is not necessarily just about Cumberland, but about the wider area. Maine was nominated for 11 James Beard Awards this year. That is a very big deal, and she feels that we should not assume that we will not see any economic benefit from a trail.

Councilor Vail said that he would like to consider tabling this item. We received a letter from Nat Tupper, Yarmouth Town Manager, requesting the formation of a group to gauge the interest of the communities on the

trail. The lack of regional planning and collaboration in our communities has bothered him for decades. His request feels very late to the game. He read the following letter that he sent to his fellow Town Councilors: *I would like to share a few thoughts on Mr. Tupper's request. I believe we need to be visionary, and a rail trail is not. We talk about the need for affordable housing and yet we can't come together and have regional planning. We will not consider expansion of business to where there is an available pool of workers i.e., the Roux Institute at the former B & M Plant. One has only to look to the Jay Livermore Falls area as one example of a ready workforce with affordable housing and no jobs. If we can't agree on regional planning, we have no business promoting a bike trail that is frankly not for the working class but for the expansion of our unaffordable community. To my way of thinking the challenges we face as a Council are not bound by our borders and our leadership will have implications that will resonate beyond. Better to base our goals on idealism and bring the conversations up a notch or two than settle for less.*

He added that he appreciates Councilor Storey-King's concerns, but as a Town Councilor, they lose the ability to advocate for themselves, but rather have to advocate for the entire community.

Motion by Councilor Copp, seconded by Councilor Edes, to endorse a Town Council resolution, as written, to the Rail Use Advisory Committee and forward the resolution to the Commissioner of the Maine Department of Transportation.

VOTE: 3-4(Segrist, Foster, Filson and Vail opposed) MOTION FAILS

23 – 014 To set a Public Hearing of February 27th to consider and act on the formation of an Affordable Housing TIF District, as recommended by the TIF Committee.

Motion by Councilor Copp, seconded by Councilor Vail, to set a Public Hearing of February 27th to consider and act on the formation of an Affordable Housing TIF District, as recommended by the TIF Committee.

VOTE: 7-0 UNANIMOUS

V. NEW BUSINESS

Councilor Copp – He donated \$20 to the 4-H fund that benefits the Food Pantry and urged others to give to this worthy cause.

Councilor Filson – The Coastal Waters Commission met recently and reviewed the master plan for the float expansion and how the eelgrass might be impacted. The consultant reported that his findings were consistent with those of the DEP, that our plan would have minimum impact on the eelgrass. The next step is to get formal approval from the DEP and Army Corps. The homeowner's association no longer wants any involvement in the float, but they are asking for space to store kayaks and paddleboards. It was suggested that perhaps Public Works could build watercraft storage on land that everybody in the community could use. Our Harbor Master, Ben Burnes shared that Falmouth has 2-4 dinghies that are owned by the Town and are there for anyone to use to row out to their mooring, get their boat, and bring the dinghy back. He will get more information on this and bring it to the next meeting. We also learned from the DEP that the average expectation Statewide is that the sea level will increase 1.5 feet by 2050. This will be interesting to see because if that happens the beach area at Broad Cove could be totally submerged at high tide.

Councilor Vail – He would like to express his appreciation for all of the support, prayers and help during his recent convalescence and hospital stay. He has a newfound respect for a lot of things and hopefully the humility to go with it. He now realizes that his time remaining must be spent on more important things.

Councilor Segrist – He extended his thanks and appreciation to the 10 members and 2 staff members of the Housing Task Force for their many, many months of hard work and dedication and putting a detailed report together for the Town Council.

On January 31st, he attended a Greater Portland Council of Governments event regarding building trust in your community. In attendance were Town Councilors and Town Managers, and the topic of discussion was how to get your message out to the broadest range of folks in your community and how you help to build trust and engagement.

Councilor Edes – No new business.

Councilor Storey-King – The Ordinance Committee met last week with the Town Attorney and reviewed several documents related to the Route One Design Standards, LD2003 as it relates to accessory dwelling units and other issues related to LD2003. The Town Attorney said that we should be ready with our ordinance changes related to LD2003 if it passes as presented. These items should be coming forward to the Town Council soon.

Chairman Foster – Budget workshops begin on March 27th for the Town Council. They will be held from 5 – 7 p.m. prior to Council meetings on March 27th, April 10th and 24th and wrapping up on Saturday May 6th starting at 8 a.m.

She will be at the next coffee chat on March 9th at 6:00 p.m. to discuss how to get involved in our community by running for public office.

Jeff Porter and Scott Poulin did a presentation last Monday regarding the short-term space plan for the school. They talked about larger modulars, moving modulars, and planning for the space issue more effectively. The School Board is meeting this evening to discuss the long-term plan and revisiting the need for a new school.

VI. ADJOURNMENT

Motion by Councilor Segrist, seconded by Councilor Edes, to adjourn.

VOTE: 7-0 UNANIMOUS

TIME: 9:32 P.M.

Respectfully submitted by,

Brenda L. Moore
Council Secretary

ITEM

23-016

To forward to the Planning Board for a Public Hearing and recommendation, the re-adoption of the February 22, 2016 version of the Route One Design Standards, as recommended by the Town Attorney

Town of Cumberland
ROUTE 1 DESIGN STANDARDS



Adopted by the Cumberland Town Council on February 22, 2016 as part of the
2009 Cumberland Comprehensive Plan (as amended in 2014)

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Section 100: Policy and Goals

101. Site Plan Review: These design standards shall be used by the Planning Board as part of the site plan review process when evaluating proposed development projects in the U.S. Route 1 Corridor, defined for purposes of these standards as the OC-North (OC-N) and OC South (OC-S) districts, and any lot in the Limited Density Residential (LDR) District with frontage on U.S. Route 1.

102. Goals: Because U.S. Route 1 is a major entry point to the Town of Cumberland, the Town has adopted these standards to ensure that all development within the U.S. Route 1 Corridor meets the following goals:

- .1 To encourage high quality, economically viable development that reinforces Cumberland's sense of place, and that is reflective of and responsive to the Town's unique architectural character.
- .2 To promote uses of the type and density that respond to each site's ability to sustain development, both ecologically and with regard to the efficient provision of adequate public services.
- .3 To preserve, wherever possible, the rural appearance of the Corridor by maintaining or creating a buffer of trees and other vegetation along the highway and preserving open space to reduce the apparent density of development.
- .4 To foster an attractive, functional and safe environment that is conducive to commerce, senior housing, pedestrian and cycling activities and other allowed uses.
- .5 To protect abutting residential properties through sensitive site planning, buffering and building design.

103. Applicability: These standards shall apply to the development and redevelopment of properties located in the U.S. Route 1 Corridor, whether Site Plan Review is required or not.

104. Design Handbook: The standards set forth herein are for the purpose of making objective findings of fact as part of Site Plan Review. For additional information and illustrations, please refer to the Route One Design Standards Handbook which is available at www.cumberlandmaine.com

Section 200: Master Planning

On properties that are large enough to accommodate more than a single structure, developers shall prepare a conceptual master plan to show the Planning Board the general location of future buildings, parking areas, circulation patterns, open space, utilities, storm water management plan and any other pertinent information.

Section 300: Site Development Standards

301. Site Design

Wherever possible, large buildings shall fit into the existing topography and vegetation, and shall not require dramatic grade changes around their perimeter. Landscaping, site walls, pedestrian amenities and existing trees can be utilized to reduce the apparent scale of large buildings.

302. Rt. 1 Buffer Strip:

A 75' buffer from the Rt. 1 right-of-way to the buildings is required for all lots with frontage on U.S. Route 1, except for lots located in the U.S. Route 1 Overlay District.

Healthy trees within the 75' buffer shall be maintained in their natural state. Where there are few or no trees within the buffer, the buffer area shall be landscaped with trees or with flowering shrubs, fencing, or architectural features such as stone walls, in accordance with an approved landscape plan. When plantings do not survive or grow to a point where they no longer serve as effective buffers, they shall be replaced or enhanced to meet the intent of the approved plan

303. Vehicular Access:

New driveways and existing driveways for which the use has changed or expanded require a Maine Department of Transportation "Driveway Entrance Permit." Shared entrance locations will be required whenever possible

304. Parking:

Parking shall not be the dominant visual element when viewed from US Route 1. Parking shall be located to the side or rear of buildings.

305. Service Areas:

Exterior dumpsters, recycling facilities, mechanical units, loading docks and other similar uses shall meet the needs of the facility with a minimum of visual, odor or noise impacts. They shall be fully screened from view by plantings or fencing. Service areas are not permitted on any front or side of a building that is visible from US Route 1.

306. Electric, Telephone and Cable:

All wired connections from existing utilities on U.S. Route 1 shall be made to individual lots via underground conduit.

Section 400: Building Standards:

401. Building Design

All structures shall be designed in the traditional New England style of architecture whenever feasible.

402. Facades and Exterior Walls

Unbroken facades in excess of 80 feet are overwhelming whether they are visible from Route 1, other roadways or pedestrian areas, or when they abut residential areas. Breaking up the plane of the wall is required to reduce this sense of overwhelming scale. Where the plane of the wall is broken, the offset shall be proportionate to the building's height and length. A general rule of thumb for such projections or recesses is that their depth shall be at least 3% of the façade's length, and they shall extend for at least 20% of the façade's length.

Other devices to add interest to long walls include strong shadow lines, changes in rooflines, pilasters and similar architectural details, as well as patterns in the surface material and wall openings. All façade elements shall be coordinated with the landscape plan.

Commercial buildings shall include a focal point – such as a raised entranceway or clock tower, or other architectural element – to add visual interest and help reduce the scale of the building.

Facades of commercial buildings that face U.S. Route 1 or other roadways shall have transparent openings along 30% or more of the length of the ground floor.

403. Building Entrances

Large structures shall have clearly defined and highly visible entrances emphasized through such devices as significant variations in rooflines or cornice lines, changes in materials, porticos, landscape treatments, distinctive lighting or other architectural treatments.

The building's main entrance shall be a dominant architectural feature of the building and clearly demarcated by the site design and landscaping.

Pedestrian entrances to each business or tenant shall be clearly defined and easily accessible.

Where building entrances do not face U.S. Route 1, the U.S. Route 1 façade shall be complimentary to the general style of the building and surrounding buildings.

404. Building Materials

Traditional siding materials common to New England are brick, painted clapboard and either painted or unpainted shingles. Contemporary materials that have the same visual characteristics as traditional materials (e.g., cementitious clapboards or vinyl siding) are acceptable if attention is paid to detailing (e.g., corners, trim at openings, changes in material). Metal cladding is not allowed on any front, rear or side of the building that is visible from Route 1.

Common traditional roofing materials are shingles —, as well as standing seam metal. Where visible, the roofing color shall be selected to complement the color and texture of the building's façade. Roofing colors shall be darker than the color of the façade.

405. Architectural Details

Architectural details, such as colonnades, pilasters, gable ends, awnings, display windows and appropriately positioned light fixtures, shall be used to reduce the scale and uniformity of larger buildings.

406. Roofs

Flat roofs are prohibited, unless the applicant can demonstrate that a flat roof can meet these standards.

407. Windows

Windows shall reflect a classic New England style by featuring divided lights (window panes) and detailing trim around them.

408. Awnings and Canopies

Awnings and canopies can enhance the appearance and function of a building by providing shade, shelter, shadow patterns, and visual interest. Where awnings are used, they shall complement the overall design and color of the building.

Whether fixed or retractable, awnings and canopies shall be an integral element of the architecture. They shall be located directly over windows and doors to provide protection from the elements. Awnings or canopies shall not be used as signage, light sources or advertising features.

Section 500: Signage

Commercial and residential signage along the U.S. Route 1 Corridor in Cumberland shall have attractive and legible signs that complement the site and the architecture. Internally illuminated signs and reader boards are not permitted. All signage shall comply with the requirements of the Cumberland Zoning Ordinance.

501 Signage Plan

The Planning Board shall require that a signage plan be submitted as part of the site plan or subdivision plan for the development. The signage plan shall show the location of all signs on a site plan drawing and on building elevations, as well as sign materials, dimensions, elevations, etc.

Signs shall be placed in locations that do not interfere with the safe and logical usage of the site. They shall not block motorists' lines of sight or create hazards for pedestrians or bicyclists. Roof mounted signs are not permitted. Signs may be located within the 75' buffer providing there is minimal clearing of vegetation required.

502 Sign Design

The shape, materials, and finish of all proposed signage shall complement the architectural features of the associated building.

503. Sign Colors

Signs shall be limited to three contrasting colors that are complimentary to the colors of the associated building.

504. Sign Content

To ensure a clear and easily readable message, a single sign with a minimum of informational content shall be used.

Lettering on any sign intended to be read by passing motorists needs to be legible at the posted speed limit.

Variable message "reader boards", sponsor logos, slogans or other messages that promote products or services other than the tenants' are not permitted.

Signage for any proposed development should prominently feature its assigned street address to facilitate general way-finding and e-911 emergency response.

505. Building Mounted Signs

Building or façade mounted signs shall be designed as an integral element of the architecture, and shall not obscure any of the architectural details of the building. Signs shall be mounted on vertical surfaces and shall not project past the elevation of the building(s). Signs shall be located a minimum of 18" from the edge of a vertical wall.

Flush mounted (flat) signs shall be mounted with concealed hardware. Perpendicular hanging signs shall be mounted with hardware designed to complement the building's architecture.

506. Freestanding Signs

Freestanding signs are allowed consistent with the signage plan. They shall be designed to complement the associated building. This will entail similar forms, materials, colors and finishes. Landscaping surrounding the base of such signs shall be consistent with the landscaping of the entire site.

507. Sign Illumination

Only externally lit signs are allowed in the U.S. Route 1 Corridor. Externally illuminated signs are made of an opaque material and shall have a dedicated light fixture or fixtures mounted in close proximity, aimed directly at the sign face. The illumination level on the vertical surface of the sign should create a noticeable contrast with the surrounding building or landscape without causing undue reflection or glare.

Lighting fixtures for signs shall be located, aimed and shielded such that light is only directed onto the surface of the sign. Fixtures shall be mounted above the sign and be aimed downward to prevent illumination of the sky and to avoid blinding passing motorists

Where signage lighting abuts residential areas, lighting shall be substantially reduced in intensity, or turned off, within one hour of the business closing. Signage lighting may not be turned on until within one hour of the business opening.

Section 600: Waiver Provision

Where the Planning Board or Town Planner, for Staff Site Plan Reviews, finds that there are special circumstances of a particular plan that make a particular submission requirement or review standard inapplicable, a waiver may be granted, provided that such waiver will not have the effect of nullifying the intent and purpose of the Comprehensive Plan or these Design Standards. The applicant shall submit, in writing, the reason for the requested waiver. In granting waivers or modifications, the Planning Board or Town Planner may require such conditions that will substantially secure the objective of the standards so waived or modified.

Definitions

Applicant. The person, organization, land owner or representative of the same who is seeking Site Plan or Subdivision approval from the Town, or who is seeking any other permit or permission from the Town.

Architectural Features. A part, portion, or projection that contributes to the beauty or elegance of a building or structure, exclusive of signs, that is not necessary for the structural integrity of the building or structure. Examples of architectural features of a building include cornices, eaves, gutters, blet courses, windows, sills, lintels, façade or fascia.

Buffer. Any planted or built barrier intended to visually, and in some cases acoustically, separate two adjacent but different uses. Also used to shield an unpleasant use on a site from other uses on the site, such as a dumpster. Buffers are typically vegetated (planted) but can also be in the form of a berm or fence.

Curb Cut. The interruption of a curb at which point vehicles may enter or leave the roadway.

Cut-off Fixtures. A type of light fixture that prevents most of the light from projecting above the horizontal plane of the fixture.

Developer. The person, organization, land owner or representative of the same who is seeking Site Plan or Subdivision approval from the Town, or who is seeking any other permit or permission from the Town.

Landscape Plan. A drawing in a project proposal that identifies the species, quantity and location of all proposed vegetation.

Open Space. Areas of a building site that are left unbuilt to be used for public use of visual enhancement. This can be landscaped or left in a natural state, depending upon the individual project.

Planning Board. The Town board empowered to grant Site Plan approval and Subdivision approval. Any project proposed in the U.S. Route 1 corridor will require Planning Board review and approval.

Scale. The interrelationships of a development, its elements and its surroundings in terms of size, bulk, intensity and aesthetics.

Service Area. A designated area on a development site where a business accommodates its necessary but visually unattractive services such as shipping and delivery, trash storage and pick-up, utility storage and the like

ITEM

23-017

To forward to the Planning Board for a Public Hearing and recommendation, amendments to Chapter 315 (Zoning), Article IV (Lot Regulations), to add Section 33.1 (Effect of Demolition of Dwelling Units), and update lot densities 315-10, 315-11, 315-16, 315-17, 315-18, 315-20 (these will clarify minimum lot area per dwelling unit), and add 315-17E (LDR) to include design standards for multiplexes, and 315-14 (definition for shed), and 315-45 (section for conversions) A, A(3), and A(4b), as recommended by the Ordinance Committee

Chapter 315 Revisions – LD 2003 – Additional Density
(Draft 12/23/2022)
(Draft 2/2/2023)

§ 315-33.1 Effect of Demolition of Dwelling Units.

Notwithstanding any provision of this Chapter to the contrary, in the event that any dwelling unit in existence on or after July 1, 2023 is torn down and results in an empty lot, the lot shall not qualify for additional dwelling units pursuant to 30-A M.R.S.A. § 4364-A, as may be amended from time to time.

§ 315-10 Island Residential District (IR).

C. The following lot standards apply ~~to all lots in the IR District:~~

- (2) ~~In the case of duplex development, there shall be no less than 0.94 acre of lot area per dwelling unit. The minimum lot area per dwelling unit shall be 0.94 acres.~~

§ 315-11 Highway Commercial District (HC).

C. The following lot standards apply in the HC District:

- (2) ~~In the case of a duplex or multiplex dwelling, the minimum lot area per dwelling unit size shall be 20,000 square feet per dwelling unit.~~

§ 315-16 Village Office Commercial II District (VOC II)

D. The following lot standards apply in the VOC II District:

- (3) The minimum lot area per dwelling unit shall be 20,000 square feet.

§ 315-17 Mixed-Use Zone (MUZ)

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D. The following lot standards apply in the MUZ District:

(3) ~~The minimum lot area per dwelling unit shall be 20,000 square feet.~~

§ 315-18 Village Mixed-Use Zone (V-MUZ)

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D. The following lot standards ~~shall~~ apply within the V-MUZ District:

(2) ~~In the case of duplex or multiple developments, t~~The minimum lot area per dwelling unit shall be ~~no less than~~ 2,500 square feet.

§ 315-20 Rural Industrial District (RI)

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C. The following lot standards shall apply in the RI District:

(2) ~~In the case of duplex development, t~~There shall be no less than 40,000 square feet of lot area per dwelling unit, except that the minimum lot area per dwelling unit for a lot served by sewer shall be 20,000 square feet.

**AMENDMENTS TO ZONING ORDINANCE
RE: ROUTE 1 DESIGN STANDARDS**

§ 315-7 Low-Density Residential District (LDR).

- A.** The following uses are permitted in the LDR District:
- (1) Single-family detached dwellings.
 - (2) Duplex dwellings.
 - (3) Multiplex dwellings, subject to the provisions of § 315-44.
 - (4) An accessory dwelling unit as permitted in § 315-45A.
 - (5) Agriculture.
 - (6) Timber harvesting, subject to the provisions of § 315-68.
 - (7) Sewer pumping stations, subject to the provisions of § 315-59D.
 - (8) Antennas as defined in § 315-4, subject to site plan review and § 315-72.
 - (9) Cemeteries, subject to site plan review.
 - (10) Religious institutions, subject to site plan review.
 - (11) Private schools, subject to site plan review.
 - (12) Residential care facilities (see § 315-71).
 - (13) Day-care centers and nursery schools for no more than 50 children, subject to the provisions of § 315-47 and site plan review.
 - (14) Day-care center, adult, for no more than 20 persons, subject to site plan review or special exception as required.
 - (15) Aboveground utility lines not located within public ways.

- (16) Municipal uses and buildings, subject to site plan review.
- (17) Riding stables and schools, subject to site plan review.
- (18) Extraction and/or bulk storage of groundwater or springwater for municipal or quasi-municipal purposes, subject to the provisions of § 315-69.
- (19) Accessory structures of public utilities, subject to site plan review.
- (20) Uses and buildings accessory to those above.

B. The following uses are allowed as special exceptions in the LDR District, requiring the approval of the Board of Adjustment and Appeals:

- (1) Home occupations.
- (2) Home-based occupations.
- (3) Temporary sawmills, subject to the provisions of § 315-66.
- (4) Uses and buildings accessory to those above.

C. The following lot standards apply in the LDR District:

- (1) Minimum lot size of two acres, except that the minimum lot size for lots served by sewer shall be 1.5 acres.
- (2) In the case of duplex or multiplex developments, there shall be no less than 1.25 acres of lot area per dwelling unit, except that the minimum lot area per dwelling unit for a lot served by sewer shall be 0.75 acre.
- (3) There shall be no less than 150 feet of lot frontage.

D. The following minimum setbacks are required for all structures in the LDR District, except that sheds and driveways are permitted to a minimum setback of 15 feet from the side and rear lot lines:

- (1) Front: 50 feet.

(2) Rear: 65 feet.

(3) Side: 30 feet; combined width at least 65 feet.

E. Multiplex development on any lot with frontage on Route 1 is required to be consistent with the Route 1 Design Standards.

Chapter 315 Revisions – LD 2003 – Accessory Dwelling Units

§ 315-4 Word usage and definitions.

SHED

An accessory building of no more than 189 square feet in total area, used for, among other things, the storage of yard equipment and other household goods.

§ 315-45 Conversions.

A. Accessory dwelling unit. One accessory dwelling unit may be constructed as an attached or detached structure that is accessory to a primary single-family dwelling unit on any lot in any zoning district. An accessory dwelling unit may be part of the same structure as the primary dwelling unit; however, basement, attic or other existing living spaces, such as a room over a garage, within the primary dwelling unit that are occupied by family members shall not be considered accessory dwelling units. An accessory dwelling unit may also be a detached dwelling unit on the same lot as the primary dwelling unit, ~~provided that it is constructed as a permanent structure that is located within 100 feet of the primary dwelling unit.~~

(1) Occupancy. Either the primary dwelling unit or the accessory dwelling unit must be occupied by the owner of the property.

(2) Review and approval. All accessory dwelling units must satisfy the standards set forth in this section and must be approved by the Code Enforcement Officer pursuant to an accessory dwelling unit permit.

(3) Performance standards.

(a) The accessory dwelling unit shall include no more than two bedrooms and shall not exceed 40% of the total living area of the primary dwelling unit. Unfinished space within the primary dwelling unit shall not be counted toward the total square footage of the primary unit for purposes of calculating the forty-percent limit under this subsection.

(b) ~~One off-street parking space per bedroom of the accessory dwelling unit shall be required.~~ Accessory dwelling units must be at least 190 square feet in area.

(4) Lot standards.

(a) An accessory dwelling unit shall not be required to independently meet the minimum lot size requirements of the zoning district within which it is located; provided that the local Plumbing Inspector indicates that adequate capacity and conformity with the State Plumbing Code for the accessory dwelling unit in addition to the primary dwelling unit. In no case shall an accessory dwelling unit be allowed on a lot smaller than 20,000 square feet unless connected to a public sewer.

- (b) An accessory dwelling unit shall not be required to independently meet the lot frontage requirements of the zoning district in which it is located, but shall be required to meet all setbacks of the zoning district within which it is located that are otherwise applicable to the existing structure within which the primary dwelling unit is located.
 - (c) An existing primary dwelling that is a nonconforming structure or building may be expanded to incorporate an accessory dwelling unit subject to the requirements of § 315-74 for the expansion of nonconforming buildings or structures, or § 226-14 if located within the Shoreland Zoning District. An accessory dwelling unit shall not be permitted on a lot with a nonconforming use.
 - (d) Notwithstanding the provisions of § 315-77, no variances may be granted with respect to the dimensional requirements related to size and height of structures, setback distances, lot coverage, or lot frontage requirements for accessory dwelling units.
 - (e) An accessory dwelling unit must be located within the approved building envelope for any lot located within a subdivision.
- (5) This section shall not prohibit the conversion of a single-family dwelling to a duplex or multiplex dwelling or the conversion of a duplex dwelling to a single-family or multiplex dwelling, so long as said conversion complies with all district and other zoning standards, including, but not limited to, the minimum lot size per dwelling unit.

ITEM

23-018

To consider and act on approval of a use policy for the Val Halla
Recreation Center

Cumberland Recreation Center

Facility has user-based fees to maintain the building, to limit burden on taxpayers.

Fee Structure: (Pricing is for 3-hour block of time)

Up to 50 People: Cumberland/North Yarmouth Residents \$350 / \$100 each additional hour
Non-Residents \$550 / \$200 each additional hour

50-100 People: Cumberland/North Yarmouth Residents \$500 / \$175 each additional hour
Non-Residents \$700 / \$250 each additional hour

100-150 People: Cumberland/North Yarmouth Residents \$1000 / \$250 each additional hour
Non-Residents \$1500 / \$350 each additional hour

*Security Deposit: Up to 50 People \$200 / 50-100 People \$350 / 100-150 People \$500

**Cleaning fee built into rental fee. Security Deposit is for damage or extra cleaning, i.e., carpet stain removal*

Golf Outings: (\$5 surcharge per golfer built into outing fee)

80+ guest Outing Banquets will be held at the Recreation Center.

12 Outings (approx. 1200 guests) anticipated for 2023 Golf Season

No outside event rentals over 50 people May 1 – Oct 15. Summer Rentals on Fri/Sat/Sun only.

Fee Exemption use of Recreation Center:

Recreation Department and Active Living Programs

Town of Cumberland functions and meetings

MSAD 51 meetings and functions to be negotiated

Max Occupancy 150

Other items to note:

- Rental Application required. If approved, a signed Lease Agreement required.
- Recreation Dept will manage bookings.
- Golf outing clean-up – VH staff responsible
- Routine/weekly cleaning
- On-site coordinator during events (lock/unlock doors, access to mini bar, etc.)
- Rental obligations will be posted on-site (Clean-up/rules, etc.)



FACILITY RENTAL AGREEMENT
Town of Cumberland Recreation Center
60 Val Halla Road, Cumberland, ME 04021

THIS AGREEMENT made and entered into on _____, by and between the Town of Cumberland, a municipal corporation with a place of business at 290 Tuttle Road, Cumberland, Maine 04021, hereinafter referred to as "Town": and _____, an individual with a mailing address of _____, hereinafter referred to as "Renter".

PROPERTY: The Town agrees to provide use of the main floor of the facility known as the Town of Cumberland Recreation Center (hereinafter the "Facility") located at 60 Val Halla Road, Cumberland, Maine 04021 (hereinafter the "Property") subject to the terms and conditions as set forth in this Agreement.

1. TERM: The use of the Facility and Property shall be for a period of ____ hours beginning at _____ and ending on or before _____ on _____. This Agreement shall be effective upon execution and until the end of the use of the Facility as set forth above or until all obligations hereunder have been met, whichever is later.

2. Purpose of Rental: _____

3. Number of People to Occupy Facility: _____

4. PAYMENT: Renter shall pay the rental fee to the Town of Cumberland no later than 3 business days prior to the event. The rental fee shall be paid by personal or business check, money order or cashier's check only. Checks shall be made payable to the **Town of Cumberland** and personally delivered or mailed to Town Hall, Attn: Recreation Department, 290 Tuttle Road, Cumberland, Maine 04021.

Fee Structure:

Up to 50 People: Resident \$350 / \$100 each additional hour
Non-Resident \$450 / \$175 each additional hour

50-100 People: Resident \$500 / \$175 each additional hour
Non-Resident \$600 / \$200 each additional hour

100-150 People: Resident \$1000 / \$250 each additional hour
Non-Resident \$1200 / \$300 each additional hour

Security Deposit: Up to 50 people \$200
50-100 People \$350
100-150 People \$500

5. SECURITY DEPOSIT: Renter is required to submit a security deposit in the amount listed above upon execution of this Agreement for the full and faithful performance by the Renter of all terms and conditions contained herein. The Town may use the security deposit as reasonably necessary to remedy the Renter's default in the payment of the rental fee, to repair damages to the Facility or Property exclusive of ordinary wear and tear, and to clean the Facility or Property if necessary following Renter's use thereof. The Town shall refund the balance of the security deposit after such deductions within ten (10) business days after the expiration of this Agreement. If deductions have been made, the Town shall provide the Renter with an itemized account of each deduction including the reasons for and the dollar amount of each deduction. The

Town reserves the right to seek additional damages from Renter if the cost of damages or cleaning exceeds the amount of the security deposit.

6. LATE CHARGES AND RETURNED CHECKS: Use of the Facility will not be permitted if the rental fee is not received by the Town in advance of the event date. If any check given by Renter to the Town for payment of the rental fee or security deposit is returned for insufficient funds, a “stop payment” or any other reason, the Renter shall pay the Town a returned check charge of \$30.00.

7. USE: Use of the Facility shall include the entire main floor of the Facility and the common areas of the Property, including parking. The Facility may be occupied by no more than **150** people during any event and renter shall not extend beyond the number of people stated on Agreement. Renter shall not use or cause or permit any guests to use the Facility in such a way as to violate any law or ordinance, commit waste or nuisances, or annoy, disturb, inconvenience, or interfere with the quiet enjoyment of any nearby residents.

8. PARKING: Renter shall be allowed use of the parking area as designated on the Property. Parking shall not be permitted elsewhere on the Property or on abutting property. Renter shall not cause or permit vehicles to block access to the Property or abutting properties, or adversely impact the flow of traffic on the abutting street.

9. ANIMALS: No animals shall be permitted in the Facility or on the Property.

10. SMOKING: No smoking shall be permitted in the Facility.

11. LIQUOR (Including beer/wine): Renter may be permitted to serve liquor in the Facility and shall be solely responsible for providing proof of an off-premise catering license to serve liquor. Proof of the required liquor license and provider liability insurance shall be provided to the Town at least seven (7) days in advance of the scheduled use of the Facility. The Town shall not be responsible or liable for over-consumption or injury caused by the consumption of alcohol on the Property or in the Facility. Renter shall be solely responsible and liable for any and all injury or damages sustained as a result of the serving of liquor to an individual in the Facility or on the Property during or associated with Renter’s use thereof.

12. LIABILITY: Renter expressly releases the Town, its officers, agents and employees from any and all liability for any loss, damages or injury to Renter or any other person, or to any property, occurring in the Facility or on the Property. Renter shall indemnify the Town against any loss or liability arising out of Renter’s use of the Facility or Property, including damages caused by those using the Facility or Property with Renter’s consent, whether or not such damages were caused by Renter. Renter shall be liable for all costs and expenses, including attorneys’ fees, incurred by the Town, its officers, agents or employees as a result of any liability, loss or damage sustained by the Town, its officers, agents or employees as a result of Renter or Renter’s guests, invitees, employees or others present in the Facility or on the Property as a result of Renter’s use thereof.

13. PERSONAL PROPERTY: Renter assumes full responsibility for all personal property placed, stored or located in the Facility or on the Property. Renter’s personal property is not insured by the Town. The Town shall not be responsible for any harm to Renter’s property resulting from fire, theft, burglary, riots, orders or acts of public authorities, acts of nature or any other circumstance or event beyond the Town’s control. Any property of the Renter remaining in or about the Facility or the Property after the approved use thereof shall be presumed abandoned, and may be disposed of by the Town. The Town recommends that the Renter obtain insurance to protect against risk of loss from harm to personal property of Renter and its guests.

14. RENTER’S OBLIGATIONS: Renter shall be responsible for setting up and cleaning the Facility and the Property within the time frame permitted under Paragraph 1 of this Agreement. Is Renter’s responsibility to provide table linens and all tableware. Renter must maintain the Facility and the Property in the same condition as when rented, keeping the Facility clean and sanitary and bagging all garbage in the Facility and Property

upon conclusion of the use thereof. Renter shall comply with all applicable building, safety and health codes and refrain from damaging the Facility or Property. Renter must conduct himself/herself and all others on the Property with his/her consent and use the Facility and Property in a reasonable manner.

15. ASSIGNMENT: Renter may not make an assignment of this Agreement, nor sublet any part of the Facility. Any attempt to sublet or assign by Renter shall, at the election of the Town, be an irremediable breach of this agreement and cause for immediate termination.

16. ALTERATIONS AND DAMAGE: Renter shall not damage, destroy, deface, impair, alter or remove any part of the Facility or the Property, nor permit any person to do so, without the Town's prior written consent. Any improvements made by the Renter shall become the property of the Town at the conclusion of the Agreement.

17. WAIVER AND SEPARABILITY: The waiver of any one breach of any provisions in this Agreement shall not be considered a waiver of that or any other provision herein. Should any portion of this Agreement be adjudged invalid, such invalidation shall not operate to invalidate the remaining provisions hereof.

18. ENTIRE AGREEMENT: This Agreement constitutes the entire agreement between the parties, and may not be modified, unless in writing and executed by the parties.

IN WITNESS WHEREOF the parties hereto have executed the foregoing Agreement the day and year first above written.

RENTER: _____ Date: _____

TOWN: _____ Date: _____

FACILITY RENTAL APPLICATION
Town of Cumberland Recreation Center
60 Val Halla Road, Cumberland, ME 04021

This application must be submitted to the Cumberland Recreation Department not less than 30 days prior to date of the event. If Application is approved, a Facility Rental Agreement must be filled out in its entirety and submitted with all required documentation and security deposit. Golf outings to be booked through Val Halla. No Event Rentals over 50 people, May 1-October 15 (50 and under rentals held on Fri/Sat/Sun only).

Applicant Name (and Business name if applicable): _____

Address: _____

Phone Number: _____ Email Address: _____

Description of Event: _____

Date of Event: _____ Event Start and End Times: _____

How many people will attend (max 150): _____ Will food be served? _____

Will a Caterer be utilized? (If yes, list Caterer Name) _____

Will there be alcohol present at this event? _____ (If yes, Liquor License must be attached to Rental Agreement.)

Name of Liability Insurance: _____ Amount of Coverage: \$ _____

Fee Structure: (Pricing is for 3-hour block of time)

Up to 50 People: Cumberland/North Yarmouth Residents \$350 / \$100 each additional hour
Non-Residents \$550 / \$200 each additional hour

50-100 People: Cumberland/North Yarmouth Residents \$500 / \$175 each additional hour
Non-Residents \$700 / \$250 each additional hour

100-150 People: Cumberland/North Yarmouth Residents \$1000 / \$250 each additional hour
Non-Residents \$1500 / \$350 each additional hour

*Security Deposit: Up to 50 People \$200 / 50-100 People \$350 / 100-150 People \$500

**Cleaning fee built into Security Deposit for damage or extra cleaning, i.e., carpet stain removal*

For office use only: Application approved: YES NO

Date: _____

Authorized signature

ITEM

23-019

To authorize the Town Manager to accept payment for delinquent FY'19 taxes in the amount of \$300.00 on property identified as Map U19/Lot 18



TOWN OF CUMBERLAND, MAINE

290 Tuttle Road

Cumberland, Maine 04021

Telephone (207) 829-5559 • Fax (207) 829-2214

To: William Shane, Town Manager
From: Jennifer S. Doten, Town Clerk
Date: February 14, 2023
Subject: FY 2019 Delinquent tax payment

I have been asked to submit a request for acceptance of payment for delinquent taxes in the amount of \$300.00 to be applied to Map U19/Lot 18. The resident has stated that they would like to continue to try to make monthly payments in the future. I will continue to assist them as much as possible.

Revenues



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TOWN OF CUMBERLAND
HISTORICAL ACTUALS COMPARISON REPORT

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FOR PERIOD 08 OF 2023

ACCOUNTS FOR: 001 General Fund	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
<hr/>					
0011 Other Tax Revenues					
0011 0303 Motor Vehicle Excise Tax	-1,495,192.12	-1,594,548.67	-1,503,364.39	-1,500,843.95	-2,003,000.00
0011 0304 Boat Excise Tax	-3,494.30	-4,943.00	-4,442.70	-3,856.30	-17,000.00
0011 0325 Supplemental Taxes	-38,940.00	.00	.00	.00	.00
0011 0328 Outer Islands Property Tax	-23,513.74	-22,947.69	-22,947.68	-22,947.68	-46,000.00
0011 0329 Payment in Lieu of Taxes	-16,061.48	-18,903.00	-38,079.00	-19,483.50	-33,000.00
TOTAL Other Tax Revenues	-1,577,201.64	-1,641,342.36	-1,568,833.77	-1,547,131.43	-2,099,000.00
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0012 License & Permit Revenues					
0012 0311 Hunting/Fishing Lic Agent Fees	-280.75	-240.00	-776.18	-200.00	-541.00
0012 0312 Marriage Lic & Vital Records	-1,827.00	-1,916.00	-2,073.60	-1,849.40	-2,400.00
0012 0313 Birth Certificates	-1,095.40	-916.80	-1,381.80	-1,105.00	-1,400.00
0012 0314 Death Certificates	-1,331.20	-1,170.60	-803.60	-1,243.40	-1,500.00
0012 0315 Clerk Licenses	-1,760.00	-1,310.00	-2,584.64	-1,840.00	-4,608.00
0012 0316 Shellfish Licenses	-483.26	-660.57	-729.59	-609.19	-600.00
0012 0317 Conservation Fees	-76.74	-149.43	-160.41	-140.81	-100.00
0012 0334 Snowmobile Reg. Agent Fees	-223.00	-263.00	-252.00	-177.00	.00
0012 0361 Motor Vehicle Reg. Agent Fees	-19,109.00	-21,815.00	-20,900.00	-20,386.00	-21,406.00
0012 0362 Boat Reg. Agent Fees	-188.00	-189.00	-168.25	-125.00	-500.00
0012 0366 Building Permits	-49,544.31	-87,627.55	-107,103.41	-117,433.25	-75,000.00
0012 0367 Electrical Permits	-14,806.55	-23,708.82	-19,311.71	-26,858.76	-21,634.00
0012 0368 Plumbing Permits	-9,832.50	-16,100.00	-15,543.75	-15,828.75	-18,789.00
0012 0369 Other Permits	-446.00	-401.00	-1,413.00	-311.00	-1,751.00
0012 0383 ATV Reg. Agent Fees	-71.00	-59.00	-48.00	-117.00	-60.00
0012 0390 Misc. Revenue	.00	-100.00	-80.00	-100.00	.00
0012 0398 Application Fee	-1,250.00	-450.00	-1,200.00	-1,650.00	-1,300.00
0012 0401 Dog Reg. Clerk Fees	-809.00	-615.00	-742.00	-1,207.00	-900.00
0012 0404 Commercial Haulers License	.00	-100.00	.00	.00	-500.00
TOTAL License & Permit Revenue	-103,133.71	-157,791.77	-175,271.94	-191,181.56	-152,989.00
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0013 Intergovernmental Revenues					
0013 0331 State Revenue Sharing	-513,481.29	-681,122.66	-1,013,647.25	-906,663.91	-1,300,000.00
0013 0335 Local Rd Asst Prog	-71,480.00	-66,876.00	-72,636.00	-72,216.00	-67,000.00

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TOWN OF CUMBERLAND
HISTORICAL ACTUALS COMPARISON REPORT

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FOR PERIOD 08 OF 2023

ACCOUNTS FOR:	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
001 General Fund					
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0013 0341 North Yarmouth Recreation Shar	1,742.50	-4,546.00	-32,304.00	-40,528.00	-82,230.00
0013 0342 North Yarmouth Library Share	-84,680.42	-45,848.25	-48,108.75	-95,078.00	-192,900.00
0013 0390 Misc. Revenue	.00	.00	-5,898.75	.00	.00
TOTAL Intergovernmental Revenue	-667,899.21	-798,392.91	-1,172,594.75	-1,114,485.91	-1,642,130.00
0015 Other Revenues					
<hr/>					
0015 0305 Interest & Penalties	-24,314.29	-11,214.99	-5,592.69	-5,967.10	-30,000.00
0015 0306 Over/Short	572.03	456.18	-27.99	234.00	-100.00
0015 0364 Growth Permits	-2,000.00	-2,600.00	-1,900.00	-5,000.00	-2,000.00
0015 0365 Board of Appeals	-200.00	.00	.00	-100.00	.00
0015 0390 Misc. Revenue	-31,976.27	-32,388.66	-44,292.55	-44,272.89	-25,000.00
0015 0399 Staff Review Fee	-9,025.00	-4,350.00	-3,950.00	-6,600.00	-9,700.00
0015 0403 Mooring Fees	-2,846.00	-2,644.00	-9,348.00	-826.00	-5,000.00
0015 0410 Private Ways	.00	-200.00	.00	-400.00	-400.00
0015 0508 Impact Fees	-58,209.20	-72,982.00	-78,754.20	-120,694.00	-60,000.00
TOTAL Other Revenues	-127,998.73	-125,923.47	-143,865.43	-183,625.99	-132,200.00
0021 Police Related Revenues					
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0021 0337 State Grant revenue	-1,846.00	-951.30	.00	.00	.00
0021 0351 Police Issued Permits	-7,734.00	-765.00	-417.00	-3,037.00	-2,000.00
0021 0353 Police Insurance Reports	-390.00	-250.00	-802.00	-292.00	-500.00
0021 0390 Miscellaneous Police Revenue	-177.00	-51.00	-185.00	-920.00	-648.00
0021 0427 Parking Tickets	-575.00	-225.00	-25.00	.00	-100.00
0021 0536 Dog Licenses ACO Revenue	-2,851.00	-1,301.00	-1,576.00	-2,266.00	-1,800.00
0021 0546 Court Reimbursements	-3,492.28	-119.02	-932.88	-972.08	-2,200.00
0021 0620 Federal Grant revenue	.00	.00	.00	-1,252.79	.00
TOTAL Police Related Revenues	-17,065.28	-3,662.32	-3,937.88	-8,739.87	-7,248.00
0022 Fire Related Revenues					
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0022 0390 Misc. Revenue	-15.00	.00	.00	.00	.00
0022 0504 Rescue Billing	-96,561.77	-75,052.39	-106,178.82	-76,190.62	-160,000.00
0022 0507 Paramedic Intercepts	.00	-300.00	.00	.00	.00

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TOWN OF CUMBERLAND
HISTORICAL ACTUALS COMPARISON REPORT

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FOR PERIOD 08 OF 2023

ACCOUNTS FOR:	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
001 General Fund					
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0022 0617 Donations Received	-1,000.00	-4,295.00	.00	.00	.00
0022 0617 COVID Donations Received	.00	8.99	.00	.00	.00
TOTAL Fire Related Revenues	-97,576.77	-79,638.40	-106,178.82	-76,190.62	-160,000.00
<hr/>					
0031 Public Services Revenues					
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0031 0390 Misc. Revenue	-5,976.00	-3,560.00	-28.00	.00	-20,500.00
0031 0391 Field Usage Fees	-4,031.80	.00	-60.00	-3,518.40	-5,000.00
0031 0431 Outside Details	-852.16	.00	.00	.00	.00
0031 0517 Bags/Universal Waste	-152,681.50	-180,765.00	-114,257.50	-102,411.66	-295,015.00
0031 0539 Brush Passes	-1,717.00	-6,409.00	-3,234.00	-2,882.00	-8,277.00
0031 0617 Twin Brooks Donations	-100.00	-1,885.00	-2,908.60	-505.00	.00
TOTAL Public Services Revenues	-165,358.46	-192,619.00	-120,488.10	-109,317.06	-328,792.00
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0035 VH Other Revenues					
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0035 0329 Payment in Lieu of Taxes	-9,000.00	.00	.00	.00	.00
0035 0378 Soda Sales	-1,594.40	-2,085.40	-2,745.00	-3,175.00	-2,500.00
0035 0560 Rental Income	-6,750.00	-6,750.00	-7,500.00	-6,750.00	-9,000.00
0035 0565 Cell Tower Land Lease	-14,400.00	-15,480.00	-16,560.00	-16,560.00	-24,840.00
TOTAL VH Other Revenues	-31,744.40	-24,315.40	-26,805.00	-26,485.00	-36,340.00
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0037 VH Golf Revenues					
<hr/>					
0037 0306 Over/Short	506.47	-3.89	-.64	-13.85	.00
0037 0357 Golf Memberships	-93,154.48	-123,701.55	-190,331.60	-257,011.76	-315,094.00
0037 0358 Greens Fees	-80,082.44	-125,666.61	-146,279.50	-199,901.50	-241,174.00
0037 0359 Golf Cart Rentals	-52,915.45	-72,911.19	-87,765.00	-108,611.00	-124,391.00
0037 0416 Practice Range	-1,248.25	-6,478.97	-4,888.00	-7,023.00	-9,006.00
0037 0417 VH Program Revenues	-42,284.00	-50,811.63	-80,230.00	-98,388.00	-86,100.00
0037 0419 Advertising Sales	.00	.00	-1,200.00	-3,200.00	-24,600.00
0037 0522 Outing Golf	-66,487.00	-36,038.00	-64,708.00	-70,166.00	-55,775.00
0037 0617 Donations Received	.00	.00	.00	-240.00	.00
TOTAL VH Golf Revenues	-335,665.15	-415,611.84	-575,402.74	-744,555.11	-856,140.00
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0041 Recreation Related Revenues					

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HISTORICAL ACTUALS COMPARISON REPORT

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ACCOUNTS FOR:	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
001 General Fund					
0041 0440 41100 After School Programs	-223,123.50	-201,727.00	-229,512.00	-214,841.00	-320,000.00
0041 0441 41110 Youth Enrichment Programs	-117,886.07	-19,613.50	-143,025.50	-101,719.10	-165,000.00
0041 0441 41180 Youth Summer Enrichment Re	.00	.00	.00	-101,715.25	.00
0041 0442 41120 Youth Sports Programs	-60,503.00	-7,372.50	-95,640.75	-154,263.50	-127,000.00
0041 0443 41130 Skiing Programs	-57,274.00	-13,802.50	-25,255.00	-29,076.00	-41,510.00
0041 0444 41140 Day Camps	-30,108.43	-71,445.50	-211,997.90	-313,882.00	-215,000.00
0041 0445 41150 Swimming Programs	-20,171.00	-1,155.00	-5,315.00	-60,793.00	-50,200.00
0041 0446 41160 Adult Enrichment Revenue	-32,691.26	-7,975.00	-14,315.40	-20,848.20	-15,000.00
0041 0447 41170 Adult Fitness Revenue	-43,060.20	-20,223.00	-36,447.00	-43,114.00	-29,000.00
0041 0448 41190 Special Events/Trips Reven	-3,481.00	.00	-7,481.00	-2,860.00	-7,200.00
0041 0449 41190 Recreation Programs	-5,984.28	.00	.00	.00	-1,995.00
0041 0570 41190 Rec Soccer Revenue	-20,190.00	-9,123.00	-29,782.00	-37,526.00	-28,300.00
0041 0571 41190 Rec Ultimate Frisbee Reven	-6,890.00	-720.00	-8,860.00	-5,325.00	-14,100.00
0041 0606 41190 CPR/First Aid Revenues	-575.00	-165.00	-475.00	-1,435.00	-250.00
TOTAL Recreation Related Reven	-621,937.74	-353,322.00	-808,106.55	-1,087,398.05	-1,014,555.00
0044 W Cumberland Hall Revenues					
0044 0377 Hall Rental	.00	.00	-680.00	-850.00	.00
TOTAL W Cumberland Hall Revenu	.00	.00	-680.00	-850.00	.00
0045 Library Related Revenues					
0045 0392 Library Fines	-2,995.02	-636.59	-49.15	.00	.00
0045 0394 Misc. Library Revenue	-885.20	-480.62	-193.57	-594.13	.00
TOTAL Library Related Revenues	-3,880.22	-1,117.21	-242.72	-594.13	.00
TOTAL General Fund	-3,749,461.31	-3,793,736.68	-4,702,407.70	-5,090,554.73	-6,429,394.00
TOTAL REVENUES	-3,749,461.31	-3,793,736.68	-4,702,407.70	-5,090,554.73	-6,429,394.00
GRAND TOTAL	-3,749,461.31	-3,793,736.68	-4,702,407.70	-5,090,554.73	-6,429,394.00

Expenses



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TOWN OF CUMBERLAND
HISTORICAL ACTUALS COMPARISON REPORT

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FOR PERIOD 08 OF 2023

ACCOUNTS FOR:	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
001 General Fund					
130 Administration	431,607.69	374,869.26	410,634.35	428,319.89	686,862.00
140 Assessor	66,711.64	71,314.52	72,974.44	75,240.22	124,953.00
150 Town Clerk	177,610.75	144,523.34	179,384.21	229,842.94	345,946.00
160 Technology	178,811.34	211,589.77	196,311.10	198,431.60	288,730.00
165 Elections	7,530.43	5,666.78	21,722.26	29,243.65	42,124.00
170 Planning	40,860.03	37,012.83	44,091.45	47,083.77	80,481.00
190 Legal	38,266.83	39,969.65	36,239.66	23,464.98	47,500.00
210 Police	915,092.02	908,468.26	916,589.42	1,041,387.66	1,706,834.00
220 Fire	630,770.45	638,802.25	608,409.13	691,256.41	1,219,397.00
240 Code Enforcement	93,933.39	96,954.16	101,916.19	100,684.60	157,112.00
250 Harbor Master	12,012.04	14,154.76	13,116.05	8,968.26	21,033.00
260 Animal Control	24,221.95	35,244.22	35,817.07	32,598.44	40,820.00
310 Public Works	818,134.99	760,313.32	866,274.86	849,499.63	1,416,439.00
320 Waste Disposal	352,860.03	363,941.44	424,593.30	481,071.59	724,904.00
350 Valhalla-Club	17,278.41	19,795.14	19,054.04	27,451.48	27,231.00
360 Valhalla-Course	357,325.98	371,242.57	408,453.63	415,714.95	617,981.00
370 Valhalla-Pro Shop	154,740.63	139,478.42	138,325.69	182,762.19	277,102.00
410 Recreation	769,756.90	489,506.61	673,052.54	849,616.50	1,083,459.00
420 Aging in Place	63,951.48	62,563.52	72,879.14	30,073.18	41,458.00
430 Parks	206,500.61	221,913.03	207,000.09	268,339.94	340,014.00
440 West Cumberland Rec	3,569.47	3,403.33	4,902.39	5,826.46	8,920.00
450 Library	338,545.86	322,529.65	342,043.25	397,390.50	619,070.00
470 Historical Society Building	4,317.30	204.00	1,936.24	6,300.51	11,364.00
580 General Assistance	28,690.53	19,599.29	12,441.78	4,781.92	34,971.00
590 Health Services	16,533.85	.00	2,416.10	2,405.66	3,875.00
620 Cemetery Association	26,700.00	26,700.00	26,700.00	28,035.00	28,035.00
630 Conservation	2,327.69	9,889.47	20,359.10	41,075.84	80,000.00
650 Debt Service	383,488.71	300,580.47	14,808.25	289,619.86	1,279,933.00
750 Insurance	240,176.06	293,701.86	303,524.74	433,191.08	354,103.00
800 Fire Hydrants	47,960.36	48,840.87	56,504.85	51,773.77	87,675.00
810 Street Lighting	24,899.28	45,000.00	45,000.00	49,500.00	49,500.00
830 Contingent	2,722.00	59,248.51	11,704.11	2,427.55	10,000.00
840 Municipal Building	56,225.18	71,305.26	110,359.49	85,337.52	130,234.00
850 Abatements	34,592.46	5,327.14	9,605.08	25,004.56	1.00
TOTAL General Fund	6,568,726.34	6,213,653.70	6,409,144.00	7,433,722.11	11,988,061.00
TOTAL EXPENSES	6,568,726.34	6,213,653.70	6,409,144.00	7,433,722.11	11,988,061.00
GRAND TOTAL	6,568,726.34	6,213,653.70	6,409,144.00	7,433,722.11	11,988,061.00