

AGENDA
CUMBERLAND TOWN COUNCIL MEETING
Town Council Chambers – 290 Tuttle Road
Monday, September 8, 2003

6:00 p.m. – WORKSHOP re: “Beginning With Habitat”
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I. APPROVAL OF MINUTES

a. August 25, 2003

II. MANAGER’S REPORT

III. PUBLIC DISCUSSION

IV. LEGISLATION AND POLICY

03 – 090. To hold *public hearing* to consider and act on the application by Sunrise Acres Farm to the Land For Maine’s Future (LMF) Program for the purchase of the farm’s development rights.

03 – 091. To hold *public hearing* to consider and act on a proposed amendment to the Growth Management Ordinance, effective September 23, 2003.

03 – 092. To consider and act on a Mass Gathering Permit application by the Cumberland Farmers Club to hold the 132nd Cumberland Fair at the Cumberland Fairgrounds, September 21 through 28, 2003.

03 – 093. To consider and act on victualer’s licenses for the Cumberland Fair, September 21 through 28, 2003.

V. CORRESPONDENCE

VI. NEW BUSINESS

VII. EXECUTIVE SESSION re: tax abatement.

MEMBERS OF THE TOWN COUNCIL

Jeffrey Porter, Chairman	829-4129	Donna Damon	846-5140
Mark Kuntz	829-6482	Harland Storey	829-3939
Michael Savasuk	781-3061	William Stiles	829-6679
Stephen Moriarty	829-5095	web: www.cumberlandmaine.com	

MOTIONS

03-090. I move to approve the application by Sunrise Acres Farm to the Land For Maine's Future (LMF) Program for the purchase of the farm's development rights.

03-091. I move to approve the proposed amendment to the Growth Management Ordinance, effective September 23, 2003.

mv - hs
2nd - ms

Vote: Unam.

03-092. I move the approve the Mass Gathering application by the Cumberland Farmer's Club to hold the 132nd Cumberland Fair at the Cumberland Fairgrounds, September 21 through September 28, 2003.

DD mv
MK 2nd

VT - 7

03-093. I move to approve the Victualer's Licenses for the Cumberland Fair, September 21 through 28, 2003.

mv - DD
2nd

Vote -

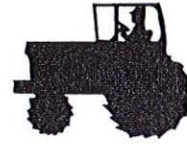
Tuttle Rd. Meth Church

DD - mv -
MK - 2nd

Vote: 7

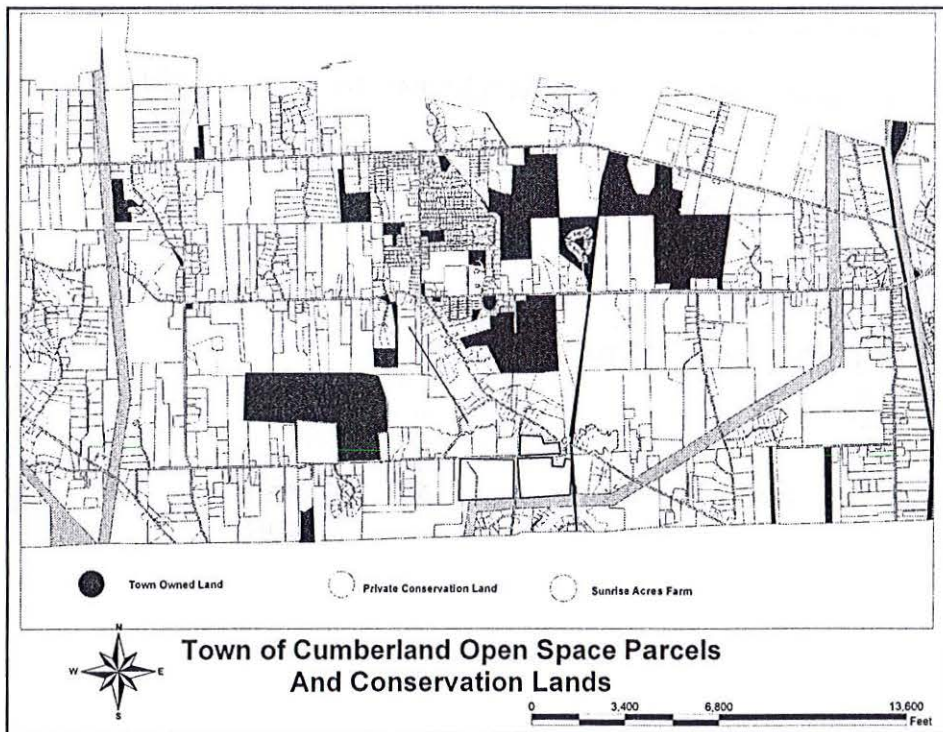
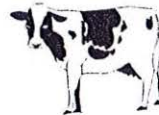


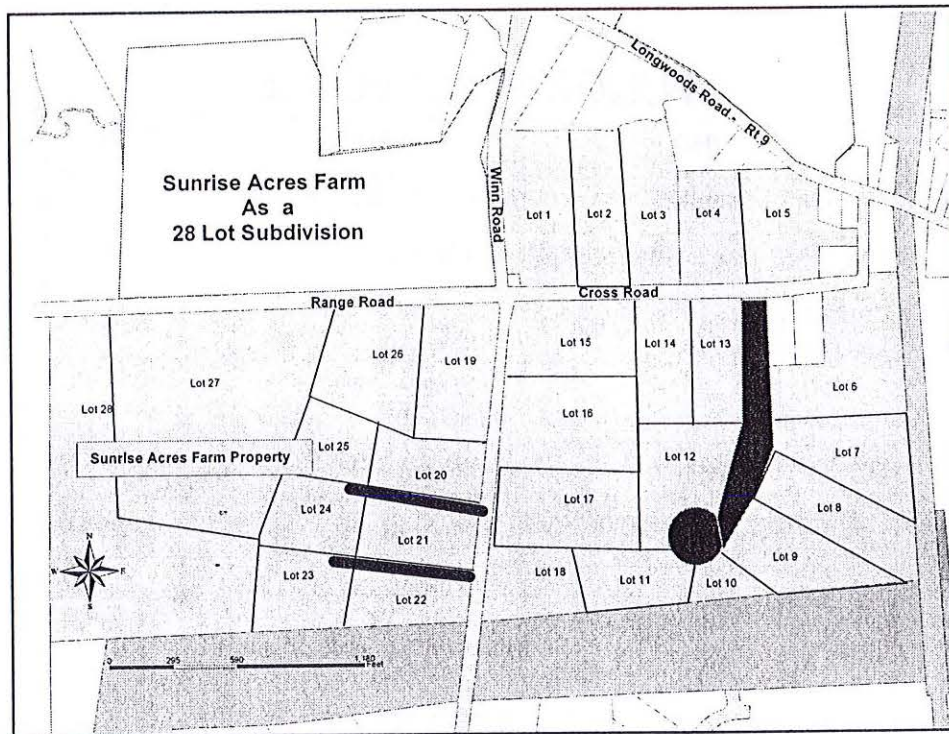
Did You Know?



The following Local Farms can be visited throughout the year:

Sunrise Acres	5:00PM to 6:00 PM	829- 5594	42 Winn Road
Spring Brook Farm	12- 6:00 Tues- Fri	829-5977	168 Greely Road
Sweetser's Apple Barrel & Orchard	9:00 to 6:00 PM	829- 3074	19 Blanchard Road
Double T Orchard	9:00 to 4:30 PM	829- 3581	36 Orchard Hill Road
Pleasant Valley Farm	4:00 - 6:00 PM	829- 5588	69 Pleasant Valley Road





SUNRISE ACRES FARM

Sept 2001 Budget

LMF (2/3) \$
729,000.00

Local Match 371,000.00

Estimated 1,100,000.00

February 2003 PROPOSED Budget based upon the estimated value

LMF \$364,400.00

Federal 535,600.00

CMIT 100,000.00

TOWN 150,000.00

Estimated 1,100,000.00

REVISED 2003 Budget based upon the actual \$2 Million dollar value

•Landowner, Sally Merrill,
will sell for \$1,800,00.00
and guarantee TOWN
public access along a
designated pathway

LMF \$364,400.00

Federal 900,000.00

CMIT 100,000.00

TOWN 435,600.00

Actual 1,800,000.00

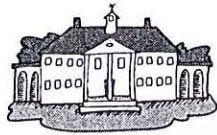
FUNDING SCHEDULE

WHO	WHAT	WHEN
Town of Cumberland	Allocate \$435,600.00	9/8/03
Land For Maine's Future (LMF)	Ratify allocation	9/25/03
Dept. of Ag & LMF & CMIT & Landowner & Town	Purchase & Sale Agreement	October 03
Dept. of Ag & LMF & Landowner & Town	Finalize terms of the Easement	March 04
Dept. of Ag & CMIT	Apply for additional Federal farmland \$'s	April 04
Dept of Ag	Federal farmland \$s allocated	July 04
All Parties – LMF, Dept of Ag, CMIT and Town	Close on sale of development rights	September 04

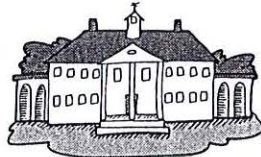
Town of Cumberland Impact on Property Tax

- If included in Taxes - \$ 00.52 per Thousand on Mil Rate
- If Bonded, Impact on Taxes \$00.05 per Thousand on Mil Rate
- Property Taxes on the Farm today \$16,000 after Easement \$13,000

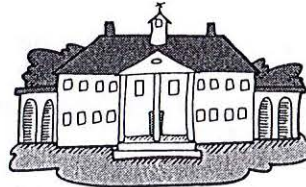
Impacts on Typical Homes
Budget 2004-2005 vs. Bonded



\$150,000 Home
2004 Budget \$ 78
Bonded - \$8 per year



\$250,000 Home
2004 Budget \$ 130
Bonded - \$13 per year



\$350,000 Home
2004 Budget \$ 182
Bonded - \$18 per year

**What's the Next
Step for The Town?**

- Right of First Refusal on the Future Sale?
- Participate in the Review of Future Management Plans approved by the Department of Agriculture on a 5 year Interval?

How do I Appeal a Positive Vote by the Town Council?

- What Can be appealed?
- Ordinances and Council appropriations in excess of \$100,000
- How does it work?
- Within 30 days of the Council Order, a petition signed by at least 10% of the registered voters of the Town is filed with the Town Clerk requesting a referendum.
- Additional Steps for Public Hearing and Special Town elections are outlined in the Town Charter



September 8, 2003

Bill Shane, Town Manager
Town Councilors, Town of Cumberland
Cumberland, Maine

Dear Mr. Shane and Town Councilors:

As you may know, Maine Farmland Trust strongly supports the purchase of development rights on Sunrise Acres Farm in Cumberland. We have worked as a partner on this farmland protection project since its inception, and are hopeful that the Town of Cumberland will contribute the funding necessary to complete Sally Merrill's sale of development rights.

Understandably, in deliberating the request for funding, questions might arise concerning the future of Sunrise Acres Farm. That is, the proposed conservation easement will prevent future residential development of the land, but how can we ensure that it will remain as productive farmland? In answering this question, we should first, of course, look at Sally's "track record," i.e., her interest in developing the farm and in introducing farming to apprentice and journeyman farmers. Over the years, she has clearly demonstrated her commitment to the enterprise of agriculture on her land. But Maine Farmland Trust is also available to ensure that Sunrise Acres continues as a working farm. We have a program, Maine FarmLink, that works to link available farmland with aspiring farmers. In continuing our partnership with Sunrise Acres beyond the sale of development rights, we anticipate working with Sally, at the appropriate time, to facilitate a transition to the next generation of farmers.

Our FarmLink program maintains a database of "prospective farmers," folks who are looking for land in Maine to farm, as well as a listing of farms that are available for transfer. However, Maine FarmLink is much more than a "match-making" program. We also provide technical assistance to both the farmland owner and the prospective farmer, linking them with available resources for such issues as estate planning, business planning, and sources of financing.

A critical part of Maine Farmland Trust's mission is to ensure that good agricultural land is made available to farmers in the future. Hence, getting Sunrise Acres permanently protected is an important first step. But keeping that land in farming, through the assistance of such programs as Maine FarmLink, is just as important to our organization.

Sincerely,

Frank Miles, Jr.
President, Maine Farmland Trust

William Shane

From: Andrea Peabbles [peabbles@maine.rr.com]
Sent: Wednesday, September 03, 2003 3:14 PM
To: mfport@aol.com; wcstiles@maine.rr.com; publicservant1@aol.com; mxslaw@maine.rr.com
Cc: William Shane
Subject: Sunrise Acres

Greetings to you as well as to your comrades Stephen Moriarty, Mark Kuntz, and Harland Storey (through you since I do not see e-mail addresses for them):

Thank you for your contributions and service to our community. To follow up a little on last night's meeting about Sunrise Acres, four points:

1. Regarding the apparent lack of response from the town, I had been unaware that there was an issue, hearing only that an easement was in progress for Sally's property. My lack of awareness may reflect others' impression that the "deal" was established and to their satisfaction. Considering that Sally is neither a publicist nor a politician, perhaps the actual word on the status was not spread. I think that most of Cumberland's citizens chose to live in this rural area rather than a more suburban one and would prefer farming over housing. As it is, 19 lots are now being developed just down Winn Road on the ex-farmland that Sally's brother sold to the Falmouth Community on the Green.

2. Regarding the potential expense to the town, (a) in the long run, the \$8 or \$18, for example, per household annually will decrease as inflation runs its course; (b) to pay about a quarter of the total price (a price that is lower than Sally could get from a developer), with the Fed contributing about half, is an opportunity that will probably not present itself often again; (c) if Cumberland has the highest per-capita income in the state, as said last night, perhaps the Mainland Island Trust can come up with more funding by asking more people for donations through phone calls, a mailing, and articles in local papers; and/or (d) perhaps the town could separately buy, develop, then sell (at a profit) one or two lots (in "the hidden field" area, behind trees on Range Road) to recoup the taxpayers' money spent.

3. Regarding discussions with Sally to work out the details and enhance the town's benefit, I suggest (a) specifying some of the capital improvements Sally intends to make (i.e., to the dilapidated lower barn and accompanying fencing, which our property abuts on Cross Road); (b) more signage, longer buying hours (her and the farm's presence and availability seem to be limited now), and the distribution of informational postcards; and (c) if public access is really an issue, formalized educational and visiting opportunities, signs installed to indicate trails (to those, for example, behind "the hidden field" that connect with a network of snowmobile trails and trails that I understand Sally's father once used for public sleigh rides).

4. To preserve the farmland would preserve a part of Cumberland's rural past as well as contribute to local businesses and a healthy way of life. I hope it becomes as economically desirable as it already is environmentally and historically.

Best regards, Andrea Peabbles

--
peabbles@maine.rr.com

Andrea Connolly Peabbles
10 Cross Road
Cumberland, ME 04021
207/829-6041

William Shane

From: Linda Crowley [Emlou55@webtv.net]
Sent: Wednesday, September 03, 2003 3:31 PM
To: William Shane
Subject: Sunrise Acres

Dear Mr. Shane,

I hope you will pass this email to all town council members regarding development rights to Sunrise Acre Farm. We urge them not to do this. The time now is to rein in your spending. This is much too costly with little return for the town. I know your council needs to look ahead at future needs of the town but you are killing us with your spending which translates into extremely high taxes for those who have lived here for many decades and are on fixed incomes. Please consider carefully, in light of the times and the increases we have endured over the past 10 years.

Sincerely,

Mr. and Mrs. Artell Crowley
384 Greely Rd
Cumberland, Me.

168 SOUTH ROAD
CHEBEAGUE ISLAND, MAINE
04017

September 1, 2003

Jeff Porter, Council Chairman
37 Crossing Brook Road
Cumberland, ME 04021

Dear Jeff,

I am writing in response to the article that appeared in the *Forecaster* on August 14 asking for input on whether the Town should buy the development rights to Sally Merrill's farm. I'm sorry this won't reach you in time for the workshop – the end of the summer is always a very busy time on Chebeague.

My husband and I are very much in favor of having the Town buy the development rights for two reasons:

I served on the Growth Management Committee and supported the idea of buying development rights so that the Town could retain some of its rural character. Sally Merrill's farm is the test case for the Town's willingness to use this tool. She wants to keep farming. The farm is large enough to really make a difference in whether the Town feels rural. Buying development rights to farms in suburban areas is bound to be expensive and in this case she is willing to sell at below the market value, CMIT will contribute, and both the state and the federal government will provide funding as well. This is a good financial deal for the Town, and just the kind of thing that a bond issue should be used for.

Our "family" reason for supporting the purchase of development rights is that we buy mutton from Sally. We moved here from Madison Wisconsin where we could get mutton at our local farmers' market. If you don't know someone who raises sheep, mutton is impossible to get in this country. So we were delighted to get in touch with her through the Cumberland Farmers' Market. It does also seem to be useful to her, since there isn't usually much of a market for mutton.

We may not make it to either meeting, but that does not mean our support is any less strong.

Sincerely,

The block contains two handwritten signatures in blue ink. The first signature, on the left, is 'Beth Howe' and the second signature, on the right, is 'Mac Passano'. They are written in a cursive, flowing style.

Elizabeth Howe and Mac Passano

William Shane

From: Nick [npappas@maine.rr.com]
Sent: Tuesday, August 26, 2003 10:48 AM
To: William Shane
Subject: Sunrise Acres Farm

Bill,

I sent this to a couple of the council members yesterday and thought you should get a copy as well.

As an aside, I'm all for the town purchasing land when it makes sense, I just don't see the value (to the tax payer) of buying developments rights and I also think it's a fundamentally wrong approach to fix the farmers' problems in the long term. When has government ever truly solved a problem by just throwing a bunch of cash at it?

Nick

I just wanted to send a quick note regarding the proposal to purchase "development rights" for the Sunrise Acres Farm at Winn/Range Rds.

First let me say that I believe there is value in trying to find ways to help preserve the traditional family farm. I also believe that there is value in continuing to find ways to preserve open space and some of the rural characteristics of the town.

With that said, I can't say that I'd support the "development rights" initiative currently being discussed for Sunrise Acres Farm.

I watched the council meeting on television several months ago when this proposal was discussed and there was a suggestion that the town's contribution would only be about \$100,000. Apparently, that amount has now grown to @ \$500,000. Even at \$100,000 I was having trouble with the concept from several perspectives:

First, the basic concept of committing public funds to a private business is somewhat troubling to me. I can see where this process would make sense for the working farmer, but what tangible value does the tax payer get in return.

I understand there would be limited public access. Again, this makes sense for the farmer, but does it for the community?

Second, I recall some discussion of how small the impact would be for each tax payer for the \$100,000 investment. I was quite honestly amazed at that perspective given constantly escalating property taxes. And in a more broad sense, I also recall that the total amount of the purchase would be funded by a combination of Federal, State, Local and private foundation funds - with the private money making up about 10% or so. So the truth is, we'd all be paying for this initiative through a combination of Federal, State and Local taxes. I don't think you can just gloss over the fact that the State and Federal money ultimately comes out of our pockets in the form of taxes - income, sales, meals, whatever...

Finally, I think this is a short sighted solution to the problem. Sure, the farm gets a bunch of cash now to pay for deferred maintenance and unprofitable operations. What happens in 10 or 15 years when the money runs out? I'd much rather see public interest and/or investments in technology and process improvements to help small farmers run profitable operations rather than providing what is essentially just another subsidy.

Thanks for the opportunity to voice my opinion.

Nick Pappas
85 Bruce Hill Road
Cumberland

MAINE DEPARTMENT OF AGRICULTURE, FOOD AND RURAL RESOURCES

Saving Maine's Farmland

A collaborative action plan to protect
currently active & potentially productive farmland
as a means to sustaining economically viable
agricultural communities.

Since 1940 Maine has lost
3 million acres of farmland

1997 Agricultural Census
1.2 million acres = 6,000 farms

Department of Agriculture priorities

- **Protect Prime & Important Farmland soils**

Protect farms that are:

- **Currently active & successful farms**
- **Close to other farms, agricultural infrastructure & markets**
- **Under threat of conversion to non-ag use**

Engage in Projects that:

- **Have local partners to assist with planning**
- **Build community support & investment in agriculture**

TOOLS THAT PROTECT FARMLAND AND...

PUT \$ BACK IN MAINE'S FARMERS' POCKETS

- \$ **Improve Farmland Tax Program**
- \$ **Farms for the Future Business Planning Grants**
- \$ **Expand markets for Maine food & fiber**
- \$ **Purchase Temporary Non-Conversion Easements**
- \$ **Purchase Permanent Agricultural Conservation Easements**

MAINE DEPARTMENT OF AGRICULTURE, FOOD AND RURAL RESOURCES

WHAT ARE DEVELOPMENT RIGHTS?

Property ownership is like a bundle of rights.

The right to build, lease, sell separate lots, etc. in accordance w/
local and state land use ordinances & regulations.

Some rights, like mineral rights, right-of-first refusal or
development rights, can be sold separately from the "bundle".

WILLING SELLER : WILLING BUYER : WILLING FUNDER

Funders do not pay more than appraised value

Land for Maine's Future – Farmland Program

Federal Farm and Ranch Lands Protection Program

WIN : WIN

➤ Farmers sell
some of the
equity value of
their farmland,
they continue to
own & farm the
land.

**E
X
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E**

➤ Farmers give
easements that
extinguish their
land's
development
rights and
simultaneously
protect their land's
agricultural uses.

Farmland Protected

Protected w/ Land for Maine's Future & Federal farmland \$

9 Farms = 3,116+ acres in 5 counties

Falmouth - Wilshore Farms

- 9 projects pending = 2,095+ acres in 6 counties

Bridgton, Cape Elizabeth, Lisbon

Sanford, Union, Unity, Waldoboro

Nearby farmland protected by Land Trusts:

Brunswick = Crystal Springs Farm

Freeport = Wolfe's Neck Farm

N. Yarmouth = Proposal in progress

Pownal = Royal River Corridor

SUNRISE ACRES FARM

Sept 2001 Budget

LMF (2/3) \$ 729,000.00

Local Match 371,000.00

Estimated 1,100,000.00

February 2003 PROPOSED Budget based upon the estimated value

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REVISED 2003 Budget based upon the actual

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Federal 900,000.00

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TOWN 435,600.00

Actual 1,800,000.00

FUNDING SCHEDULE

WHO	WHAT	WHEN
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Land For Maine's Future (LMF)	Ratify allocation	9/25/03
Dept. of Ag & LMF & CMIT & Landowner & Town	Purchase & Sale Agreement	October 03
Dept. of Ag & LMF & Landowner & Town	Finalize terms of the Easement	March 04
Dept. of Ag & CMIT	Apply for additional Federal farmland \$'s	April 04
Dept of Ag	Federal farmland \$s allocated	July 04
All Parties – LMF, Dept of Ag, CMIT and Town	Close on sale of development rights	September 04

MINUTES
CUMBERLAND TOWN COUNCIL
Town Council Chambers – 290 Tuttle Road
Monday, August 25, 2003

DRAFT

7:00 p.m. - TOWN COUNCIL MEETING

Attendance: Present were Chairman Porter, Councilors Savasuk, Damon, Storey, Kuntz and Stiles. Councilor Moriarty was excused.

I. APPROVAL OF MINUTES

a. July 28, 2003

Motion by Councilor Damon to approve the minutes as amended;
Seconded by Councilor Kuntz.

VOTE: UNANIMOUS 5-0 (Councilor Savasuk out)

b. August 4, 2003

Motion by Councilor Kuntz to approve the minutes;
Seconded by Councilor Storey.

VOTE: UNANIMOUS 5-0 (Councilor Savasuk out)

II. MANAGER'S REPORT

Manager Shane requested an Executive Session to discuss "possible property acquisition." He and Councilor Moriarty attended a meeting of the Yarmouth Town Council where unanimous approval was given for up to 11 additional trips per day (or 72 per week) by the *Islander* for passengers stranded at the Yarmouth dock. The Yarmouth Council also approved the "conceptual presentation" of the Joint Standing Committee for Wharf Road improvements. The project will be "locally administered" by the two towns, working jointly with the committee. Manager Shane announced "we have not had a lot of correspondence or information from the public" with regard to the Sunrise Acres development rights acquisition and encouraged residents to send their comments to the council or attend the upcoming September 2nd or 8th meetings.

III. PUBLIC DISCUSSION

None.

IV. LEGISLATION AND POLICY

03 – 084. To hold *public hearing* to consider and act on a proposed amendment to Section 413, Height Regulations, of the Cumberland Zoning Ordinance to clarify that the Board of Appeals may grant a dimensional change as a variance, and not as a special exception.

Code Enforcement Officer, Barbara McPheters, explained this item is the result of a "special exception" request to construct a widow's walk to the top of a single family home. The Board of Appeals ordinance language defines a height change as a variance; however, the height regulations within the zoning ordinance suggest a special exception is applicable. As a result of this conflict, the board directed the Code Enforcement Officer to clarify the zoning language to designate a height change as a variance, rather than a special exception. A special exception is similar to a conditional use in that it does not need to meet any type of hardship or practical difficulty criteria. It is a permitted use, but with conditions. A variance allows dimensional standard changes. Under state law, the town should not "vary a dimensional standard except with a variance."

Motion by Councilor Damon to adopt an amendment to Section 413, Height Regulations, of the Cumberland Zoning Ordinance, to clarify that the Board of Adjustment and Appeals may grant a dimensional change as a variance, but not as a special exception;

Seconded by Councilor Stiles.

VOTE: UNANIMOUS 6-0

- 03 – 085.** To hold *public hearing* to consider and act on a proposed amendment to Section 608.7, Outside Consulting Fees, of the Cumberland Zoning Ordinance to add language prohibiting the issuance of a building permit, certificate of occupancy, or release of a subdivision plat when any amount of fees assessed under this section are owed the Town of Cumberland.

Ms. McPheters explained that this concern was created when a developer made application for a second subdivision and it was discovered that outstanding fees were owed the town. She felt the town should prohibit applicants from initiating the process for another subdivision when fees remain outstanding. The Planning Board has endorsed this change.

Motion by Councilor Kuntz to adopt an amendment to Section 608.7, Outside Consulting Fees, of the Cumberland Zoning Ordinance, as recommended by the Planning Board at its meeting of July 15, 2003;

Seconded by Councilor Stiles.

VOTE: UNANIMOUS 6-0

- 03 – 086.** To appoint William Ward, 128 Longwoods Road, to the Cumberland Planning Board for an unexpired term to end December 31, 2004.

Motion by Councilor Kuntz to appoint William Ward to the Cumberland Planning Board to fill an unexpired term to end December 31, 2004;

Seconded by Councilor Storey.

VOTE: UNANIMOUS 6-0

- 03 – 087.** To set date for public hearing to consider and act on a Mass Gathering Permit application by the Cumberland Farmers Club to hold the 132nd Cumberland Fair at the Cumberland Fairgrounds, September 21 through 28, 2003.

Motion by Councilor Damon to set a date of Monday, September 8, 2003 to hold a public hearing on the Mass Gathering Permit application by the Cumberland Farmers Club to hold the 132nd Cumberland Fair, September 21 through 28, 2003;

Seconded by Councilor Stiles.

VOTE: UNANIMOUS 6-0

- 03 – 088.** To reappoint William Healey as the Cumberland Tax Assessor for a three-year period beginning August 7, 2003.

Manager Shane recommended the Town Council endorse the three-year reappointment, noting Mr. Healey has done an “outstanding job.”

Councilor Stiles described his dealings with Mr. Healey as “straightforward. I’ve found him honest in very difficult situations. Being a tax assessor is probably one of the most difficult jobs in the world. I really appreciate what he brings to Cumberland.” Chairman Porter echoed Councilor Stiles, suggesting “It’s been an extremely difficult year. I think the Assessor did a great job. He’s been very easy to work with and very forthright. I don’t know many that could have survived the difficult process that he endured.”

Councilor Damon concurred that “on the one hand, Mr. Healey did an exceptional job in public under a very difficult situation.” However, she expressed a concern with a presentation by Vision Appraisal which described “a process that was not what we actually got and my concern was that Mr. Healey did not clarify that nor did he correct the misconception that was presented.”

Motion by Councilor Stiles to reappoint William Healey as the Cumberland Tax Assessor for a three-year period beginning August 7, 2003;

Seconded by Councilor Kuntz.

VOTE: PASSAGE 5-1 (Councilor Damon opposed)

- 03 – 089.** To authorize the Town Manager to transfer \$40,000 from the undesignated fund balance to fund paving projects on Chebeague Island.

Mr. Shane stated this request represents a supplemental paving appropriation for Chebeague Island. There is now approximately \$42,000 in an account designated for island paving. However, approximately six years has transpired since paving has occurred on the island. “This will get us a little over a mile of paving on the island.” The costs for paving are much more expensive compared against the mainland. The work will begin between September 13 and 23rd. The project is expected to be completed within a week to ten days.

Councilor Damon noted “some areas are actually dangerous.” But, “it’s not just the Chebeague roads that are in trouble. This is something we have got to address town-wide over the next couple of years. We need to have some major discussions.” Chairman Porter suggested Cumberland’s roads are “a far cry from what some states and communities have to deal with” however, “this is obviously a much needed expenditure. There is a situation that is not the way we want to see it and the people of this community expect more.”

Motion by Councilor Stiles to authorize the Town Manager to exceed the budgeted amount (over expenditure) by \$40,000 to continue the paving project as described on the island, without designating the funds coming from the undesignated balance until a later date;

Seconded by Councilor Savasuk.

VOTE: UNANIMOUS 6-0

V. CORRESPONDENCE

Councilor Savasuk – none

Councilor Damon - update on the Curit property – the documentation was sent and received by MBNA who is ready to “cut the check” of \$50,000 to the CMIT.

Councilor Storey – none

Councilor Kuntz – none

Chairman Porter – received a letter from Mark Lapping expressing support for the Sunrise Acres project.

Councilor Stiles – comments received regarding the quality of the audio during council meetings.

Manager Shane – our efforts with the Blanchard Road Extension continue; we are waiting for a legal opinion on the status of the extension; the Town and Country Credit Union will hold an informational meeting with neighbors at Town Hall on Wednesday, September 3rd to discuss their request to place a branch office at the former medical building on Main Street; no drive-through or expansion of the building is proposed.

VI. NEW BUSINESS

Councilor Savasuk – none

Councilor Damon – commended Officer Brewer for the “great job he’s done this summer – people have been very, very pleased with having full-time coverage this summer”; thanked Bill Shane and Steve Moriarty for attending a joint meeting with Yarmouth; announced that Angela Varney, daughter of former councilor Gary Varney, passed away this week.

Councilor Storey – thanked the Town Manager and Council Chairman for keeping him informed over the past few weeks that he’s been unable to attend the meetings;

Councilor Kuntz – none

Chairman Porter – none

Councilor Stiles – Regionalization Meeting held recently; voted to issue Request For Proposals for consulting services; the towns, departments and managers are communicating; “there’s an awful lot happening”; met with Dick Foote and Bill Shane re: the new senior housing project on the Foreside. **Manager Shane** – joint meeting of the Town Councils from Yarmouth and Cumberland tomorrow evening; the Regionalization Committee has “opened up communications and crossed borders that may not have been possible two or three years ago.”

VII. WORKSHOP – Revision to Growth Management Ordinance re: Growth Permits

Code Enforcement Officer, Barbara McPheters, outlined the major areas of revision to include: the issuance to Chebeague Island residents of 20 permits over a 5 year period beginning July 1, 2001; the re-issuance of expired growth permits during the same calendar year shall not be counted toward the annual allocation in any category; a \$50 re-instatement fee; four permits during any calendar year may be issued within a subdivision; unused growth permits in the subdivision category

shall be reallocated as follows: at 5:00 p.m. on the last day of the second calendar quarter of each year, 2 (two) additional non-corporate permits per subdivision shall be allowed, then one third (33%) of any remaining subdivision growth permits shall be reallocated to the non-subdivision category. At 5:00 p.m. on the last day of the third calendar quarter of each year, 2 (two) additional non-corporate permits per subdivision shall be allowed, for a total not to exceed 8 (eight) non-corporate for any one subdivision in any given calendar year, then one-half (50%) of any remaining subdivision growth permits shall be reallocated to the non-subdivision category. The Town Council confirmed a date of September 8, 2003 for a public hearing on the growth ordinance revisions. The anticipated effective date of the ordinance; however, shall be September 23, 2003.

VII. EXECUTIVE SESSION re: land purchase.

Motion by Councilor Kuntz to go into Executive Session to discuss possible land acquisition;
Seconded by Councilor Stiles.

VOTE: UNANIMOUS 6-0

TIME: 8:02 p.m.

Respectfully submitted,
Nadeen Daniels, CMC
Town Clerk

SOLID WASTE TO R.W.S.

YEAR MONTH	2001	2002	2003	1998	1999	2000
January	211.07	207.21	202.99	192.30	191.10	184.53
February	163.98	170.02	167.99	163.73	167.36	171.20
March	175.61	180.66	194.95	187.13	188.09	193.05
April	211.90	219.91	226.94	179.17	190.87	181.92
May	331.97*	348.27*	326.09*	217.70*	277.75*	304.98*
June	228.57	222.30	234.52	229.98	222.10	229.93
July	248.17	259.46	282.91	224.88	212.91	223.73
August	244.76	227.97	236.64	194.03	251.36	267.61
September	217.00	274.68		245.27	229.28	225.17
October	277.72*	289.76*		273.00*	270.87*	267.31*
November	240.28	206.79		197.09	209.37	236.55
December	225.56	239.67		208.16	230.40	195.88
Total	2,776.59	2,846.70		2,512.44	2,641.46	2,681.86

NOTE: All Measurements in tons

* Bulky Waste Pick-up week included



Subject: Town & Country Federal Credit
Credit Union hearing

9/3/03

We are unable to attend this evening's hearing for input into the request of Town & Country Federal Credit Union to occupy the former Bowdoin Medical Group Building at 342 Main St. in Cumberland. We do wish to express by way of this letter, our opposition to the request for a contract zone change to serve this purpose. A concerted effort has been undertaken in the past, and we hope will be continued, to retain Main St. as a residential zone for the present and future.

A handwritten signature in black ink, appearing to read "Richard & Connie Sweetser". The signature is written in a cursive, flowing style.

Richard & Connie Sweetser

CUMBERLAND FIRE & RESCUE CALLS FOR THE WEEK OF

26-Aug-03 To 2-Sep-03

The Cumberland Rescue Responded to 12 Calls

<u>6</u>	No Transport
<u>5</u>	Maine Medical Center
<u>1</u>	Mercy Hospital
<u>3</u>	Of These Calls Were to Assist Other Towns

The Cumberland Fire Department Responded to 5 Calls

<u>Date</u>	<u>Time</u>	<u>Address</u>	<u>Type of Incident</u>
8/27/03		438 RT 1 @ POWELL	TRAFFIC ACCIDENT
8/27/03		1338 326 MAIN ST	ASSIST RESUCE
8/28/03		708 MAIN @ TUTTLE	VEHICLE FIRE
8/29/03		335 56 MIDDLE RD	TRAFFIC ACCIDENT
8/29/03		2103 314 BLANCHARD RD	TRAFFIC ACCIDENT

DURING THE TIME PERIOD OF 08-27-03
THRU 09-02-03 CUMBERLAND POLICE MADE
76 TRAFFIC STOPS ISSUING
2 VEHICLE DEFECTS
52 WARNINGS
22 SUMMONS ISSUED
9 FOR SPEEDING

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- Local and state
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- Week in Photos

WEATHER

- 5-day forecast
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- Running

BUSINESS

- News
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- Southern Maine

TRAVEL

- Visiting Maine
- Trip Talk
- Vacation Rentals
- Lodging guide

OUTDOORS

- Fishing
- Hiking
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- More activities
- Campground Guide

20 BELOW

- Teen writing
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- Classifieds
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- Classifieds
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- Celebrations
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DIRECTORIES

- Medical Directory
- Education Guide

Wednesday, September 3, 2003

E-mail this
story to a
friend

Towns go after loud truck brakes

Associated Press

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HAMPDEN — This Bangor suburb is the latest Maine community to outlaw the use of a type of truck brake that has become the target of a growing number of noise complaints by local residents.

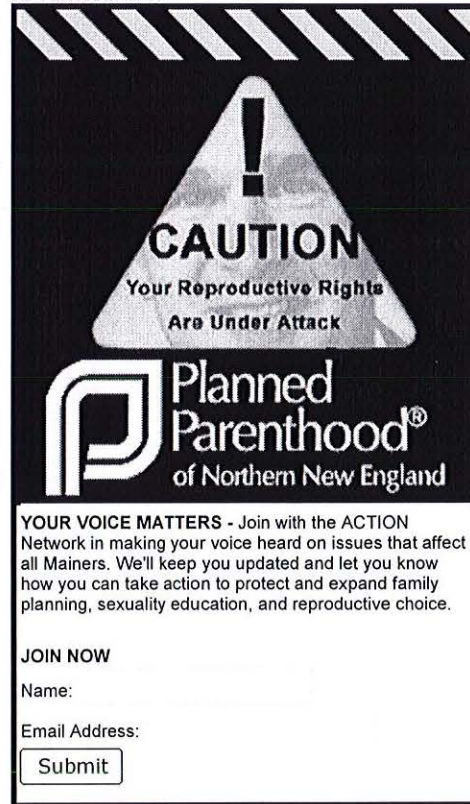
Some towns, including Camden, Bucksport and Ashland, have posted signs asking truck drivers to voluntarily refrain from activating engine brakes, which use engine compression to help slow big rigs more quickly and efficiently.

Brewer has a strict prohibition on use of engine brakes inside city limits and is enforcing it, issuing about a dozen summonses to truck drivers within a recent two-week period, Police Chief Steve Barker said.

The city's engine brake ordinance, in place for eight months, initially covered only nighttime hours but was since amended to include all hours.

"This is an issue that has come up before," said Michael Starn, communications manager for the Maine Municipal Association, which has gotten requests for sample ordinances regulating such braking systems. In 2000 the association's publication, Maine Townsman, listed Houlton, Millinocket and Ogunquit as towns with bans on engine braking.

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The Hampden Town Council imposed its ban Aug. 18 in response to complaints like those from Nancy and Charlie Hamilton, who moved three years ago to a house near a main road.

Nancy Hamilton said the loud rumble emitted by trucks that use engine brakes to slow their massive vehicles while passing through town was unnecessary and upsetting.

"I wanted to hear the sounds of people; I just didn't want to hear those brakes," said Hamilton, the daughter of a truck driver.

The brakes are often referred to as "Jake Brakes," which is the leading brand of the engine-retarding devices.

Some trucking businesses, as well as the Connecticut-based manufacturer of the Jake Brake, say the noise is often linked to the muffler, or lack of one.

Brian Mauriello, business development manager for Jacobs Vehicle Systems America, said noise levels of properly equipped heavy diesel trucks that include engine brakes meet federal standards.

Noise levels substantially increase if the truck drivers modify, remove or have improper mufflers, he said, suggesting tighter enforcement of existing muffler laws.

The Maine Municipal Association and the Maine Department of Transportation take a similar view. The MDOT advises towns to direct police to stop noisy vehicles and check their mufflers, citing those not in compliance.

Maine-based trucking companies such as H.O. Bouchard, Pottle's Transportation and Dysart's Transportation said that while they comply with engine braking bans wherever they encounter them, they lament the loss of additional safety and efficiencies the engine brakes provide.

For Bouchard, which operates 75 rigs, engine brakes have meant significantly fewer brake replacements and saved hundreds of thousands of dollars per year, said Steve Whitcomb, its safety manager.

[To top of page](#)

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Maine

William Shane

From: William Shane
Sent: Thursday, September 04, 2003 7:17 AM
To: 'Shawn McBairty'
Subject: RE: Jake braking and delivery schedules

Mr. McBairty,

I have spoken to the MDOT in Scarborough and have received permission to erect the signs. The signs will be located just after the Fire Station coming toward your home and somewhere in the area of the Commons just after Drowne Road.

I will pass on your information to the Town Council as well as the article you sent. At this time, no ordinance is proposed to restrict the use of engine brakes. I was interested to learn about the information regarding muffler modifications in your article and have a difficult time understanding why a truck driver would do such a thing. I have asked the Police Chief to research the issue as well and speak to the Towns identified in the article for input.

The signs are ordered and will be erected in the next few weeks. Thank you for your follow-up and helpful additional information.

Sincerely,

Bill

*William R. Shane, P.E.
 Town Manager
 290 Tuttle Road
 Cumberland, Maine 04021*

*(207) 829-2205 Phone
 (207) 829-2224 Fax
 (207) 232-5258 Cell*

-----Original Message-----

From: Shawn McBairty [mailto:shawnmcb@maine.rr.com]
Sent: Wednesday, September 03, 2003 11:34 PM
To: William Shane
Cc: Joe Charron; Scott_Poulin@msad51.org; Barbara McPheters
Subject: Fw: Jake braking and delivery schedules

Mr. Shane,

This morning, at 4:30am, when awakened by the school receiving a delivery of some sort, I reflected back on my concerns regarding the Jake Braking issue I brought before the council. As I had vacation last week, I was able to hear the trucks frequently Jake Braking down the hill. Here is the recap of the meeting on 7/28.

Mr. Shawn McBairty, 1 Willow Lane, informed the Town Council of his concerns with the use of "jake brakes" by heavy equipment traversing Tuttle Road or exiting the middle school

9/4/2003

project site. He requested the Council consider a noise ordinance and post "no engine brake" signs near his home. Manager Shane described this issue as "pervasive", explaining signs can be seen throughout many communities. However, they are only "courtesy" in nature, and not easily enforced. Since Tuttle Road is a state-aid road, Mr. Shane will contact the state to request permission to place a no-engine sign on Tuttle Road, and will speak with the middle school contractor regarding the use of jake brakes by subcontractors of the project. Mr. McBreairty will contact the superintendent's office regarding concerns with hours of school refuse disposal.

I wanted to check the status of this request and also I assume that you read the great article in the Portland Press Herald today regarding this subject:

<http://www.pressherald.com/news/state/030903brakes.shtml>

As I had not heard anything from you, I wanted to see if there were any updates regarding this matter. It appears that the construction trucks have slowed down in frequency, so I have not noticed this as much of an issue. However, it appears that the frequency of construction vehicles and dump trucks heading down Tuttle Road is still at a high rate. I noticed this issue is still occurring quite a bit. An item in the article states that the MDOT has advised towns to stop noisy vehicles and that Brewer has issued a dozen summonses regarding the issue. That gives me hope that not only a courtesy sign could be posted, but that the police department could also enforce it.

I would like to have a sign placed at the top of Tuttle Road, prior to the Fire Station, if the Town feels that would be appropriate. Or, as some towns have done, make the entire town a "no engine brake" area. I have also attached the original note, going back to April that you were copied on. Thank you for your further assistance in this matter.

Sincerely,

Shawn McBreairty
1 Willow Lane

----- Original Message -----

From: Barbara McPheters

To: Shawn McBreairty

Cc: William Shane ; Carla Nixon ; Joe Charron ; Bob Hasson (E-mail) ; Scott Poulin (E-mail)

Sent: Monday, April 14, 2003 5:44 AM

Subject: RE: Jake braking and delivery schedules

Shawn,

The School Department contacts are: Dr. Robert Hasson, School Superintendent and Scott Poulin, Director of Finances, Human Resources and Operations. The phone number is 829-4800.

The Town of Cumberland contacts are: Bill Shane, Town Manager and Joe Charron, Police Chief.

Again, I would urge you to contact the School Department first. Scott Poulin can be reached by email at Scott_Poulin@msad51.org.

Please contact me if you have any further questions.

Barb

-----Original Message-----

From: Shawn McBairty [mailto:shawnmcb@maine.rr.com]
Sent: Sunday, April 13, 2003 1:33 AM
To: Barbara McPheters
Subject: Re: Jake braking and delivery schedules

Barbara,

Thanks for the response...Yes, I had the school names confused. The one I listed is a school in South Portland we were working with. Lack of sleep I guess. Who would be the appropriate contacts with these items? I am unfamiliar with who to touch base with and the proper procedures.

Thanks,

Shawn

----- Original Message -----

From: Barbara McPheters
To: Shawn McBairty
Cc: William Shane ; Joe Charron ; Carla Nixon ; Bob Hasson (E-mail) ; Scott Poulin (E-mail)
Sent: Tuesday, April 01, 2003 12:32 PM
Subject: RE: Jake braking and delivery schedules

Shawn,

While I am not in a position to correct the problems that you have addressed, I will respond to each one in the order presented:

1. Jake brake noise - I am forwarding this message to the School Superintendent and the Police Chief for review and possible resolution. I can personally understand your frustration with the noise but believe I have done all I can to reduce the noise on-site and have no authority over the public street.
2. No Jake Brake Zone - I have verified with the Police Department that no regulation exists within the Town of Cumberland at this time. If you wish to pursue this matter you should contact the Town Manager, Bill Shane, at your convenience.
3. Delivery/facility maintenance schedule - The trash removal schedule should be discussed the the School Department. I am assuming that the concern is with the Mabel I. Wilson school. Would you clarify the location when you contact the School Department?
4. Delivery/facility maintenance ordinance - I am not familiar with such an ordinance, however, the process would be the same as above. You should contact the Town Manager if you wish to pursue such an ordinance.

I would suggest that you attempt to resolve these issues with the School Department directly. The process of enacting ordinances could be time-consuming and the effect on the town as a whole would be considered during the review.

I hope this information is helpful and If I can be of any further assistance please contact me.

Barb

-----Original Message-----

From: Shawn McBairty [mailto:shawnmcb@maine.rr.com]
Sent: Tuesday, April 01, 2003 12:03 PM
To: Barbara McPheters
Subject: Jake braking and delivery schedules

Good morning Barbara,

As Code Enforcement Officer, I am not sure if I'm asking the right person these questions, but I figured you may be of assistance to me, as you have been in the past.

1) Is there the possibility in the next construction meeting of the middle school to discuss the process of the dump trucks "**jake braking**" coming down the hill on Tuttle Road? This is the process of heavily downshifting with a load, while coming down a hill. The mechanics of the muffler help slow the dump truck down. The **Grover** trucks are extremely loud and after 6 months of this, I'm getting a bit frustrated by the noise.

This morning they came barreling down the road at 6:45am and they just keep coming and coming. It's next to impossible to sleep in past 7am. As a parent with newborn twins, this is quite distressing. All anyone would need to do is sit in their car on Willow Lane/Tuttle Road for 1/2 hour some morning to hear the noise pollution these trucks are causing. If they could hold off and just use their regular brakes until 9am or so, that would be reasonable I would think. If not...

2) What's the process for requesting a local ordinance for a "No Jake Brake" zone? I have seen these in other towns, such as Gardiner. I would be interested in pursuing this depending on the response above. It may be a benefit either way, as I'm sure I could convince the other Tuttle Road neighbors that this would be a good thing in the present and future.

3) What is the delivery/facility management schedule for the Mary F. Marsh school? They get trash picked up at 4am a couple times a week. The process is loud and the truck has a backup alarm. Even with the fan on in our room, it wakes us up. I find that unreasonable to the neighborhood. Also, there is a food delivery service that drops off in the very early AM. I can see this getting even worse with the addition of the new middle school.

4) What is the process for requesting a local delivery/facility management schedule ordinance? The same as number 2 above...I would think that I could convince the locals that this is unreasonable.

The building of the new middle school continues to take away from our quality of life (and sleep) and my concerns are that it will continue to get worse. If you could either answer my questions please, or forward them onto someone who can, I would certainly appreciate it.

Thank you,

Shawn McBreaity
1 Willow Lane
Cumberland

Cumberland Fire Department

366 Tuttle Road, Cumberland Center, Maine 04021

Emergency 911

Business 829-5421

Fax 829-4256

Email dsmall@cumberlandmaine.com

Daniel R. Small
Chief

REPORT FOR AUGUST, 2003

The Cumberland Fire Department responded to 40 emergency incidents during the month of August 2003. Mutual aid was given 7 times and mutual aid was received 8 times.

On August 2nd, firefighters responded to the Cumberland Fair Grounds for an electrical fire in one of the racehorse barns. No animals or persons were injured in the early morning fire. The fire was contained to the electrical panel and wood in the immediate area.

On August 25th, the Chebeague firefighters responded to a boat fire in Chandler's Cove. The fireboat from Long Island was dispatched to the scene for mutual aid but was not needed.

On August 10th the Chebeague firefighters held an open house at the Chebeague Station. The firefighters held demonstrations and tours and gave away several door prizes.

The monthly officers' meeting was held on August 20th. John Jenkins, past Mayor for the City of Lewiston, was hired to perform team building and leadership training for the officers. The evening, which involved some group activities, was a great success.

On August 27th Captain KC Putnam treated Chief Small to a lobster luncheon sponsored annually by the Maine Fire Chaplains Association. Senator Susan Collins was a guest speaker at the luncheon.

On August 27th the mainland firefighters conducted training on responses to buildings equipped with sprinkler systems and fire alarm systems. A mock-up trailer borrowed from Maine Fire Training & Education was used to provide visual displays of how a commercial sprinkler system works. Captain Don Rawnsley and Lieutenant Craig Rawnsley coordinated the training, which also included a power point program of slides of applicable buildings located within the Town of Cumberland.

On August 28th(day) Chief Small attended the monthly Metro Chiefs meeting. Congressman Tom Allen and staff from Senator Susan Collins' office discussed federal level fire issues with the Chiefs. The Chiefs also discussed the mutual aid program for moving emergency apparatus for large-scale incidents. This "Strike Team" program has been designed by the Metro Chiefs, based on information from the United States Fire Administration, and will likely become the model for Cumberland County and possibly the State.

On August 28th(night) Chief Small attended the bi-monthly Coastal Mutual Aid Chiefs meeting. The Chiefs group had on display the rehabilitation and recuperation bus, which is shared by all 11 communities that comprise by the Association. The bus was donated by the Town of Yarmouth and has been retrofitted, painted, and lettered through in kind labor and funds from the Association.

Special Operations Division training for the month involved utilization of lifting and stabilization devices for large commercial vehicles. Don Foster from the school department brought two buses to the training that were lifted with air bags and stabilized with pneumatic rescue struts. Firefighters from Yarmouth also participated with the training. Firefighters Brian Brooks and Geoffrey Michalak were the instructors for the training.

Chebeague Island firefighters conducted scenario-based training on August 18th. The two scenarios were a fire alarm sounding at the Chebeague Recreation Center and a vehicle accident with entrapment at Dyer's pit. The extrication equipment was used at the simulated accident and personnel from the rescue department participated in the training.

CUMBERLAND FIRE DEPARTMENT

2003 RUN STATISTICS AS OF AUGUST 31, 2003

LEGEND- *LYT = Last Year Total*
 YTD = Year to Date

LYTD = Last Year to Date
TFCM = Total for Current Month

NUMBER OF RUNS ASSIGNED PER COMPANY

		LYT	LYTD	YTD	TFCM
Engine 1	=	183	115	078	011
Engine 2	=	088	066	073	011
Engine 3	=	193	125	074	010
Engine 4	=	052	043	010	001
Engine 5	=	133	086	074	014
Engine 6	=	002	001	002	000
Engine 8	=	002	002	003	001
Engine 9	=	001	001	002	000
Engine 17	=	016	000	002	000
Forestry 2	=	008	008	003	001
Ladder 7	=	141	083	093	013
Marine 1	=	001	001	000	000
Squad 1	=	256	145	146	024
Tank 1	=	001	001	002	000
FF/EMT	=	---	---	072	005

FIRE PREVENTION BUREAU STATISTICS

Routine Life Safety Inspections	19
Victualer's Inspections	16
Pre-Plan Inspections	0
Re-Inspections	2
Solid Fuel Burning Appliance Inspections	2
Violations Found	33
Fire Prevention Related Phone Calls / Correspondence	4
NFPA Code Questions Answered	3

SCBA DIVISION STATISTICS

Monthly SCBA Checks Completed	44
Preventative Maintenance Performed	5
SCBA Repairs Completed	2
Bottles Hydro Tested	4



Senator Karl W. Turner
3 State House Station
Augusta, ME 04333-0003
(207) 287-1505

August 25, 2003

16 Town Landing Rd.
Cumberland Foreside, ME 04110
(207) 829-6427

Mr. Jeffrey Porter, Chair
Town Council of Cumberland
290 Tuttle Road
Cumberland, ME 04021



Dear Jeff,

Last week the Maine Legislature enacted a competing measure to the Maine Municipal Association (MMA) "property tax relief" plan. The Senate Republican caucus, along with the governor and the other legislative caucuses, sought to deal with the serious flaws in the MMA plan. Namely, it requires the state to pay for 55% of local education without defining the figure or specifying how the money to fund the increase would be raised.

As you know, the Taxation Committee supported the governor's initial alternative that placed a cap on municipal spending. The minority report developed by Senator Nass of York County did not have a municipal spending cap. Based on my years of service as a town councilor and having an opportunity to engage with town councilors and selectmen around the district as well as have lengthy discussions with Senator Nass on the matter, I joined my colleagues in opposing a spending cap on municipalities.

In addition to the removal of a cap on municipal spending, the Senate Republicans pushed for an expansion of the Circuit Breaker Program. The members of the other senate caucus sought and secured restoration of the Homestead Exemption back to its original status of Fiscal Year 03. These features, along with Governor Baldacci's phase-in of a 55% state average funding commitment to Essential Programs and Services for local education, provide a superior alternative for the voters to consider in November.

I hope you will agree that the competing measure is more responsible than the MMA offering. The key differences of getting additional funding for education without an increase in sales or income tax rates and providing an expansion of targeted property tax relief make the competing measure to the MMA plan a better alternative. Please consider supporting it publicly as our constituents weigh these measures this fall.

The thorny matter of tax reform still lies ahead of us. However, this is a start and provides some measure of property tax relief. Many town officials, both elected and appointed, have provided me with input during this current, drawn out effort. Their constructive suggestions have been very helpful. Thank you and I look forward to continuing our work together.

Regards,

Sen. Karl W. Turner

Cc: Mr. William Shane ✓

Current Status of the Sally Merrill Properties

Map/Lot	Location	Lot Size in Acres	Appraisal/Assessment of Improvements	Land Appraisal	Land Assessment	Total Appraised	Total Assessed	Notes
R03/2	12 Cross Road	1.3	\$69,800	\$60,600	\$60,600	\$130,400	\$130,400	Rental Unit
R03/3	41 Winn Road	58.5	\$219,000	\$296,500	\$111,900	\$515,500	\$330,900	2 Buildings on Parcel/Farmland Program
R05/7	42 Winn Road	75.0	\$293,900	\$333,600	\$157,300	\$627,500	\$451,200	Tree Growth and Farmland Programs
U08/9	Cross Road	8.0	\$0	\$52,200	\$2,600	\$52,200	\$2,600	Farmland Program
U08/17	Winn Road	13.5	\$0	\$68,900	\$4,400	\$68,900	\$4,400	Farmland Program
	Total Acres		Grand Total	Grand Total	Grand Total	Grand Total	Grand Total	
	156.3		\$582,700	\$811,800	\$336,800	\$1,394,500	\$919,500	

Annual Taxes are presently \$16,579 and are reduced \$8,564 from \$25,143 by Farmland and Tree Growth Classifications

Status of the Merrill Properties if encumbered by Development Easements

Map/Lot	Location	Lot Size in Acres	Appraisal/Assessment of Improvements	Land Assessment	Total Assessed	Notes
R05/7	42 Winn Road	156.3	\$582,700	\$167,300	\$750,000	All Parcels and Improvements Assessed as a Single Unit

The Town would recognize a loss in Valuation of approximately \$169,500 which would result in a Tax Revenue loss of approximately \$3,056 from the present of \$16,579 to \$13,523 based on a tax rate of .01803

Town of Cumberland

Comprehensive Plan Resident Survey

Prepared by
The Greater Portland Council of Governments
February 1, 1995

DRAFT

Town of Cumberland Comprehensive Plan Resident Survey

Draft*

Question 1:

In the future, how important is it to you to have the following available in the Town of Cumberland?

(1a) More Churches

	Count	Percent
very important	24	3.3
somewhat important	117	16.3
little importance	232	32.4
not important	344	48.0
Total	717	100.0

(1b) Shopping Facilities

	Count	Percent
very important	86	12.1
somewhat important	189	26.5
little importance	167	23.4
not important	271	38.0
Total	713	100.0

(1c) Ability to earn a living in Town

	Count	Percent
very important	123	17.0
somewhat important	164	22.7
little importance	159	22.0
not important	278	38.4
Total	724	100.0

(1d) More commercial activity

	Count	Percent
very important	124	17.2
somewhat important	175	24.3
little importance	137	19.0
not important	284	39.4
Total	720	100.0

(1e) More ball fields

	Count	Percent
very important	38	5.4
somewhat important	180	25.4
little importance	203	28.7
not important	287	40.5
Total	708	100.0

(1f) More tennis courts

	Count	Percent
very important	47	6.6
somewhat important	173	24.3
little importance	197	27.7
not important	294	41.4
Total	711	100.0

(1g) More playgrounds

	Count	Percent
very important	57	8.0
somewhat important	220	30.9
little importance	193	27.1
not important	243	34.1
Total	713	100.0

(1h) A teen center

	Count	Percent
very important	142	19.8
somewhat important	254	35.4
little importance	158	22.0
not important	164	22.8
Total	718	100.0

(1i) An ice arena

	Count	Percent
very important	75	10.4
somewhat important	172	24.0
little importance	149	20.8
not important	322	44.8
Total	718	100.0

(1k) A multi-purpose rec center

	Count	Percent
very important	93	13.2
somewhat important	235	33.2
little importance	171	24.2
not important	208	29.4
Total	707	100.0

(1m) Undeveloped woods and fields

	Count	Percent
very important	487	66.9
somewhat important	152	20.9
little importance	32	4.4
not important	57	7.8
Total	728	100.0

(1o) Trails

	Count	Percent
very important	370	50.8
somewhat important	224	30.8
little importance	76	10.4
not important	58	8.0
Total	728	100.0

(1q) Public access to water bodies

	Count	Percent
very important	307	42.3
somewhat important	199	27.4
little importance	96	13.2
not important	123	17.0
Total	725	100.0

(1j) More recreational programs

	Count	Percent
very important	106	14.9
somewhat important	271	38.1
little importance	165	23.2
not important	169	23.8
Total	711	100.0

(1l) A community swimming pool

	Count	Percent
very important	106	15.0
somewhat important	193	27.3
little importance	149	21.0
not important	260	36.7
Total	708	100.0

(1n) Working farms

	Count	Percent
very important	379	52.3
somewhat important	235	32.4
little importance	64	8.8
not important	47	6.5
Total	725	100.0

(1p) Hunting

	Count	Percent
very important	83	11.5
somewhat important	81	11.2
little importance	116	16.1
not important	442	61.2
Total	722	100.0

(1r) Well-defined town center

	Count	Percent
very important	147	20.5
somewhat important	235	32.8
little importance	164	22.9
not important	171	23.8
Total	717	100.0

(1s) Affordable housing

	Count	Percent
very important	192	26.5
somewhat important	246	33.9
little importance	146	20.1
not important	141	19.4
Total	725	100.0

(1t) Public transportation to Portland

	Count	Percent
very important	158	21.7
somewhat important	244	33.5
little importance	156	21.4
not important	170	23.4
Total	728	100.0

(1v) Access to I-295 in Cumberland

	Count	Percent
very important	182	25.3
somewhat important	156	21.7
little importance	119	16.6
not important	261	36.4
Total	718	100.0

(1x) Strong recycling program

	Count	Percent
very important	474	64.6
somewhat important	193	26.3
little importance	36	4.9
not important	31	4.2
Total	734	100.0

(1t) More day care options

	Count	Percent
very important	86	12.1
somewhat important	227	32.0
little importance	176	24.8
not important	221	31.1
Total	710	100.0

(1u) Access to Turnpike from Blackstrap Road

	Count	Percent
very important	86	12.1
somewhat important	121	17.0
little importance	152	21.3
not important	353	49.6
Total	712	100.0

(1w) Brush dump maintained on mainland

	Count	Percent
very important	244	34.2
somewhat important	248	34.7
little importance	99	13.9
not important	123	17.2
Total	714	100.0

(1y) Local TV access channel

	Count	Percent
very important	84	11.7
somewhat important	147	20.6
little importance	203	28.4
not important	281	39.3
Total	715	100.0

Question 1:**Selected cross-tabulations by place of residency****Frequency counts for (1m) Undeveloped woods and fields by (29) Place of residency**

	very important	somewhat important	little importance	not important	Totals
Chebeague - summer	41	8	4	6	59
Chebeague - year round	21	8	0	3	32
Forside	102	39	10	8	159
Cumberland Center	230	70	13	29	342
West Cumberland	68	20	3	8	99
own vacant land only	5	1	0	0	6
Totals	467	146	30	54	697

Percentages for (1m) Undeveloped woods and fields by (29) Place of residency

	very important	somewhat important	little importance	not important	Totals
Chebeague - summer	69.5	13.6	6.8	10.2	100.0
Chebeague - year round	65.6	25.0	0	9.4	100.0
Forside	64.2	24.5	6.3	5.0	100.0
Cumberland Center	67.3	20.5	3.8	8.5	100.0
West Cumberland	68.7	20.2	3.0	8.1	100.0
own vacant land only	83.3	16.7	0	0	100.0
Totals	67.0	20.9	4.3	7.7	100.0

Frequency Counts for (1n) Working farms by (29) Place of residency

	very important	somewhat important	little importance	not important	Totals
Chebeague - summer	29	15	7	5	56
Chebeague - year round	23	5	1	3	32
Forside	77	57	17	8	159
Cumberland Center	173	111	33	24	341
West Cumberland	58	32	4	6	100
own vacant land only	4	2	0	0	6
Totals	364	222	62	46	694

Percentages for (1n) Working farms by (29) Place of residency

	very important	somewhat important	little importance	not important	Totals
Chebeague - summer	51.8	26.8	12.5	8.9	100.0
Chebeague - year round	71.9	15.6	3.1	9.4	100.0
Forside	48.4	35.8	10.7	5.0	100.0
Cumberland Center	50.7	32.6	9.7	7.0	100.0
West Cumberland	58.0	32.0	4.0	6.0	100.0
own vacant land only	66.7	33.3	0	0	100.0
Totals	52.4	32.0	8.9	6.6	100.0

Frequency counts for (1o) Trails by (29) Place of residency

	very important	somewhat important	little importance	not important	Totals
Chebeague - summer	29	16	5	8	58
Chebeague - year round	13	12	4	3	32
Foreside	83	53	16	8	160
Cumberland Center	176	99	40	26	341
West Cumberland	51	33	7	9	100
own vacant land only	3	3	0	0	6
Totals	355	216	72	54	697

Percentages for (1o) Trails by (29) Place of residency

	very important	somewhat important	little importance	not important	Totals
Chebeague - summer	50.0	27.6	8.6	13.8	100.0
Chebeague - year round	40.6	37.5	12.5	9.4	100.0
Foreside	51.9	33.1	10.0	5.0	100.0
Cumberland Center	51.6	29.0	11.7	7.6	100.0
West Cumberland	51.0	33.0	7.0	9.0	100.0
own vacant land only	50.0	50.0	0	0	100.0
Totals	50.9	31.0	10.3	7.7	100.0

Frequency counts for (1q) Public access to water bodies by (29) Place of residency

	very important	somewhat important	little importance	not important	Totals
Chebeague - summer	34	15	6	3	58
Chebeague - year round	22	5	1	4	32
Foreside	44	40	29	47	160
Cumberland Center	150	107	36	47	340
West Cumberland	46	21	17	16	100
own vacant land only	2	2	0	2	6
Totals	298	190	89	119	696

Percentages for (1q) public access to water bodies by (29) Place of residency

	very important	somewhat important	little importance	not important	Totals
Chebeague - summer	58.62	25.86	10.34	5.17	100.00
Chebeague - year round	68.75	15.62	3.12	12.50	100.00
Foreside	27.50	25.00	18.12	29.38	100.00
Cumberland Center	44.12	31.47	10.59	13.82	100.00
West Cumberland	46.00	21.00	17.00	16.00	100.00
own vacant land only	33.33	33.33	0	33.33	100.00
Totals	42.82	27.30	12.79	17.10	100.00

Frequency counts for (1r) Well defined town center by (29) Place of residency

	very important	somewhat important	little importance	not important	Totals
Chebeague - summer	10	12	15	16	53
Chebeague - year round	5	12	5	8	30
Foreside	29	59	32	40	160
Cumberland Center	77	103	85	73	338
West Cumberland	20	32	22	26	100
own vacant land only	2	2	1	1	6
Totals	143	220	160	164	687

Percentages for (1r) Well-defined town center by (29) Place of residency

	very important	somewhat important	little importance	not important	Totals
Chebeague - summer	18.87	22.64	28.30	30.19	100.00
Chebeague - year round	16.67	40.00	16.67	26.67	100.00
Foreside	18.12	36.88	20.00	25.00	100.00
Cumberland Center	22.78	30.47	25.15	21.60	100.00
West Cumberland	20.00	32.00	22.00	26.00	100.00
own vacant land only	33.33	33.33	16.67	16.67	100.00
Totals	20.82	32.02	23.29	23.87	100.00

Question 2:

To maintain the character of Chebeague how important are the following?

(2a1) Improvements to Stone Pier

	Count	Percent
very important	169	30.9
somewhat important	218	39.9
little importance	90	16.5
not important	70	12.8
Total	547	100.0

(2a2) Identification/preservation of access paths to the shore

	Count	Percent
very important	231	40.0
somewhat important	207	35.8
little importance	73	12.6
not important	67	11.6
Total	578	100.0

(2a3) Town support of Island ferry system

	Count	Percent
very important	227	39.9
somewhat important	178	31.3
little importance	77	13.5
not important	87	15.3
Total	569	100.0

(2a4) Public use of beaches for recreation

	Count	Percent
very important	251	43.6
somewhat important	187	32.5
little importance	65	11.3
not important	73	12.7
Total	576	100.0

(2a5) More small business development

	Count	Percent
very important	85	15.1
somewhat important	177	31.5
little importance	162	28.8
not important	138	24.6
Total	562	100.0

(2a6) Continue operating Island School (K-6)

	Count	Percent
very important	271	47.9
somewhat important	162	28.6
little importance	61	10.8
not important	72	12.7
Total	566	100.0

(2a7) Acquire additional fire ponds

	Count	Percent
very important	96	18.3
somewhat important	241	46.0
little importance	112	21.4
not important	75	14.3
Total	524	100.0

(2a8) Preserving open space

	Count	Percent
very important	367	64.0
somewhat important	138	24.1
little importance	30	5.2
not important	38	6.6
Total	573	100.0

Stone Pier Uses

(2b1) Stone Pier parking

	Count	Percent
very important	195	38.6
somewhat important	173	34.3
little importance	69	13.7
not important	68	13.5
Total	505	100.0

(2b) Stone Pier barging

	Count	Percent
very important	159	31.9
somewhat important	166	33.3
little importance	92	18.5
not important	81	16.3
Total	498	100.0

(2b) Stone Pier commercial

	Count	Percent
very important	125	25.3
somewhat important	168	33.9
little importance	103	20.8
not important	99	20.0
Total	495	100.0

(2b) Stone Pier fishing

	Count	Percent
very important	192	38.3
somewhat important	182	36.3
little importance	59	11.8
not important	68	13.6
Total	501	100.0

Question 3:

Would you support the expenditure of Town funds, even if Property taxes go up, to acquire more open space, for the enjoyment of Town residents?

	Count	Percent
strongly support	136	20.9
somewhat support	172	26.4
uncertain	127	19.5
somewhat oppose	67	10.3
strongly oppose	149	22.9
Total	651	100.0

Question 3:**Cross-tabulations by income and age****Frequency counts for (3) Acquire open space by (28) Total income**

	strongly support	somewhat support	uncertain	somewhat oppose	strongly oppose	Tot...
less than \$15,000	1	3	6	4	9	23
(\$15,000 - \$25,000)	6	11	22	5	9	53
(\$25,001 - \$35,000)	8	14	17	7	12	58
(\$35,001 - \$50,000)	29	35	22	11	26	123
(\$50,001 - \$100,000)	45	65	33	22	53	218
Greater than \$100...	30	26	15	10	23	104
Totals	119	154	115	59	132	579

Percentags for (3) Acquire open space by (28) Total income

	strongly support	somewhat support	uncertain	somewhat oppose	strongly oppose	Totals
less than \$15,000	4.3	13.0	26.1	17.4	39.1	100.0
(\$15,000 - \$25,000)	11.3	20.8	41.5	9.4	17.0	100.0
(\$25,001 - \$35,000)	13.8	24.1	29.3	12.1	20.7	100.0
(\$35,001 - \$50,000)	23.6	28.5	17.9	8.9	21.1	100.0
(\$50,001 - \$100,000)	20.6	29.8	15.1	10.1	24.3	100.0
Greater than \$100,000	28.8	25.0	14.4	9.6	22.1	100.0
Totals	20.6	26.6	19.9	10.2	22.8	100.0

Frequency counts for (3) Acquire open space by (22) Age

	strongly support	somewhat support	uncertain	somewhat oppose	strongly oppose	Totals
(18-35 yrs.)	10	16	14	7	14	61
(36-50 yrs.)	73	74	37	21	55	260
(51-64 yrs.)	39	49	30	26	42	186
(65+ yrs.)	13	28	43	12	35	131
Totals	135	167	124	66	146	638

Percentages for (3) Acquire open space by (22) Age

	strongly support	somewhat support	uncertain	somewhat oppose	strongly oppose	Totals
(18-35 yrs.)	16.4	26.2	23.0	11.5	23.0	100.0
(36-50 yrs.)	28.1	28.5	14.2	8.1	21.2	100.0
(51-64 yrs.)	21.0	26.3	16.1	14.0	22.6	100.0
(65+ yrs.)	9.9	21.4	32.8	9.2	26.7	100.0
Totals	21.2	26.2	19.4	10.3	22.9	100.0

Question 4:

The Town adopted cluster housing provisions which require that a certain portion of a proposed subdivision be set aside as Open Space. In accepting parcels of land, what uses should the Town be placing the highest priority on:

(4a) Walking trails

	Count	Percent
very important	417	58.5
somewhat important	199	27.9
little importance	49	6.9
not important	48	6.7
Total	713	100.0

(4b) Snowmobile trails

	Count	Percent
very important	36	5.1
somewhat important	117	16.6
little importance	192	27.2
not important	360	51.1
Total	705	100.0

(4c) Bicycle trails

	Count	Percent
very important	290	40.8
somewhat important	267	37.6
little importance	89	12.5
not important	64	9.0
Total	710	100.0

(4d) Hunting

	Count	Percent
very important	41	5.8
somewhat important	76	10.8
little importance	120	17.0
not important	467	66.3
Total	704	100.0

(4e) Playing fields

	Count	Percent
very important	119	16.9
somewhat important	314	44.5
little importance	152	21.6
not important	120	17.0
Total	705	100.0

(4f) Preservation for visual purposes

	Count	Percent
very important	329	46.3
somewhat important	246	34.6
little importance	75	10.5
not important	61	8.6
Total	711	100.0

(4g) Wildlife

	Count	Percent
very important	424	59.5
somewhat important	214	30.0
little importance	34	4.8
not important	41	5.8
Total	713	100.0

(4h) Woodlots for timber harvesting

	Count	Percent
very important	61	8.8
somewhat important	166	24.0
little importance	200	28.9
not important	265	38.3
Total	692	100.0

(4i) Parks

	Count	Percent
very important	227	32.1
somewhat important	306	43.3
little importance	92	13.0
not important	82	11.6
Total	707	100.0

Question 5:

Should the Town continue to require that land be set aside as part of a subdivision approval?

	Count	Percent
yes	523	74.7
no	74	10.6
no opinion	103	14.7
Total	700	100.0

Question 6:

See Comments

Question 7:

See Comments

Question 8:

Would you support some form of tax relief for elderly residents to make it possible for them to continue living in their homes, even if it means your taxes would go up?

	Count	Percent
strongly support	207	29.2
somewhat support	233	32.9
uncertain	109	15.4
somewhat oppose	69	9.7
strongly oppose	91	12.8
Total	709	100.0

Question 8:

Cross-tabulations by Age

Frequency counts for (8) Tax relief for elderly by (28) Age

	strongly support	somewhat support	uncertain	somewhat oppose	strongly oppose	Totals
(18-35 yrs.)	9	26	13	8	6	62
(36-50 yrs.)	55	88	40	36	52	271
(51-64 yrs.)	77	68	26	11	19	201
(65+ yrs.)	63	46	27	12	12	160
Totals	204	228	106	67	89	694

Percentages for (8) Tax relief for elderly by (28) Age

	strongly support	somewhat support	uncertain	somewhat oppose	strongly oppose	Totals
(18-35 yrs.)	14.5	41.9	21.0	12.9	9.7	100.0
(36-50 yrs.)	20.3	32.5	14.8	13.3	19.2	100.0
(51-64 yrs.)	38.3	33.8	12.9	5.5	9.5	100.0
(65+ yrs.)	39.4	28.8	16.9	7.5	7.5	100.0
Totals	29.4	32.9	15.3	9.7	12.8	100.0

Question 9:

In Cumberland, the commercial tax base is relatively small, so that residential property carries most of the burden. How do you feel about the following statement? "The Town should encourage commercial development in specified areas of town so as to ease the property tax burden on residential property."

	Count	Percent
strongly support	336	47.39
somewhat support	201	28.35
uncertain	62	8.74
somewhat oppose	57	8.04
strongly oppose	53	7.48
Total	709	100

Question 10:

Cumberland allows the following uses in the various commercial areas. Please rank the appropriateness of the following uses in the different commercial areas as listed.

(10a): U.S. Route One**(10a1) Office buildings**

	Count	Percent
very appropriate	518	72.4
somewhat appropriate	138	19.3
not appropriate	46	6.4
no opinion	13	1.8
Total	715	100.0

(10a2) Banks

	Count	Percent
very appropriate	489	68.7
somewhat appropriate	145	20.4
not appropriate	60	8.4
no opinion	18	2.5
Total	712	100.0

(10a3) Scientific research complexes

	Count	Percent
very appropriate	431	61.1
somewhat appropriate	152	21.6
not appropriate	86	12.2
no opinion	36	5.1
Total	705	100.0

(10a4) Light manufacturing

	Count	Percent
very appropriate	323	45.8
somewhat appropriate	203	28.8
not appropriate	151	21.4
no opinion	29	4.1
Total	706	100.0

(10a5) Hotels and motel

	Count	Percent
very appropriate	311	43.7
somewhat appropriate	204	28.7
not appropriate	165	23.2
no opinion	32	4.5
Total	712	100.0

(10a6) Restaurants

	Count	Percent
very appropriate	390	54.5
somewhat appropriate	213	29.7
not appropriate	95	13.3
no opinion	18	2.5
Total	716	100.0

(10a7) Retail stores less than 5,000 sq. ft.

	Count	Percent
very appropriate	351	49.4
somewhat appropriate	198	27.8
not appropriate	141	19.8
no opinion	21	3.0
Total	711	100.0

(10a8) Retail stores greater than 5,000 sq. ft.

	Count	Percent
very appropriate	206	29.4
somewhat appropriate	132	18.8
not appropriate	312	44.5
no opinion	51	7.3
Total	701	100.0

(10a9) Personal services

	Count	Percent
very appropriate	357	50.7
somewhat appropriate	213	30.3
not appropriate	96	13.6
no opinion	38	5.4
Total	704	100.0

(10a10) Private clubs

	Count	Percent
very appropriate	236	33.4
somewhat appropriate	170	24.0
not appropriate	223	31.5
no opinion	78	11.0
Total	707	100.0

(10a11) Private schools

	Count	Percent
very appropriate	231	32.5
somewhat appropriate	198	27.9
not appropriate	202	28.5
no opinion	79	11.1
Total	710	100.0

(10a12) Day care centers

	Count	Percent
very appropriate	270	38.0
somewhat appropriate	247	34.8
not appropriate	150	21.1
no opinion	43	6.1
Total	710	100.0

(10a13) Multi-family residences

	Count	Percent
very appropriate	141	20.0
somewhat appropriate	184	26.1
not appropriate	331	46.9
no opinion	50	7.1
Total	706	100.0

(10a14) Gasoline stations

	Count	Percent
very appropriate	261	37.1
somewhat appropriate	204	29.0
not appropriate	203	28.8
no opinion	36	5.1
Total	704	100.0

(10a15) Nursing homes

	Count	Percent
very appropriate	244	34.4
somewhat appropriate	284	40.1
not appropriate	139	19.6
no opinion	42	5.9
Total	709	100.0

(10a16) Warehouses

	Count	Percent
very appropriate	161	22.8
somewhat appropriate	159	22.5
not appropriate	310	43.9
no opinion	76	10.8
Total	706	100.0

(10a17) Road and rail facilities

	Count	Percent
very appropriate	192	27.2
somewhat appropriate	170	24.0
not appropriate	258	36.5
no opinion	87	12.3
Total	707	100.0

(10b) Rt. 9 at Cumberland Junction

(10b1) office buildings

	Count	Percent
very appropriate	220	32.2
somewhat appropriate	192	28.1
not appropriate	225	32.9
no opinion	47	6.9
Total	684	100.0

(10b3) scientific research complexes

	Count	Percent
very appropriate	177	25.8
somewhat appropriate	186	27.1
not appropriate	256	37.3
no opinion	67	9.8
Total	686	100.0

(10b5) hotels and motels

	Count	Percent
very appropriate	94	13.6
somewhat appropriate	123	17.9
not appropriate	396	57.5
no opinion	76	11.0
Total	689	100.0

(10b7) retail stores less than 5,000 sq. ft.

	Count	Percent
very appropriate	162	23.5
somewhat appropriate	205	29.8
not appropriate	263	38.2
no opinion	58	8.4
Total	688	100.0

(10b9) personal services

	Count	Percent
very appropriate	184	26.8
somewhat appropriate	247	36.0
not appropriate	182	26.5
no opinion	73	10.6
Total	686	100.0

(10b2) banks

	Count	Percent
very appropriate	211	30.6
somewhat appropriate	177	25.7
not appropriate	246	35.7
no opinion	55	8.0
Total	689	100.0

(10b4) light manufacturing

	Count	Percent
very appropriate	175	25.4
somewhat appropriate	181	26.2
not appropriate	276	40.0
no opinion	58	8.4
Total	690	100.0

(10b6) restaurants

	Count	Percent
very appropriate	162	23.5
somewhat appropriate	206	29.9
not appropriate	254	36.8
no opinion	68	9.9
Total	690	100.0

(10b8) retail stores greater than 5,000 sq. ft.

	Count	Percent
very appropriate	78	11.3
somewhat appropriate	64	9.3
not appropriate	459	66.7
no opinion	87	12.6
Total	688	100.0

(10b10) private clubs

	Count	Percent
very appropriate	118	17.1
somewhat appropriate	160	23.2
not appropriate	309	44.8
no opinion	102	14.8
Total	689	100.0

(10b11) day care centers

	Count	Percent
very appropriate	211	30.3
somewhat appropriate	252	36.2
not appropriate	170	24.4
no opinion	63	9.1
Total	696	100.0

(10b12) private schools

	Count	Percent
very appropriate	132	19.1
somewhat appropriate	189	27.4
not appropriate	278	40.2
no opinion	92	13.3
Total	691	100.0

(10b13) multi-family residences

	Count	Percent
very appropriate	135	19.6
somewhat appropriate	206	29.9
not appropriate	283	41.0
no opinion	66	9.6
Total	690	100.0

(10b14) gasoline stations

	Count	Percent
very appropriate	169	24.4
somewhat appropriate	213	30.8
not appropriate	242	35.0
no opinion	68	9.8
Total	692	100.0

(10b15) nursing homes

	Count	Percent
very appropriate	165	23.9
somewhat appropriate	261	37.8
not appropriate	207	30.0
no opinion	58	8.4
Total	691	100.0

(10b16) warehouses

	Count	Percent
very appropriate	132	19.1
somewhat appropriate	138	20.0
not appropriate	334	48.4
no opinion	86	12.5
Total	690	100.0

(10b17) road and rail facilities

	Count	Percent
very appropriate	236	33.9
somewhat appropriate	181	26.0
not appropriate	202	29.0
no opinion	78	11.2
Total	697	100.0

(10c) Route 100

(10c1) office buildings

	Count	Percent
very appropriate	344	52.4
somewhat appropriate	165	25.1
not appropriate	64	9.7
no opinion	84	12.8
Total	657	100.0

(10c3) scientific research complexes

	Count	Percent
very appropriate	294	44.7
somewhat appropriate	162	24.6
not appropriate	105	16.0
no opinion	97	14.7
Total	658	100.0

(10c5) hotels and motels

	Count	Percent
very appropriate	264	40.1
somewhat appropriate	168	25.5
not appropriate	139	21.1
no opinion	87	13.2
Total	658	100.0

(10c7) retail stores less than 5,000 sq. ft.

	Count	Percent
very appropriate	306	46.4
somewhat appropriate	187	28.4
not appropriate	78	11.8
no opinion	88	13.4
Total	659	100.0

(10c9) personal services

	Count	Percent
very appropriate	283	43.2
somewhat appropriate	197	30.1
not appropriate	78	11.9
no opinion	97	14.8
Total	655	100.0

(10c2) banks

	Count	Percent
very appropriate	324	49.17
somewhat appropriate	154	23.37
not appropriate	98	14.87
no opinion	83	12.59
Total	659	100

(10c4) light manufacturing

	Count	Percent
very appropriate	277	42.1
somewhat appropriate	190	28.9
not appropriate	102	15.5
no opinion	89	13.5
Total	658	100.0

(10c6) restaurants

	Count	Percent
very appropriate	345	52.0
somewhat appropriate	186	28.1
not appropriate	54	8.1
no opinion	78	11.8
Total	663	100.0

(10c8) retail stores greater than 5,000 sq. ft.

	Count	Percent
very appropriate	190	28.9
somewhat appropriate	129	19.6
not appropriate	240	36.5
no opinion	98	14.9
Total	657	100.0

(10c10) private clubs

	Count	Percent
very appropriate	201	30.5
somewhat appropriate	174	26.4
not appropriate	160	24.3
no opinion	124	18.8
Total	659	100.0

(10c11) private schools

	Count	Percent
very appropriate	198	30.0
somewhat appropriate	182	27.6
not appropriate	162	24.6
no opinion	117	17.8
Total	659	100.0

(10c12) day care centers

	Count	Percent
very appropriate	235	35.7
somewhat appropriate	243	36.9
not appropriate	86	13.1
no opinion	95	14.4
Total	659	100.0

(10c13) multi-family housing

	Count	Percent
very appropriate	186	28.3
somewhat appropriate	197	29.9
not appropriate	177	26.9
no opinion	98	14.9
Total	658	100.0

(10c14) gasoline stations

	Count	Percent
very appropriate	293	44.5
somewhat appropriate	192	29.2
not appropriate	87	13.2
no opinion	86	13.1
Total	658	100.0

(10c15) nursing homes

	Count	Percent
very appropriate	215	32.5
somewhat appropriate	238	36.0
not appropriate	119	18.0
no opinion	90	13.6
Total	662	100.0

(10c16) warehouses

	Count	Percent
very appropriate	208	31.6
somewhat appropriate	170	25.8
not appropriate	182	27.6
no opinion	99	15.0
Total	659	100.0

(10c17) road and rail facilities

	Count	Percent
very appropriate	220	33.2
somewhat appropriate	151	22.8
not appropriate	170	25.7
no opinion	121	18.3
Total	662	100.0

(10d) Blackstrap Road

(10d1) office buildings

	Count	Percent
very appropriate	148	23.2
somewhat appropriate	123	19.2
not appropriate	252	39.4
no opinion	116	18.2
Total	639	100.0

(10d3) scientific research complexes

	Count	Percent
very appropriate	142	22.3
somewhat appropriate	139	21.8
not appropriate	235	36.8
no opinion	122	19.1
Total	638	100.0

(10d5) hotels and motels

	Count	Percent
very appropriate	91	14.3
somewhat appropriate	91	14.3
not appropriate	328	51.4
no opinion	128	20.1
Total	638	100.0

(10d7) retail stores less than 5000 sq. ft.

	Count	Percent
very appropriate	118	18.5
somewhat appropriate	153	23.9
not appropriate	250	39.1
no opinion	118	18.5
Total	639	100.0

(10d9) personal service

	Count	Percent
very appropriate	141	22.2
somewhat appropriate	208	32.8
not appropriate	157	24.7
no opinion	129	20.3
Total	635	100.0

(10d2) banks

	Count	Percent
very appropriate	121	18.8
somewhat appropriate	108	16.8
not appropriate	296	46.1
no opinion	117	18.2
Total	642	100.0

(10d4) light manufacturing

	Count	Percent
very appropriate	131	20.5
somewhat appropriate	144	22.6
not appropriate	247	38.7
no opinion	116	18.2
Total	638	100.0

(10d6) restaurants

	Count	Percent
very appropriate	126	19.7
somewhat appropriate	144	22.5
not appropriate	252	39.4
no opinion	118	18.4
Total	640	100.0

(10d8) retail stores greater than 5000 sq. ft.

	Count	Percent
very appropriate	63	9.9
somewhat appropriate	60	9.4
not appropriate	380	59.5
no opinion	136	21.3
Total	639	100.0

(10d10) private clubs

	Count	Percent
very appropriate	118	18.5
somewhat appropriate	162	25.4
not appropriate	214	33.6
no opinion	143	22.4
Total	637	100.0

(10d11) private schools

	Count	Percent
very appropriate	139	21.8
somewhat appropriate	171	26.8
not appropriate	193	30.3
no opinion	134	21.0
Total	637	100.0

(10d12) day care centers

	Count	Percent
very appropriate	185	28.8
somewhat appropriate	236	36.8
not appropriate	104	16.2
no opinion	117	18.2
Total	642	100.0

(10d13) multi-family residences

	Count	Percent
very appropriate	162	25.3
somewhat appropriate	172	26.8
not appropriate	189	29.5
no opinion	118	18.4
Total	641	100.0

(10d14) gasoline stations

	Count	Percent
very appropriate	97	15.2
somewhat appropriate	138	21.7
not appropriate	285	44.7
no opinion	117	18.4
Total	637	100.0

(10d15) nursing homes

	Count	Percent
very appropriate	180	28.0
somewhat appropriate	212	33.0
not appropriate	134	20.9
no opinion	116	18.1
Total	642	100.0

(10d16) warehouses

	Count	Percent
very appropriate	97	15.2
somewhat appropriate	106	16.6
not appropriate	296	46.3
no opinion	140	21.9
Total	639	100.0

(10d17) road and rail facilities

	Count	Percent
very appropriate	103	16.1
somewhat appropriate	110	17.2
not appropriate	281	44.0
no opinion	145	22.7
Total	639	100.0

Question 10: Weighted Responses Cross-tabulated by Residency Location

All Cumberland Residents			Chebeague Summer Residents			Chebeague - Year Round Residents		
	Weight	Ranking		Weight	Ranking		Weight	Ranking
Rt. 1 - office buildings	1.61	High	Rt. 1 - banks	1.75	High	Rt. 1 - office buildings	1.63	High
Rt. 1 - banks	1.53	High	Rt. 1 - office buildings	1.61	High	Rt. 1 - restaurants	1.45	High
Rt. 1 - scientific research complexes	1.39	High	Rt. 1 - restaurants	1.44	High	Rt. 1 - banks	1.41	High
Rt. 1 - restaurants	1.29	High	Rt. 1 - scientific research complexes	1.43	High	Rt. 1 - scientific research complexes	1.37	High
Rt. 1 - personal services	1.25	High	Rt. 1 - personal services	1.31	High	Rt. 1 - retail stores < 5,000 sq. ft.	1.30	High
Rt. 1 - retail stores < 5,000 sq. ft.	1.10	High	Rt. 1 - hotels and motels	1.17	High	Rt. 1 - light manufacturing	1.25	High
Rt. 1 - light manufacturing	1.03	High	Rt. 1 - day care centers	1.17	High	Rt. 1 - personal services	1.19	High
Rt. 1 - hotels and motels	0.97	Medium	Rt. 1 - retail stores < 5,000 sq. ft.	1.16	High	Rt. 1 - hotels and motels	1.16	High
Rt. 1 - day care centers	0.96	Medium	Rt. 1 - nursing homes	1.10	High	Rt. 1 - day care centers	1.00	Medium
Rt. 1 - nursing homes	0.95	Medium	Rt. 1 - gasoline stations	1.02	Medium	Rt. 1 - gasoline stations	0.97	Medium
Rt. 1 - warehouses	0.88	Medium	Rt. 1 - private schools	0.96	Medium	Rt. 1 - road and rail facilities	0.90	Medium
Rt. 1 - gasoline stations	0.78	Medium	Rt. 1 - light manufacturing	0.92	Medium	Rt. 1 - nursing homes	0.87	Medium
Rt. 1 - private schools	0.73	Medium	Rt. 1 - private clubs	0.50	Low	Rt. 1 - warehouses	0.63	Low
Rt. 1 - private clubs	0.67	Medium	Rt. 1 - road and rail facilities	0.38	Low	Rt. 1 - private clubs	0.56	Low
Rt. 1 - road and rail facilities	0.48	Low	Rt. 1 - multi family residences	0.18	Low	Rt. 1 - private schools	0.38	Low
Rt. 1 - retail stores > 5,000 sq. ft.	0.36	Low	Rt. 1 - warehouses	0.09	Low	Rt. 1 - multi family residences	0.32	Low
Rt. 1 - multi-family residences	0.21	Low	Rt. 1 - retail stores > 5,000 sq. ft.	0.04	Low	Rt. 1 - retail stores > 5,000 sq. ft.	0.28	Low
Rt. 9 - day care centers	0.80	Medium	Rt. 9 - banks	1.35	High	Rt. 9 - road and rail facilities	1.29	High
Rt. 9 - road and rail facilities	0.73	Medium	Rt. 9 - personal services	1.32	High	Rt. 9 - light manufacturing	0.93	Medium
Rt. 9 - personal services	0.71	Medium	Rt. 9 - nursing homes	1.31	High	Rt. 9 - gasoline stations	0.88	Medium
Rt. 9 - office buildings	0.64	Medium	Rt. 9 - day care centers	1.19	High	Rt. 9 - day care centers	0.85	Medium
Rt. 9 - nursing homes	0.61	Low	Rt. 9 - restaurants	1.09	High	Rt. 9 - scientific research complexes	0.74	Medium
Rt. 9 - banks	0.56	Low	Rt. 9 - retail stores < 5,000 sq. ft.	1.08	High	Rt. 9 - personal services	0.73	Medium
Rt. 9 - gasoline stations	0.50	Low	Rt. 9 - office buildings	0.97	Medium	Rt. 9 - nursing homes	0.70	Medium
Rt. 9 - scientific research complexes	0.46	Low	Rt. 9 - scientific research complexes	0.97	Medium	Rt. 9 - warehouses	0.70	Medium
Rt. 9 - restaurants	0.44	Low	Rt. 9 - private schools	0.97	Medium	Rt. 9 - retail stores < 5,000 sq. ft.	0.46	Low
Rt. 9 - retail stores < 5,000 sq. ft.	0.42	Low	Rt. 9 - gasoline stations	0.71	Medium	Rt. 9 - multi family residences	0.44	Low
Rt. 9 - light manufacturing	0.40	Low	Rt. 9 - multi family residences	0.69	Medium	Rt. 9 - restaurants	0.44	Low
Rt. 9 - multi-family residences	0.31	Low	Rt. 9 - light manufacturing	0.61	Low	Rt. 9 - office buildings	0.37	Low
Rt. 9 - private schools	0.29	Low	Rt. 9 - hotels and motels	0.60	Low	Rt. 9 - private schools	0.28	Low
Rt. 9 - private clubs	0.15	Low	Rt. 9 - private clubs	0.52	Low	Rt. 9 - banks	0.26	Low
Rt. 9 - warehouses	0.11	Low	Rt. 9 - road and rail facilities	0.31	Low	Rt. 9 - private clubs	0.19	Low
Rt. 9 - hotels and motels	-0.14	Low	Rt. 9 - warehouses	-0.06	Low	Rt. 9 - hotels and motels	0.15	Low
Rt. 9 - retail stores > 5,000 sq. ft.	-0.40	Low	Rt. 9 - retail stores > 5,000 sq. ft.	-0.47	Low	Rt. 9 - retail stores > 5,000 sq. ft.	0.00	Low
Rt. 100 - restaurants	1.41	High	Rt. 100 - restaurants	1.33	High	Rt. 100 - gasoline stations	1.58	High
Rt. 100 - office buildings	1.38	High	Rt. 100 - day care centers	1.30	High	Rt. 100 - office buildings	1.53	High
Rt. 100 - retail stores < 5,000 sq. ft.	1.26	High	Rt. 100 - office buildings	1.16	High	Rt. 100 - restaurants	1.45	High
Rt. 100 - personal services	1.23	High	Rt. 100 - scientific research complexes	1.16	High	Rt. 100 - hotels and motels	1.42	High
Rt. 100 - banks	1.22	High	Rt. 100 - personal services	1.11	High	Rt. 100 - retail stores < 5,000 sq. ft.	1.42	High
Rt. 100 - gasoline stations	1.21	High	Rt. 100 - nursing homes	1.10	High	Rt. 100 - personal services	1.39	High
Rt. 100 - scientific research complexes	1.15	High	Rt. 100 - retail stores < 5,000 sq. ft.	1.06	High	Rt. 100 - banks	1.37	High
Rt. 100 - light manufacturing	1.13	High	Rt. 100 - banks	1.05	Medium	Rt. 100 - scientific research complexes	1.37	High
Rt. 100 - day care centers	1.11	High	Rt. 100 - light manufacturing	1.00	Medium	Rt. 100 - light manufacturing	1.37	High
Rt. 100 - hotels and motels	0.98	High	Rt. 100 - private schools	0.94	Medium	Rt. 100 - warehouses	1.26	High
Rt. 100 - nursing homes	0.96	Medium	Rt. 100 - gasoline stations	0.89	Medium	Rt. 100 - day care centers	1.21	High
Rt. 100 - road and rail facilities	0.78	Medium	Rt. 100 - multi family residences	0.79	Medium	Rt. 100 - nursing homes	1.10	High
Rt. 100 - private clubs	0.78	Medium	Rt. 100 - hotels and motels	0.72	Medium	Rt. 100 - road and rail facilities	1.06	High
Rt. 100 - private schools	0.77	Medium	Rt. 100 - warehouses	0.50	Low	Rt. 100 - multi family residences	1.05	Medium
Rt. 100 - warehouses	0.72	Medium	Rt. 100 - private clubs	0.40	Low	Rt. 100 - private clubs	0.89	Medium
Rt. 100 - multi-family residences	0.70	Medium	Rt. 100 - road and rail facilities	0.37	Low	Rt. 100 - retail stores > 5,000 sq. ft.	0.88	Medium
Rt. 100 - retail stores > 5,000 sq. ft.	0.48	Low	Rt. 100 - retail stores > 5,000 sq. ft.	0.22	Low	Rt. 100 - private schools	0.79	Medium

Question 10: Weighted Responses Cross-tabulated by Residency Location

Cumberland Center Residents			Foreside Residents			West Cumberland Residents		
	Weight	Ranking		Weight	Ranking		Weight	Ranking
Rt. 1 - office buildings	1.68	High	Rt. 1 - office buildings	1.43	High	Rt. 1 - office buildings	1.73	High
Rt. 1 - banks	1.58	High	Rt. 1 - banks	1.40	High	Rt. 1 - banks	1.62	High
Rt. 1 - scientific research complexes	1.44	High	Rt. 1 - scientific research complexes	1.36	High	Rt. 1 - restaurants	1.45	High
Rt. 1 - restaurants	1.36	High	Rt. 1 - personal services	1.05	Medium	Rt. 1 - personal services	1.43	High
Rt. 1 - personal services	1.31	High	Rt. 1 - restaurants	0.96	Medium	Rt. 1 - scientific research complexes	1.39	High
Rt. 1 - retail stores < 5,000 sq. ft.	1.19	High	Rt. 1 - day care centers	0.87	Medium	Rt. 1 - light manufacturing	1.19	High
Rt. 1 - light manufacturing	1.14	High	Rt. 1 - nursing homes	0.87	Medium	Rt. 1 - retail stores < 5,000 sq. ft.	1.17	High
Rt. 1 - hotels and motels	0.99	Medium	Rt. 1 - retail stores < 5,000 sq. ft.	0.87	Medium	Rt. 1 - gasoline stations	1.13	High
Rt. 1 - nursing homes	0.98	Medium	Rt. 1 - private clubs	0.80	Medium	Rt. 1 - hotels and motels	1.12	High
Rt. 1 - day care centers	0.95	Medium	Rt. 1 - day care centers	0.79	Medium	Rt. 1 - day care centers	1.03	Medium
Rt. 1 - gasoline stations	0.87	Medium	Rt. 1 - private schools	0.78	Medium	Rt. 1 - nursing homes	0.93	Medium
Rt. 1 - private schools	0.72	Medium	Rt. 1 - hotels and motels	0.73	Medium	Rt. 1 - private schools	0.74	Medium
Rt. 1 - private clubs	0.70	Medium	Rt. 1 - gasoline stations	0.35	Low	Rt. 1 - retail stores > 5,000 sq. ft.	0.74	Medium
Rt. 1 - road and rail facilities	0.67	Medium	Rt. 1 - retail stores > 5,000 sq. ft.	0.10	Low	Rt. 1 - private clubs	0.58	Low
Rt. 1 - warehouses	0.44	Low	Rt. 1 - road and rail facilities	0.01	Low	Rt. 1 - road and rail facilities	0.55	Low
Rt. 1 - retail stores > 5,000 sq. ft.	0.43	Low	Rt. 1 - multi family residences	-0.14	Low	Rt. 1 - warehouses	0.42	Low
Rt. 1 - multi family residences	0.31	Low	Rt. 1 - warehouses	-0.18	Low	Rt. 1 - multi family residences	0.34	Low
Rt. 9 - road and rail facilities	0.82	Medium	Rt. 9 - day care centers	0.93	Medium	Rt. 9 - day care centers	0.99	Medium
Rt. 9 - day care centers	0.64	Medium	Rt. 9 - personal services	0.81	Medium	Rt. 9 - road and rail facilities	0.93	Medium
Rt. 9 - personal services	0.57	Low	Rt. 9 - office buildings	0.79	Medium	Rt. 9 - personal services	0.85	Medium
Rt. 9 - office buildings	0.53	Low	Rt. 9 - banks	0.77	Medium	Rt. 9 - office buildings	0.79	Medium
Rt. 9 - nursing homes	0.49	Low	Rt. 9 - nursing homes	0.71	Medium	Rt. 9 - gasoline stations	0.75	Medium
Rt. 9 - banks	0.40	Low	Rt. 9 - scientific research complexes	0.69	Medium	Rt. 9 - banks	0.67	Medium
Rt. 9 - gasoline stations	0.39	Low	Rt. 9 - private schools	0.63	Low	Rt. 9 - restaurants	0.66	Medium
Rt. 9 - light manufacturing	0.31	Low	Rt. 9 - private clubs	0.54	Low	Rt. 9 - retail stores < 5,000 sq. ft.	0.63	Low
Rt. 9 - retail stores < 5,000 sq. ft.	0.31	Low	Rt. 9 - light manufacturing	0.54	Low	Rt. 9 - nursing homes	0.61	Low
Rt. 9 - scientific research complexes	0.30	Low	Rt. 9 - restaurants	0.47	Low	Rt. 9 - multi family residences	0.42	Low
Rt. 9 - restaurants	0.30	Low	Rt. 9 - gasoline stations	0.45	Low	Rt. 9 - scientific research complexes	0.40	Low
Rt. 9 - multi family residences	0.19	Low	Rt. 9 - retail stores < 5,000 sq. ft.	0.42	Low	Rt. 9 - light manufacturing	0.33	Low
Rt. 9 - warehouses	0.14	Low	Rt. 9 - road and rail facilities	0.41	Low	Rt. 9 - private schools	0.22	Low
Rt. 9 - private schools	0.07	Low	Rt. 9 - multi family residences	0.39	Low	Rt. 9 - private clubs	0.14	Low
Rt. 9 - private clubs	-0.07	Low	Rt. 9 - hotels and motels	0.01	Low	Rt. 9 - warehouses	0.05	Low
Rt. 9 - hotels and motels	-0.34	Low	Rt. 9 - warehouses	0.00	Low	Rt. 9 - hotels and motels	-0.07	Low
Rt. 9 - retail stores > 5,000 sq. ft.	-0.46	Low	Rt. 9 - retail stores > 5,000 sq. ft.	-0.31	Low	Rt. 9 - retail stores > 5,000 sq. ft.	-0.44	Low
Rt. 100 - restaurants	1.48	High	Rt. 100 - scientific research complexes	1.38	High	Rt. 100 - restaurants	1.44	High
Rt. 100 - office buildings	1.44	High	Rt. 100 - office buildings	1.36	High	Rt. 100 - retail stores < 5,000 sq. ft.	1.39	High
Rt. 100 - retail stores < 5,000 sq. ft.	1.32	High	Rt. 100 - restaurants	1.27	High	Rt. 100 - office buildings	1.35	High
Rt. 100 - banks	1.29	High	Rt. 100 - banks	1.24	High	Rt. 100 - personal services	1.32	High
Rt. 100 - gasoline stations	1.25	High	Rt. 100 - light manufacturing	1.21	High	Rt. 100 - gasoline stations	1.31	High
Rt. 100 - personal services	1.24	High	Rt. 100 - personal services	1.18	High	Rt. 100 - banks	1.23	High
Rt. 100 - light manufacturing	1.22	High	Rt. 100 - day care centers	1.17	High	Rt. 100 - day care centers	0.95	Medium
Rt. 100 - scientific research complexes	1.20	High	Rt. 100 - retail stores < 5,000 sq. ft.	1.13	High	Rt. 100 - light manufacturing	0.88	Medium
Rt. 100 - day care centers	1.14	High	Rt. 100 - gasoline stations	1.08	High	Rt. 100 - scientific research complexes	0.80	Medium
Rt. 100 - hotels and motels	1.02	Medium	Rt. 100 - hotels and motels	1.06	High	Rt. 100 - hotels and motels	0.73	Medium
Rt. 100 - nursing homes	0.99	Medium	Rt. 100 - nursing homes	1.06	High	Rt. 100 - nursing homes	0.72	Medium
Rt. 100 - road and rail facilities	0.86	Medium	Rt. 100 - private schools	1.01	Medium	Rt. 100 - multi family residences	0.57	Low
Rt. 100 - private clubs	0.86	Medium	Rt. 100 - private clubs	0.99	Medium	Rt. 100 - road and rail facilities	0.51	Low
Rt. 100 - warehouses	0.80	Medium	Rt. 100 - road and rail facilities	0.81	Medium	Rt. 100 - warehouses	0.48	Low
Rt. 100 - multi family residences	0.76	Medium	Rt. 100 - warehouses	0.73	Medium	Rt. 100 - private schools	0.48	Low
Rt. 100 - private schools	0.76	Medium	Rt. 100 - multi family residences	0.66	Medium	Rt. 100 - retail stores > 5,000 sq. ft.	0.43	Low
Rt. 100 - retail stores > 5,000 sq. ft.	0.52	Low	Rt. 100 - retail stores > 5,000 sq. ft.	0.56	Low	Rt. 100 - private clubs	0.40	Low

Water and Sewer

Question 11:

How do you feel about the following statements?

(a) The Town should allow extension of public sewer and water lines to newly developing areas if developers are willing to pay the cost.

	Count	Percent
support	578	83.2
oppose	55	7.9
uncertain	62	8.9
Total	695	100.0

(b) The Town should extend public sewer and water lines to existing developed areas not currently served by sewer and water at the expense of the new users

	Count	Percent
support	422	61.0
oppose	150	21.7
uncertain	120	17.3
Total	692	100.0

(c) The Town should take steps to see that future residential growth occurs primarily in areas that can be served by public water and sewer.

	Count	Percent
support	384	54.9
oppose	142	20.3
uncertain	173	24.7
Total	699	100.0

Waterfront Access

(12a) How important is it to you that the Town acquire additional public access to waterfront areas?

	Count	Percent
strongly support	232	32.2
somewhat support	202	28.0
uncertain	91	12.6
somewhat oppose	75	10.4
strongly oppose	121	16.8
Total	721	100.0

(12b) Even if property taxes go up?

	Count	Percent
strongly support	119	16.9
somewhat support	151	21.4
uncertain	95	13.5
somewhat oppose	105	14.9
strongly oppose	236	33.4
Total	706	100.0

Question 13:

By how much would you be willing to see property taxes increase in order to finance the purchase of land for waterfront access.

	Count	Percent
\$.05/\$1,000 (\$7.90)	109	15.5
\$.10/\$1,000 (\$15.85)	141	20.0
\$.25/\$1,000 (\$39.50)	87	12.4
\$.50/\$1,000 (\$79.25)	38	5.4
not willing	329	46.7
Total	704	100.0

Affordable Housing**Question 14:**

Do you think the Town should participate in providing affordable housing for those with moderate incomes, even if tax dollars have to be used?

	Count	Percent
yes	165	23.08
no	463	64.76
no opinion	87	12.17
Total	715	100

Question 15a:

The Town owns and operates 30 rental units of housing for persons over the age of 55, without the use of any tax dollars. Should the Town build additional units if it also did not require the use of tax dollars?

	Count	Percent
yes	504	70.99
no	127	17.89
no opinion	79	11.13
Total	710	100

Question 15b:

Should the Town build additional units, for persons over the age of 55, if tax dollars are used?

	Count	Percent
yes	107	15.07
no	506	71.27
no opinion	97	13.66
Total	710	100

Transportation

Question 16:

Growth in Cumberland has been along existing roads, on roads which form a gridlike pattern with at least 2 entrances on existing roads, and on deadends or cul-de-sacs. How do you feel about the following statements regarding roads in new developments.

(16a) The Town should encourage development with cul de sacs.

	Count	Percent
Support	364	53.3
Uncertain	220	32.2
Oppose	99	14.5
Total	683	100.0

(16b) The Town should encourage developments with at least 2 entrances on an existing road

	Count	Percent
Support	293	42.8
Uncertain	284	41.5
Oppose	108	15.8
Total	685	100.0

(16c) The Town should include long range plans to build new connector roads between the existing major collector roads (such as Tuttle Road, Blanchard Road and Greely Road).

	Count	Percent
Support	246	35.9
Uncertain	173	25.3
Oppose	266	38.8
Total	685	100.0

Question 17:

How do you get to work, if applicable?

	Count	Percent
Bike	3	.7
Boat	6	1.3
Drive	433	97.1
Walk	4	.9
Total	446	100.0

Question 18:

How long is your commute, one way, if applicable?

Average one way commute (in minutes) - 22.6

Average one way commute (in miles) - 14.1

Question 19:

Would you use the following forms of alternative transportation, if available?

(19a) park and ride lots

	Count	Percent
would use	79	13.1
would not use	429	71.0
no opinion	96	15.9
Total	604	100.0

(19b) paving road shoulders as bike routes

	Count	Percent
would use	271	43.9
would not use	273	44.2
no opinion	73	11.8
Total	617	100.0

(19c) off-road bike routes

	Count	Percent
would use	238	38.4
would not use	298	48.1
no opinion	84	13.5
Total	620	100.0

(19d) walkways

	Count	Percent
would use	302	49.4
would not use	228	37.3
no opinion	81	13.3
Total	611	100.0

(19e) bus services

	Count	Percent
would use	193	31.1
would not use	330	53.2
no opinion	97	15.6
Total	620	100.0

Question 19a:

Cross-tabulations: Use of Park & Ride lots for carpooling by only those who drive to work.

	Count	Percent
would use	59	14.3
would not use	327	79.2
no opinion	27	6.5
Total	413	100.0

MSAD #51

Question 20:

Do you feel that the school buildings in MSAD #51 are adequately made available to the public, in the following areas?

(20a) town government

	Count	Percent
yes	332	48.0
no	36	5.2
no opinion	322	46.6
no answer	1	.1
Total	691	100.0

(20b) community recreation

	Count	Percent
yes	412	59.5
no	55	7.9
no opinion	225	32.5
no answer	1	.1
Total	693	100.0

(20c) adult education

	Count	Percent
yes	425	61.1
no	34	4.9
no opinion	236	33.9
no answer	1	.1
Total	696	100.0

(20d) senior citizens

	Count	Percent
yes	252	36.3
no	59	8.5
no opinion	382	55.0
no answer	1	.1
Total	694	100.0

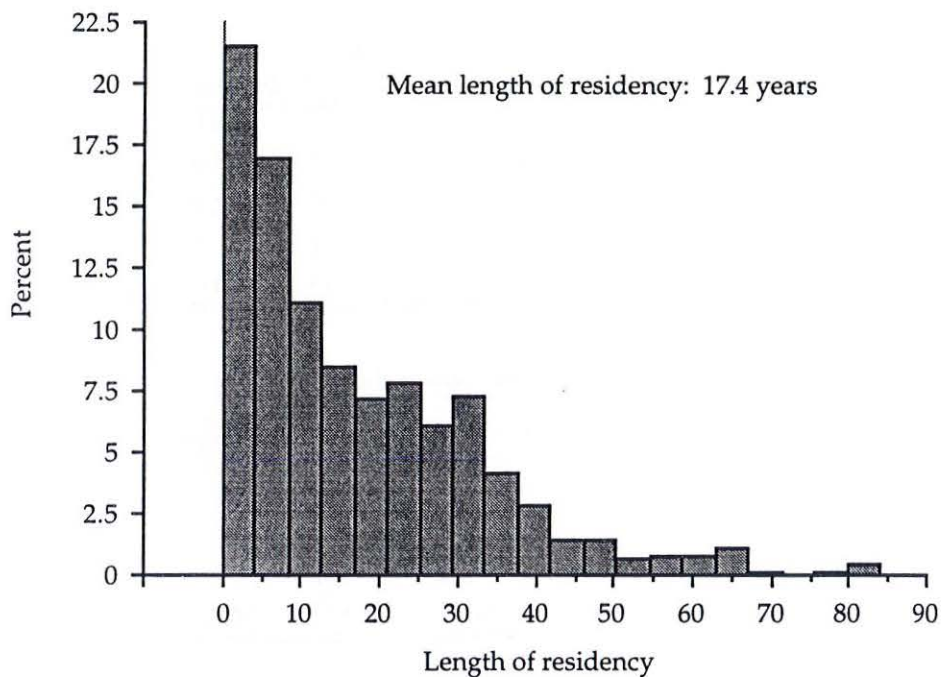
(20e) civic groups

	Count	Percent
yes	272	39.5
no	51	7.4
no opinion	365	53.0
no answer	1	.1
Total	689	100.0

Statistical Questions

Question 21:

How many years have you lived in Cumberland?



Question 22:

What is your present age?

	Count	Percent
(18-35 yrs.)	65	8.8
(36-50 yrs.)	285	38.8
(51-64 yrs.)	211	28.7
(65+ yrs.)	174	23.7
Total	735	100.0

Question 23:

How many pre-school children do you have if any?

103 respondents indicated that they have pre-school children. This sums to a total of 137 pre-school children among those who responded to the question.

Question 24:

What are their ages?

Mean age of pre-school children - 3.17 years

Question 25:

Do you plan on enrolling these pre-school children in MSAD #51.

	Count	Percent
Yes	92	93.9
No	6	6.1
Total	98	100.0

Question 26:

How many school age children do you have if any?

216 respondents indicated that they had school age children. This sums to a total of 377 school age children among those who responded to the question.

Question 27:

How many people live in your household?

	Count	Percent
1	66	9.3
2	308	43.5
3	130	18.4
4	145	20.5
5	48	6.8
6	9	1.3
7	1	.1
8	1	.1
Total	708	100.0

Question 28:

What was your approximate total income from all sources in 1993?

	Count	Percent
less than \$15,000	28	4.2
(\$15,000 - \$25,000)	65	9.8
(\$25,001 - \$35,000)	69	10.4
(\$35,001 - \$50,000)	145	21.9
(\$50,001 - \$100,000)	239	36.0
Greater than \$100,000	117	17.6
Total	663	100.0

Question 29:

Where do you live?

	Count	Percent
Chebeague - summer	74	10.3
Chebeague - year round	34	4.7
Forside	162	22.5
Cumberland Center	344	47.7
West Cumberland	101	14.0
own vacant land only	6	.8
Total	721	100.0

Town of Cumberland Comprehensive Plan Survey Comments/Suggestion

Comments to Question One

- An outdoor pool would be nice
- Broaden tax base, encourage commercial act. through business parks w/ good access to Rt. 95 & Rt. 295
- Except hunting - all the afore mentioned are very important
- Could use Baptist Church in Town
- Taxes ridiculous in Cumberland. Additional tax burdens not needed.
- More use of SAD 51 buildings for all
- Use swimming pool at school
- Questions pertain to mainland - Chebeague feels out of loop
- Develop ocean access/town landing - a source of revenue - influence free from surrounding communities
- Commercial activity limited to existing zones/tax breaks to retain existing farms
- Need more sidewalks/byways along main highway
- Taxes can't afford all above amenities - must consolidate
- Too close to Turnpike and I 95 - additional access would be overkill.
- Preserve smallness
- Remove tennis courts from Valhalla - build new ones on property
- Promote existing plan/bicycle paths/existing roads. Bicycle commuting to Portland/Cumberland Center via Rt. 88
- Swimming pool at high school. Don't involve taxpayers buying access
- Concentrate development in town center & on major routes
- Do nothing to enhance development
- Turnpike access would aid commuting & reduce traffic on crossover roads
- Need a bicycle path. Water access impractical.
- Ban hunting!
- 295 access is important. Cumberland is too residential for hunting. The town needs to grow as a town.
- Tax base should be improved with commercial and industrial development - carefully!
- Like catch-up chatting @Town hall. Forecaster newsworthy. spend \$ elsewhere
- Shopping facilities, cluster development, public water access not just boat ramps, brush dump
- Bike lane on Rt 88. Mrs. Payson donate estate to Town. Develop access to Casco Bay
- Access to 295 great without much destruction to property & woods
- A vigorous effort should be made to maintain character of Cumberland
- Maintain characteristic of town/preserve open land/rural zone/3 acre lots minimum
- Transportation to shopping centers in Falmouth/Yarmouth rather than to Portland
- Keep residential community - no more commercial activity
- Need reasonably priced after school recreational programs, until parents are out of work
- Support zoning that promotes open space
- Town manager should reside in town
- Some of above options will be detrimental to town character
- No hunting in residential areas in Cumberland
- No rifles; only shotguns for hunting
- Expand school pool for public and use money for recreational center
- Imperative need for walking/bike lanes on Rt. 88
- Consider teen center and multi purpose recreational center to occupy same space
- Don't spend any money
- Pool at Greely High School
- ATM on Main Street! Community Center on new property on Tuttle Road
- More convenient hours for brush dump; more dump hours during spring/fall cleanup
- Public transportation to Portland is badly needed
- Town should remain as rural as possible
- Reducing taxes and increasing property value should be town priority
- Access to forest lake for public

- Access to forest lake for public
- Children's dance /gymnastics lessons on Saturdays for those w/ working parents
- Need bike trails and trails for rollerblading -- will help stop traffic congestion
- Concern about future development of Cumberland's remaining open space
- More tennis courts
- Young people need more activities in structured, formal settings
- Present day care sufficient, turnpike access unnecessary
- Would like to see access to I-295 in Cumberland
- Keep town as rural as possible and preserve farming as long as possible
- Prime concern - to maintain access to land and water resources
- Limit growth of commercial development and housing
- Affordable housing should not be primary focus
- Tax base should expand to include more commercial uses - along Rt.'s 1 & 100
- More shopping & commercial activity would produce needed tax dollars
- Summer residents - would like to see tax dollars directed towards Chebeague Island
- Maintain rural quality. Recreational center for kids and teen center wanted
- Would like to see character of Cumberland preserved--residential rural community
- New housing - infrastructure & services; walking & bike trails
- Day care centers should not be town's responsibility
- Outdoor community pool; include plastics in recycling; Town meetings on cable
- Outdoor basketball court would be great
- Schools should afford full-time services in recreational areas
- Turnpike at Blackstrap and 295 at Tuttle are great ideas
- Kudos to committee members who care about the Town's well being
- Emphatically against hunting or snowmobiling on public lands
- No hunting should be allowed in Cumberland
- Build tax base through businesses; 2 acre min.
- Town supported tennis court on Chebeague
- Maintain small residential community yet not spend taxpayers money
- If ball fields and playgrounds should be added, spread throughout town
- Strongly desire Catholic Church in town
- Town already has many of above options
- Who would the recreational center be aimed at?
- Keep pool open in August and weekends; repair existing tennis courts
- Keep development to a minimum
- Outdoor swimming pool or pond would be a great idea
- Improvement in the education, recreation, and rural character spheres essential
- Town center should be on Main St. (Rt 9)
- Commercial activity should be along Rt. 1--88
- Need more commercial development to help tax base
- Keep commercial activity low - items listed above will probably raise taxes
- Maintain rural feel/commercial & service facilities will develop on demand
- Public park/swim/lake access. Consider population maximum
- More playgrounds-enlarge Tuttle town
- Chebeague needs sports area, teen center and cable
- Rec. center should be at school--not many would use a swimming pool
- Commercial activity for tax base/teen center / ice arena too expensive
- Retain rural nature-is fulfilling as is (both personally & professionally)
- Maintain certain way of life (quality of life) for generations to come
- Preserve rural charm
- Improve access for commercial use only
- Public access to water important
- Shopping -- hardware store -- drug store -- no fast food
- Get water to West Cumberland
- All hunting banned w/in town limits due to high concentration of residential property
- More commercial development -- lower residential taxes
- Need community feeling through use of outdoor recreational spaces
- Town should back affordable housing, teen center, craft village and day care
- Town should be primarily residential with some business to help with taxes
- Access to I-295 is impossible since it ends in Falmouth; it's I-95 in Cumberland

- Broader tax base and more facilities for children
- Discourage commercial development; tax break for farms; strongly encourage affordable housing
- Would an ice arena be a pond or a civic center?
- Generally, we like the town as it is
- Hunting: habitat for upland birds; deer need thinning too
- Many residents moved here because of the proximity to Portland yet rural setting
- Combine libraries with Yarmouth and have one big one
- No highway entrances makes Cumberland our destination
- Tuttle Road bike path should link w/ rte 88's path to be
- Commercial activity is good when away from the center of Town (unless small & fits with others)
- Town "committee" should be telecast like Town Council
- Maintain rural character; hunting should not be allowed in this bedroom community
- Bike paths on Rt 88
- Catholic Churches
- Story hours at library should extend to sat or 1 pm per month for working parents
- Catholic Churches
- Important to have local TV access to town meetings
- Large, comprehensive recreational program supported, but schools provide ample facilities
- Access questions -- you want less traffic, not more
- I am a Chebeague resident & have only answered those questions which pertain to us
- Teen center is a two star idea!
- Recreation is job of parents, not town

Comments to Question Two

- Premises in question are inappropriate - assumes we want to maintain character of Chebeague
- Chebeague residents should bear tax burdens for their needs - not mainland residents
- More space for public; more access for people on mainland
- Refer to Chebeague residents in setting priorities
- Chebeague residents should determine their growth and needs
- User fees - not taxes. Mainland should not have to subsidize island lifestyle
- Stone Pier / basically comm. if Sunset a reality
- Chebeague is great! Don't commercially develop.
- Provide more dock space, moorings, private boat access
- Operating Island school is important to mainland
- Mainland shouldn't subsidize ferry
- More parking time at CTC landing - more than just overnight at a possible charge
- Mobility is a benefit to Islanders, but important to keep character of Island
- Build small grass airstrip (2500') on island
- Less expensive to maintain existing rather than to build additional pier
- What is town supported ferry system? - discount tickets? Chebeague is almost nonaccess from mainland
- Discourage commercial business. Home occupations encourage with the proper definitions
- Town support of ferry system is the same priority as all other town transportation systems
- I do not know the "character" but I'll support what the residents want
- Retain island atmosphere and ensure fishermen their rights to earn a living
- Will barging be moved to new landing (if ever built)?
- Improvements to pier and identification of paths are already accomplished
- Complaints about lack of guest moorings and/or berthing facilities for visitors
- Let the islanders ideas prevail
- The people from the island should decide most of this
- Sunset landing could take some uses
- Use primarily for CTC
- Real problems in terms of access lie on mainland
- Improve parking and access to Cousin's Island
- Improve Island ferry system, allow CTC to operate to its best
- Public parking access extremely important--private float essential
- Preserve local fishing economy
- I don't feel qualified to answer, but supports what islanders want
- Let Island residents decide the above issues
- Piers should be maintained
- Stone pier is heavily used; future barging from dump should use another site
- Too much traffic at stone pier
- Open space is too much of burden on tax base
- Chebeague would be better served as an independent township
- Sunset landing should be used, do less parking on stone pier
- Improvements to pier should include dredging for deever draft vessels
- Needs to know cost of k-6 compared to ferrying 4-6 to mainland
- Give Chebeague to Yarmouth
- Should be shared use of pier--it's important access to everyone
- Must keep non-commercial clientel & everyone's wishes are heard equally
- Pay for ferry/parking/pier w/ user fees
- Sunset landing more suitable to transportation than Stone Pier
- Let the Islanders figure it out
- We don't live on Chebeague & wonder if it would like to join Long Island
- Porta-pottie needed for Chebeague day-trippers
- More fire ponds -- leave to discretion of fire dept.
- Move ferry site - parking problem at Stone Pier
- Should be shelter from the elements for people & baggage - keep public phone
- Stone pier should be for fishing; ferry/barge access w/ parking at another site
- Look at past stone pier committee reports and implement recommendations
- Pursue plan for pier at Sunset Landing with parking and use Stone for other uses
- New pier needed; Stone Pier not adequate for all traffic use now

- Focus funding/planning on developing land and new pier
- Develop sunset landing quickly for CTC use & parking. Stone for fishermen
- Should concentrate on sunset landing where there is more room available
- Ferry rates too high for non-island residents
- Recreational
- Perhaps money should be set aside for sunset landing
- More taxis, or bus service in summer. Limits the number of cars – no more parking
- Municipal support of transportation system between Chebeague and mainland -- good idea
- Parking on mainland should be improved
- Must maintain and support Stone Pier until another warf is built
- Improvements on Stone Pier are important only if alternate pier is not developed
- Sunset landing should be pushed

Question Six

Suggested Uses for 150 acre parcel of land on Tuttle Road

- Leave as is!
- Walking trails/natural area
- Sell half to offset cost
- Leave in natural state
- Keep it natural - do nothing to it
- Playing field - baseball
- A central park w/ playing fields, picnic tables, walking trails, but not a high maintenance facility
- Forever wild
- Open space/SAD 51 overflow/trail systems for ski/snowmobiling/hunting
- Open space
- Leave it the way it is; make it available for public access
- Affordable housing
- Small shopping center
- Walking trails & wildlife preserve
- Leave undeveloped
- Walking trails, picnic areas, ballfield (casual) - individuals & groups
- For park, trails & open space
- None - waste of tax payers' money
- Sell it and reduce taxes
- Athletic field/comp., Playground, Walking trail, Cross Country Skiing, Park/Bandstand
- Walking trails, Cross Country Skiing - no hunting
- Do not use for school or ball fields - let grow to woods & wetlands
- Parking for Chebeague Island taxpayers - summer residents particularly
- Senior - low affordable housing
- Continue as undeveloped wildland
- It may be necessary to build more schools
- Vacant and unimproved
- Bike and walking trails
- Continue as farmland, bike / walking trail/ cross-country skiing
- Parkland
- Open undeveloped land
- Should be left as is - open space
- Whatever you do with it - don't raise taxes!
- Walking/ bicycle/ horseback riding trails, skating/sledding, cross country skiing, senior housing
- Bike/walking trails, community/teen recreational center
- Rent at \$1.00 annually to farmer maintaining. Keeps land open/preserved for farms
- Hold for future use
- Walking/bicycle trails, maintenance of fields
- Woods
- Hiking/horseback trails, cross country ski trails
- Recreation center/ice arena/ball field complex
- Walk/ski trails, common gardens, living history type learn center/hay/crop growth
- Environmental education/study center with buildings, trails and open space
- Hiking, cross country skiing, snow mobile trails
- Hold for future potential, park, housing, commercial
- Walking trails
- Left as open space
- Walking trail, park, playing field
- Low income housing and parks
- Bike/playground
- Recreational /hiking,skiing,picnic,etc.
- Is purpose to stop housing development? Let industry do its thing
- Preserve it. Do not develop. Walking trails, ski trails.
- Recreational use - trails, walking, riding, etc.
- Sell it. Municipality typically makes a terrible business entity.
- Leave open

- Wildlife and recreation
- Ball fields and tennis courts
- Mixed use as recreational park
- Walking trails
- Maintain walking trails
- Leave in its natural state for now
- Leave natural with trail system
- Bicycle trails
- Ball fields, playgrounds, park, bike/walking paths
- Continue to be hayed - summer /hiking & biking trails/hunting
- Ice arena/field house/sports facility/teen center
- Leave as is
- Wildlife preserve/walking/cross country ski trails
- Walking trails/picnic area/senior housing
- Open space or senior housing
- Sell lots for low/middle income homes. Park with walking trails
- Wildlife preserve or walking trails
- Leave alone; sell hay to farmers
- Preserve for town/school events
- Park, hiking, cross country skiing. Do study first.
- Preserve open space; might lease to dairy farmer
- Wildlife refuge
- Not familiar with property
- Sell to highest bidder, use profit to reduce taxes
- Mixed rec use, athletic fields, woods, playground, community festival area
- Leave undeveloped until needed for a use
- Open space. Keep open for future options.
- Where is it?
- Affordable housing, athletic activities
- Affordable housing
- Open space, wildlife, trails & park
- Leave open
- Hiking and cross country ski trails
- Preserve for visual purposes & wildlife/walking trails
- Allow public access for recreation. Don't do anything for awhile
- Walking trails & wildlife preserve
- Trails for walking, riding bikes, cross country skiing for all ages
- Recreation, open field, picnic shelter, wide trails
- No hurry to decide
- Don't know what it is. Should have been identified more specifically
- Wildlife park w/ trails, picnic areas, winter x-country, ice skating
- Walking, biking and cross-country skiing, hunting prohibited, no development
- Sell it
- Sell to reduce tax burdens
- Wild land w ith trails for quiet recreation (no snomobiles/ restrict to certain hours)
- Use for something to increase tax base
- Recreational act. Walking,- no wheels, conservation, forestry, plant/animal study
- Wildlife preservation
- Hold for open space
- Hiking /biking trails. No hunting.
- Plant Christmas trees and sell. Walking trails
- Hunting, winter sports
- Open space for now. Save for future.
- Development of walking /skiing trails, nature sanctuary
- Keep wild with walking paths. No hunting.
- Open space. Supervised for use of all.
- Ball fields,skating rink,open land, biking trails, skiing
- Walking trails, preservation of animals
- Low to medium income housing for disabled and/or elderly
- Recreational center for all ages

- Walking trails, wildlife, ecology program, picnic area, other family recreation
- Sell it. Put bicycle path/shoulder on Tuttle Rd/Rt.88 from Greely to the Fairgrounds
- Preservation
- Leave most as open land for public use as in #4 above
- Don't know location therefore no opinion
- Green space & a new cemetery
- Maintain open space-low impact bike & walking trails
- Walking/jogging trails w / little impact on environment & nature
- Cross country run/walk path. Park & bike trails
- Certainly not development. Traffic is horrendous already.
- Leave it alone or develop into trail system
- Shopping center w/shaw's & k-mart
- Wild life preserve
- Walking, biking, skating pond, animal habitats, leave the rest undeveloped
- Trails, cross country skiing, park, garden to attract birds
- Should have known use before purchase
- Sell for commercial use
- Leave alone - use in future
- Hiking, biking, park with ball field, nature trails
- Housing, recreation - no hunting - parks
- Moderate income housing
- Trails, wildlife refuge
- Timber stand improvement to offset loss in tax revenue, leave undeveloped
- Trails
- Leave as is
- Re-sell for farm use, or leave as open space
- Should be developed for public enjoyment; not for shopping or business
- Keep as part of working farm; nature trails in wooded areas
- A natural preserve
- Trails/fields to walk dogs, fly kites, run around; don't groom, just hay
- Walking/biking/cross country skiing trails or leave as is
- Walking, snowmobile, cross country skiing trails, preservation, and wildlife
- Hiking and walking trails
- Walking and biking trails; playing fields
- Town paid too much for it; leave alone unless can be sold for profit
- Outdoor hockey rink
- Minimum impact visually; some walking trails but no snowmobiling
- Open space
- Wait and see what town's needs will be in future
- No commercial use that would add a lot of traffic
- Bike trails, preserve view, affordable housing and park (close together)
- Free parking for chebeague island property owners
- Scenic view
- Baseball fields; trails for cross country skiing and walking
- Preservation for vista
- Leave natural and undeveloped
- Multipurpose recreation with ball fields, tennis courts, etc...
- Wildlife: birch trail and walking paths
- Walking trails, park, wildlife
- Preserve open space in natural state as long as is possible
- Non-motorized uses -- bikes, picnics, jogging, cross country skiing
- Leave it alone
- Develop trails and park; maintain trees
- Open land
- Preserve wildlife but trails around perimeter -- like Back Bay in Portland
- Community center funded by volunteers for schools, boy/girl scouts, residents
- Bike and walking trails
- Preserve nature
- Maintained and kept for public use -- hiking, snowmobiling -- no hunting
- Trails for cross country for running, walking -- snowmobile one separate trail

- Sell and divide lots for houses
- Leave as is
- Sell and cut taxes
- Community use
- Affordable housing; senior citizen housing; recreation (outdoor skating rink)
- Walking and x-c skiing trails; wildlife
- Undeveloped and remain accessible to public for recreational purposes
- Leave undeveloped
- Leave undeveloped except for walking paths
- Recreational center; community things -- playground, walking trails
- Affordable housing
- Additional soccer / baseball fields; an ice arena
- Against town owned or financially backed
- Commercial development to reduce high taxes
- Affordable housing and trails
- No development; hiking, cross country skiing, education -- no vehicles (snow mobiles)
- Park similar to Maine Audubon Park in Falmouth
- No commercial; light recreation and natural environment
- Cluster housing -- moderate income
- Open land
- Not to be used for schools or municipal buildings -- preserve as open space
- Unsure because there is already a lot of residential development
- Left alone
- Have plan before purchase
- A recreational park -- will keep rollerblading, bike riding, etc. off roadways
- Maintained as open space with trails for walking, etc.
- Open space
- For schools in the future
- Grow more trees
- Uncertain
- Wildlife, aesthetics, birding
- Nature park with wildlife--nature trails for biking and walking
- Parking
- Some trails with public access to small parking area, but mostly left untouched
- Walking, hiking and horse trails -- no motors
- Land should be kept forever wild for use as parkland
- A recreational park with walking paths and picnic area
- Hiking trails, open space
- Would prefer to have land owned privately
- Walking trails, playground
- Forever wild
- Should be left in natural state--wildlife preserve
- Paved walking trails like in Stowe VT., or like by the Royal River in Yarmouth
- Preservation for visual purposes--sell it for profit.
- Parkland
- Town must never be in competition with local business people
- Recreation center, ice rink, tennis courts, playing fields
- Walking and cross country trails
- Recreation for town residents (ice arena, walking trails, etc.)
- Woodlots for timber harvesting
- Open field for further development and use
- Maintain, select cut-trails, hold for future needs in affordable housing
- Sell it for farm use only
- Ice arena, ball park, recreational center
- Open space--team recreational area
- Hunting, walking trails, snowmobiling trails, wildlife
- Leave land in natural state
- Development-free zone
- Leave it wild and supervised
- Parking for Chebeague

- Open space/designated public use
- Excellent place for playing ball or playing fields
- Hiking trails, x-country ski trails... Minimal development & impact usage
- Bike path, walking trails, picnic area-day use only
- Walking and x-country trails (no snowmobiles, mountain bikes or hunting)
- Land should remain open, unless demand for town park or town center facilities
- X-country skiing & running, playing fields, walking trails, wildlife habitat
- Leave wild or establish hiking, biking, or x-country ski trails
- Open space
- Open space, trails
- Town should have some objective before buying land
- Leave it alone
- Trails for walking and biking
- Leave it alone
- Communal or recreational hall for teens
- Preserve
- Recreational park area/summer theater
- Open space-must use for recreation
- Underdeveloped
- Forever wild
- Keep it as is, most of # 4 above
- Walking trails
- Park land
- Open space for walking trails & hiking & wildlife. Do not overdevelop.
- Reservation park & parking, trails, fields and team center
- Leave as is
- Biking, walking, picnicing, tennis, kite flying
- A park or other space for community use/recreation
- Leave as open space for preservation
- Affordable elderly housing, or a well planned and maintained mobile home park
- Visual purposes, walking and bike trails
- Please don't develop
- Limited walking, x-country skiing, wildlife preservation, conservation projects
- Gravel parking lot on Tuttle with a playground
- Open space in natural state - schools use it as outside classroom
- Subdivide for medium families
- Harvest timber (planned forestation); trails; picnic area views
- Part of it should be parking for Chebeague Residents
- Leave undevelopped
- Only farm the land; no houses
- Natural learning center with walking trails
- Walking trails
- Keep as open space
- Airport; campground; park; commercial area
- Town needs smaller spaces more spread out; put playing fields and walking trails
- Recreation: walking/biking paths, open space, x-c country skiing -- not ATVs
- Nature or fitness trail; walking/ biking routes
- X-c skiing, walking, wildlife, playing fields, tennis courts, pool
- A park
- Undisturbed
- Rent/lease or perserve for future need or use
- Farming/ open space
- Woodlands; hiking or equine trails; open fields remain or hay-land
- Keep as is until need arises, but allow deer hunting there
- Never develop; keep as open land
- Walking trails; playing fields; parks
- Recreation, park
- Park; picnic and play area
- Park and recreation
- Leave unspoiled; recreation for all; benches, trash cans; playing fields

- Walking and x-c trails; some fields for unorganized sports
- Open space and recreation
- Sell and give residents a tax break
- Park, wildlife preserve; trails
- Ice pond; gazebo for summer concerts; trails/ park facilities
- Recreational activities; preservation of scenic/ aesthetic values; safe paths
- Leave as is
- Self guided nature trails; wildlife protection
- Preserve for wildlife; walking trails, park
- Wildlife refuge with few trails for hiking; no hunting
- Not to be used for public schools as tuttle road is heavily travelled
- Recreational use, i.e. Trails, wildlife preserve, parks
- Sell for profit and reduce tax burden
- Preservation of wildlife and aesthetics; walking trails
- Some for parking for Chebeague if no other alternative is found
- Moderate to upscale retirement community (apartments for rent, not buy)
- Sledding, kite flying, picnics, playgrounds, trails
- Catholic church; rec. park with concession stand in center
- Open space
- Parks, hiking/nature trails, hunting, exercise trail like Back Bay
- Do not develop on it; trails are good; help nature
- Let it be
- Affordable housing if developers pay for installing sewer, water, roads, etc
- Open space for recreation; hay in summer
- Parking for cars; closer than Droane road
- No development of houses or retail businesses
- Keep as is with paths for hikers and bikers
- Shopping facilities; groceries, drugstore, etc...
- Parking for Chebeague Island
- Recreational trails; wildlife; no hunting
- Walking, x-c skiing, nature trails; possible recreational facilities
- Trails; scout and school use for ecology lessons through Audubon
- Open space
- X-c trails, outside basketball courts
- Either leave be or develop trails, fields, playground for residents only
- Turn back to private sector
- Low impact recreation
- No hunting but recreational uses: playing fields, playgrounds, trails, pool/swimming pond
- Wildlife sanctuary under auspices of nature conservatory
- Hiking, biking, jogging trails
- Trail and picnic area
- Open space and recreational uses that require little or no improvements
- Walking and snowmobiling trails
- Commercial development
- Parks, walking trails, etc.. -- Enjoyment w/o destroying land
- Open space with walking trails/possible development of athletic fields
- More affordable housing (small's brook is down to two lots)
- Walking trails, playing fields, ice arena(possible \$ maker)
- No commercial development should happen unless real need for it
- Preserve character, develop walking & skiing paths
- Recreational use -- walking & bike trails, playing fields
- Walking, hiking, playground, park use
- Wilderness
- Leave for future use
- Recreation
- Town forest, hunting, trails
- Walking trails & preservation of open space
- Encourage residents to walk land, simply maintain & ask again in 5 yrs.
- Keep as is - hiking trails okay
- Hiking

- Walking and bike trails, park development for preservation of wildlife
- Playing fields, wildlife, park (picnic area)
- X-country skiing
- Leave in natural state incorporating walking trails
- Open space, wood trails
- Walking trails, selective timber harvesting, fields for wildlife, no development
- Open space for walking
- Trails for biking & x-country skiing/maintain wilderness appeal
- Expand tax base-preferably residential
- Ski trails, public access, hunting, walking trails
- Wildlife preserve
- Multi-purpose outdoor recreational area - walking, running trail around basketball court
- Housing
- Preservation/wildlife
- Wait ten years, then sell land for a profit
- All recreational uses for all people ex. Fall hunting, winter x-skiing, walking
- Forever wild -- non-developed -- no hunting
- Recreation
- A wooded park and trails for families
- Sell it
- Walking & exercise trails, picnic areas, small fields for kids to play on
- Park, recreation & picnic area
- Walking trail
- Open space
- If have to develop, don't do it for commercial purposes
- Dairy farming, winter recreation, hunting, timber farming
- X-country skiing, area to picnic, have family gatherings, etc.
- Walking path, hike trail, otherwise left alone
- Open space, recreation, walking trail, x-country skiing, playing fields
- Open space
- Public park
- One portion for use as walking & x-country trails... Other for future use...
- Walking trails, wildlife, allowing school children use of property -- A school project
- Preserve as open space
- Wild park (minimum - walking trails & picnic area); no cars or hunting; possible Mini-mall
- Anything but housing (that's going to make taxes go up)
- Hold on for future use -- don't develop without Long Range Plan
- Walking paths, picnic area, exercise trail
- Trails, visual equipment, natural skating rink, quiet use & enjoyment
- Park use
- Open space
- Depends on type of land & town needs--perhaps b-ball or soccer field
- Harvest hay--plant trees to replace ones lost on schooner ridge & Greely rd.
- Town park with picnic sights -- no fires, walking trails
- Park -- Possible informal ballfield like Bradbury Mountain -- family oriented - no houses
- Open space, trails, wildlife
- Let it stay as is
- Wildlife sanctuary, walking/biking/horseback trails, running course, etc...
- Either ballfield or left open for x-country skiing--no housing
- Community swimming pool and park
- Parks
- Open space--no development
- Leave it alone for time being
- Farming, recreational fields, hunting preserve
- Open space
- Park development
- Park with several recreational uses
- Open land
- Park
- Open space, walking

- Walking /biking trails; water for children's fishing; hunting
- Short term: playing fields; Long term: go to school system
- Hiking trails
- Ice area; outdoor community pool
- Open space; nature preserve
- Walking trails and wildlife preserve
- Sell for commercial development
- Family recreational activities; walking trails
- Keep as open fields
- Walking, picnicing
- X-c skiing, hiking, hunting
- Preserve space; volunteers make x-c/walking trails
- Leave wild
- Leave undeveloped
- Low income housing
- Affordable housing, small commercial establishments
- Trails for walking/biking/x-c skiing
- Open spaces with some uses mentioned in #4
- Public access: parking, hunting, picnic tables; town run xmas tree farm
- Wild with public access
- Wildlife habitat; hiking, x-c skiing; save for possible school expansion
- Park, wild life area, tennis courts, public gardening section
- Park, walking/ski trails, recreational center
- No commercial use; x-c trails, preservation
- Park without many visual changes except planting trees and wildlife garden
- Multi-use trails, wildlife habitat
- Trails, playground, outdoor maintained ice rink
- X-c country; sledding; nature trails; soccer fields
- Sell to one who'll build 1000 ft for road; non motorized recreation; no hunting
- Park with tennis courts, walking/x-country skiing/bicycle trails, baseball field
- Use for: schools; fire/rescue; and a myriad of other town uses
- Open space playing fields; hiking trails
- Walking/biking trails and parks
- Preservation; walking trails; wildlife; no hunting or motorized vehicles
- Leave forest wild; build middle school w/ playing fields out back
- Affordable housing
- Snowmobile/ski/walking trails; picnic sites; playgrounds and bathrooms!
- Limited use park and skating ponds
- Open space for outdoor activity; preservation of rural atmosphere
- Parking for Chebeague; nature trails
- Walking trails; picnic area
- See answers for #4
- Nothing that raises taxes
- Farm use only
- Should be used for recreation such as golf, tennis, etc...
- Town park with parking area -- fields leased for farming, hay, etc.
- Park, trails, recreation area, etc...
- Community center, daycare, community pool, more businesses...
- Make some of it close to Tuttle Rd. as part of trail for joggers, dog-walkers...
- Elderly housing interspersed with trails
- Non-commercial use; comm. Center w/ pool and indoor track; trails
- Definitely not housing development; preserve wildlife and walking trails
- More tennis courts
- Affordable housing, open space & wildlife preserve
- New houses
- Natural preserve with walking, bicycling & x-country ski trails only
- Open land -- recreational purposes
- Please leave as open space, non-hunting wildlife area for residents to walk on
- Recreational
- Keep half as is -- open space for visual purposes with public right to walk on it

- Beautiful open space
- Walking trails, wildlife, ski trails
- Wildlife sanctuary/education. Limit hunting to town residents. Low impact rec
- Open space
- Taxes high enough, town doesn't need land -- sell it
- Whatever is needed the most
- Walking & x-country ski trails -- no hunting
- Park and walking trails
- Wait and decide.
- Ball fields; picnic area; park; walking trails
- Future schools
- Keep open
- Walking & bicycle trails, nature preserve, camping
- Open space, leased farming, trails
- Shopping center
- Affordable housing, recreation, rec center
- Part commercial, natural, and residential
- Commercial developmnet and light industry
- Skiing and nature trails; wildlife preserve
- Excellent for future use, with planning
- Tuttle road is beautiful just as it is
- Rent-a-garden; rent own x-mas trees; trails; keep long range options in mind
- Contract with developers for low income housing and deed land to them

Comments to Question Seven

- Poor use of tax money on above purchase
- Town should focus on reducing taxes - not additional spending
- Feel strongly re: #6 - enjoy farmland & open space
- Why were no other parcels considered for acquisition?
- Wait and see
- Keep as bedroom town, open fields, horse, milk, or sheep farms. No ind/comm.
- Was purchased as open land? Town planning future uses?
- Taxes too high; avoid costly projects
- Preserve open space with public access
- No new taxes!
- Byway from Rt. 88 along Tuttle to center & on on major roads
- Trails & open space uses should be volunteer efforts
- Town should not be in real estate business
- Purchase of the tuttle road land should have been a decision of townspeople.
- Subdivision space on case by cases basis.
- Ban hunting!
- Summer baseball/soccer field
- Preserve open space
- We aren't comm. Based commun. - shld prot./Prov/for open space,rec&conserv,
- Preserve open space w/as few high impact uses as poss.(Snmbling,atv,etc
- Property should be able to generate income equal to loss in revenue
- No hunting at all
- Cumb. Should perserve rural feel; not a suburbia like yarmouth/s.Portland
- Land off tax rolls reduces tax base and burdens owners; attract more commercial
- For a need, wait until a need arises
- Cumberland common should be turned into a park
- Chebeague property owners should not have to pay to park to go home
- More restrictions on hunting near residential areas
- No commercial property or houses should be built on open space
- A network of trails for walking, biking, jogging, etc
- Don't spend any money
- Park could be developed in stages -- phase in expensive projects
- Town should no be engaged in real estate; have a reason before purchase
- No more low-income housing should be built on this land
- Open space important--limited commercial development provides tax revenues
- If wildlife not protected now, will be too late in the future
- Town should not buy private land
- Town should not own open space in subdivision
- Ideal sight for multi-purpose recreational center
- Bikeway on rt. 88
- Tax cap for seniors
- Preservation for visual purposes
- Continue to preserve open space
- Preserve open space--min. Develop.- Making it accessible to all residents
- Preservation of open space should be accomplished by management of zoning, etc.
- It is unequal taxation to subsidize cheb. Island pub. Services
- Outlaw hunting in town
- Open space for enjoyment, appreciate beauty of town
- Cluster zoning drives prices up and affluent people out of Cumberland
- The teens in town need something to do.
- Doesn't want to see cumber. Center all residential and commercial developments
- Adult fitness course and jogging track
- Retain rural feeling-focus growth in town center (if new affordable housing)
- Town rules about private airports are too restrictive
- Land perserved not through town purchases but w/land trusts with owners
- Low maintence (low cost) ideas (walking trails, etc) are good
- Portland is close enough that we don't need commercialization

- Development of nature programs utilizing open spaces and conservation
- Town should not be in real estate; assess long term needs instead
- Bike trails not appropriate for chebeague
- No overpriced ocean property
- Buying open space and trading for smaller lots in sub division are good ideas
- Cumberland common is a disgrace; such developments should not be repeated
- A walking/biking path down Tuttle would be a joy!
- Open spaces are important. To accomidating growth and maintaining rural mystique
- Yes to #5 if land remains on tax rolls and under ownership of an association
- Another highlight on the need for affordable housing
- Majority should not pay for what minority wants
- Allow for discussion & then strive for consensus-based decision
- Noise controls/keep development down
- Playing field/playground (swings,etc.)
- Simple natural open spaces/vandal-proof equipment(nailed down)
- Utilization of lands for commercial or subdivision leads to + prop. Taxes
- School, elderly housing, expanded fire/police station,town hall
- Consider carefully changes subdivisions put on community -- retain rural feel
- Have town lease open space from private owners
- Leave open space for wildlife people to enjoy (rather than houses built)
- Depends on the quality and type of vegetation, etc.
- Bike route needed along rt. 88 or Tuttle Rd.
- Crossroads - join tuttle w/ greely & doughty/longwoods w/ tuttle
- Retain rustic character of town, discourage commercial concerns
- Would like to protect open space that currently exists
- Retain rural character
- Ensure it's for enjoyment of residents
- Protect wetlands; supports land trust and provate conservancy efforts
- Open space areas should not have motorized inhabitants
- Hunting signs posted clearly; by open space in smaller portions
- Open space for public access is importatn to town character
- Trails/ x-c skiing on short term use, but on limited basis
- Open spaces accepted are generally useless; reexamine concepts
- Re: #3 & #5 -- if town spends \$ for "open space", space should remain undeveloped
- Programs before and after school
- And bicycles
- Less spending, spend only for what's needed
- Get base away from residential taxes
- Should not compromise zoning requirements unless developers allow public access

Comments to Question Ten

- Vibrant commercial activity possible w/ better access to Rt. 295 & Rt. 95
- Prefer more rural setting. Development determined by residents who live near site
- Not familiar with these areas.
- Guess what? I support business development
- Support all areas with commercial viability
- Shouldn't develop all of above - conservation, fees/police/fire/& rescue
- Would like minimal expansion reason for locating here
- Not familiar with area
- Maintain rural community residential
- What are personal services?
- Not familiar with these roads
- Limit height on office buildings
- Limit office building height to 2 stories
- Theme development common entrance in any area developed
- Preserve unique character in Cumberland
- Efforts to increase tax base. Aim for highest quality of life
- Community development off small/moderate facilities to be promoted
- Falmouth/Yarmouth offer above services; rather remain rural & residential
- We need more services in Cumberland
- Taxes are too high
- Would like to preserve rural setting on middle road for home value
- Keep development to one area
- Discourage commercial growth/encourage clean & unobtrusive type development
- Unhappy with present-day Cumberland, losing rural feel
- Town should encourage good mix of residential farm & other commercial
- Keep Cumberland rural
- Support tax relief for elderly residents below certain income level
- Cumberland should remain primarily residential
- Aesthetic and environmental impact of developments is important
- Moved here because wasn't commercialized -- keep rural
- I feel that question nine is a complete fallacy
- Keep habitat; keep forest and farms
- More business through strong zoning ordinances
- Re. - Taxes for elderly: assess case by case & help after all assets gone
- Do not expand any further; does not incur financial gain
- Town should remain residential, but grocery and retail stores on Rt. 9
- As some of uses begin, character may change & so will appropriateness
- Commercial development confined /no trucks in neighborhoods
- Clean up retail (or commercial) area of Rt. 100 -- looks like hell
- Use of commercial property as tax relief only short-term answer
- No turnpike on west side of Cumberland
- More business in central location (like a light industrial park)
- More Commercial Development, esp. along Rt. 100
- Preserve beauty on Rt. 1 -- no development (stores, etc.)
- Blackstrap won't handle much traffic without upgrades. Rt. 100 -- anything
- Not familiar with Blackstrap Rd.
- Adding/attracting industry will strain tax base
- Special town vote for above improvements; do traffic studies
- Need a close grocery store and pharmacy -- Route 100 maybe
- Need all appropriate -- to alleviate tax burden on homeowners
- Encourage retail/businesses instead of letting more houses in
- All light industry is very important
- Blackstrap should be designated for residential use
- Commercial activity in restricted area of town--not on Main St.
- Any of the above would benefit Cumberland anywhere
- Connect to Railroad facilities at Cumberland Junction for commuters

Question 19 - Comments

- Bus only a few days - my car is used in my business
- I would love to see bus service to Portland.
- Railroad
- Parking lots are not a conforming use in Cumberland - must change
- Strongly support bus service to Portland or Augusta
- Might use train
- Trains, subways
- Paths for roller blading
- Bike ride too long to Freeport for work
- Paved shoulders safer for joggers/kids, Cheap & practical public use
- strongly supports paving shoulders
- Personal transportation
- Carpooling & public trans. would be useless in Cumberland
- Flying
- Taxi
- Train service
- Cutting from Greely extension to Bruce Hill to 100
- Bus service if schedules were convenient, esp. in bad weather
- Trolley
- Would love to be able to ride bike to Falmouth Rt 9--need bike lanes
- Water taxi with more parking close to the boat
- Bus service is good idea if not too expensive
- Bus or train service to Portland
- Would use all forms at one time or another
- Currently carpool w/ a neighbor
- Paving shoulders may be too expensive and encroach on private property
- Train
- Service on Rt.1 from Freeport to Portland with parking near stops at Tuttle connection
- Bike routes and walkways should not be used for commuting
- Bike routes are necessary for safety
- Commuter train - yes
- Hiking trails
- In conjunction with transportation from CTC
- Could use bus and carpool if employment location changed
- Train
- Bus service to mall or falmouth shopping center
- Definitely use rail service
- Bus service to neighboring towns
- Train
- Shuttle van/train going North on Rt. 1 if affordable
- No viable alternative for commuting Chebeague to Windham by 7:30 am

Other Question 20

- Schools should not offer other than bare classrooms.
- Chebeague School not used for much
- No pool
- School buildings are for school. Churches & community centers are for civic act.
- No recreation on Saturdays for children with working parents
- Need more open buildings for kids to use after school and weekends
- Buildings are idle too often, use can be more optimized
- We need open gyms for kids w/o a fee
- Year round schooling
- New Wilson School should be used for community -- open night, weekends, etc...
- School libraries/ computer facilities open till 9 pm
- Hopes newly renovated Wilson School will be open for public use
- Memorial school unavailable to girl scouts
- New facilities @ Mabel Wilson (computers) should be made accessible
- Wilson library should be open off hours and summertime (computers too)
- Use of other public buildings too
- Cumberland residents want access to gyms and/or halls of schools in cold months
- Increase non-resident fee for use of Cumberland pool to reflect costs
- More swimming programs for children
- Town-sponsored day care like Carling Place on Rt. 115 in Yarmouth

Final Comments

- Lack of shopping a minor inconvenience. Lack of businesses is what drew me here.
- Frustrating - lack of waterfront access.
- Want essential town character to remain the same but would prefer more shopping (attractive, controlled, convenient)
- Taxes are too high now, I am opposed to anything that will increase them further
- Good schools, a stronger commercial tax base, orderly development w/ preservation of open spaces a top priorities
- Very slow growth - sm. business & affordable housing (i.e. Small Brook Crossing)
- Use extreme caution in encouraging large business development
- More bike paths - wider shoulder to the road
- Location of residency immaterial - opinions from all sections/equal
- I was born in West Cumberland!
- Town should provide subsidized housing
- DON'T RAISE TAXES!
- Concerns for Chebeague parking, lousy location, Island town garage
- Support increased commercial activity in appropriate locations
- Against increased serv./ beach access/open land prog. -higher taxes
- Preserve quiet family living. No high density.
- Fight business/mall mentality
- Commerical eventually burdens residential taxpayers
- Moderate tax rate without business expansion
- Revamp tax structure by allowing more business
- Tax increases stagnate growth
- Encourage business growth only if it lowers taxes
- Trails, senior housing, shopping, transportation, cable access for aging population
- Commercial development to broaden tax base.
- Racoons increasing rapidly on Chebeague. Control them!
- Limit growth, maintain rural. Limit residential, require cul-de-sacs
- Waterfront too costly unless donated
- Bike paths on Greely/Tuttle, commuter rail-bus, water access are pluses.
- Do not encourage massive suburbs; sustainable growth.
- Like small town atmosphere but need commercial tax base.
- Connect Greely Rd. Ext. to Pleasant Valley.
- We are trying to sell our home.
- Development kept along existing routes w/ multiple entrances & exits.
- Moderate residential & commercial growth along Rt.1, Main St. & Rt. 100
- Keep up good work on super recreational program for kids
- Preserve true working farms, develop waterfront.
- Cont. to secure access frm mainl to Chebeague.
- Love to walk / drive to Portland - blvd. Animal lover - could use shelter.
- Thanks for making this info available for Council use
- You're trying to give everyone everything / encourage growth to reduce taxes
- Maintain existing roads - add shoulders
- Preserve Chebeague - separate zoning, discourage commercial, encourage home occupations.
- Great schools. Little light business would help tax/not jeopardize town
- Close land east of Middle Rd. to hunting w/ firearms; Sound buffer along 295
- Middle Rd. - pave, add bike lane, remove trucks, reduce to 30 MPH.
- Continue planning to preserve rural/open space, keep good schools
- Public water to W. Cumberland
- Excellent place to live; key to maintaining this is controlled (slow) growth
- Property taxes reasonable for quality of services; tax open land gently
- Must broaden tax base & invite commercial development to ease residential taxes
- We're subsidizing new residents in Center & Foreside; limit development
- Taxes are getting to be too high; reduction is in order
- Encourage clean commercial uses in appropriate areas; limit town growth
- Stop buying open space and forget about grabbin shore front land
- If town wants commercial business, zoning ordinance should be changed

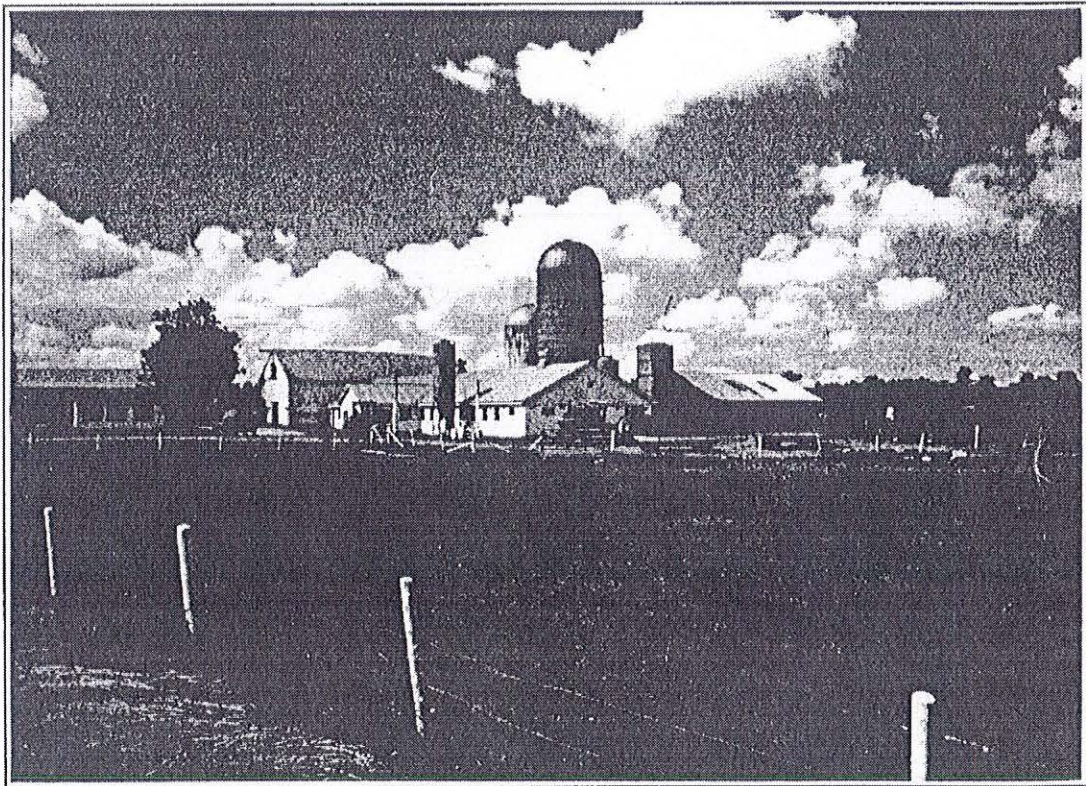
- Normal increase in business should go only before planning board
- Possible public beach area on Chebeague
- Small shopping complexes like Yarmouth
- Foreside is paying highest taxes for least services
- Taxpayers should be allowed to make two tax payments
- Bike lane on Middle Road is a traffic hazard and should be given consideration
- Quality of life in Cumberland is very high
- Keep balance between rights of land owners and public
- Provide public access t.v.
- Wants the improvements but tax increase will affect retirement income greatly
- Develop formula to protect elderly in tax hikes but support improvements
- For taxes (ques. 8) there should be a scale acc. to wealth and income
- Prince Library needs to be more accessible (M-F, 9-9; Sa, 9-5)
- Cumberland is a great place to live
- Lack of questions about school system is not reflective of quality of education
- Do something about the high property tax or you'll force people to move
- Too much development
- Job creation is important but not at expense of tax payers
- Liked opportunity to voice opinion in the development of Cumberland
- A publication of survey results should be made for the public
- Keep small town opportunity
- Need to hold or push property taxes down
- Cumberland is not a united community; it is an elite suburb
- Need for weekend lessons/activities; teen center w/fun, local activities
- A centrally located ATM at Food stop, Log Cabin, or Gas station
- Lower taxes
- Oppose any increase in taxes
- Collection of taxes should be twice a year rather than once
- Don't raise taxes
- Taxes should be controlled
- Any revision to the town charter should involve the citizens
- Taxes are too high
- Locals need to be listened to more
- Keep taxes down, more S. Citizen programs
- Foreside tennis courts, Rt. 88 bikeway
- Bikeway on Rt. 88 needed badly
- More daytime programs made available specifically to Senior Citizens in Chebeague
- Complaint about parking for water taxi, question about agreement with CMP
- Concern that building new landing will destroy precious rough area
- Need summer parking on Little John's
- No need for raising taxes every year
- Sturdivant's Island access to mainland
- Discourage formal developments on Island
- Some low-level commercial activity okay
- Town center should be well defined
- Restrict further tax increases
- Public discussion needed on development and growth of town
- Taxes on residential real estate should be minimized
- Consider impact fees
- Need a bike path on RT. 88: Tuttle Road
- Would like to see any business development on Rt. 1
- Help on taxes from that unused area
- Consider impact fees and industrial zone
- Maintain Chebeague so Islanders can live & work in way to keep high standards
- Important to avoid "Daytime visitor" syndrome
- Keep growth to a minimum so people want to stay
- Retain rural character
- Property taxes too high in comparison to wages
- Elderly people with no children in school system should get some tax break
- Expects town budget to cover many of the proposals...

- Most town services volunteer, therefore budget shouldn't be a problem
- Push conservation/agricultural incentive tax options to Cumberland
- Connectors to I-295 & turnpike would reduce unnecessary traveling distances
- Chebeague Parking Tuttle/ Powell Roads
- Improve TOWN landing
- Large lots of lots should have more flexibility for development
- Build and pave shoulders of roads; Rt 9 is dangerous and should be widened
- Please continue pre-k program
- Taxes are high and disproportionate to summer island service would support tax increase if helped those in need
- Support reasonable development if area residents agree or do not object
- Water access is very important tax dollars should be spent on improvements and maintenance, no lawyers
- Moving to Cumberland in 1996; need to retain rural character
- Increasing taxes affect retired people with fixed incomes tax money shouldn't subsidize golf course; parking on mainland is very important
- Town needs to provide local work, stores, and businesses to expand tax base
- No direct form of media for communication between people and town
- Very fortunate to have great volunteers in fire and other departments
- Preserve residential aura of town sans traffic and activity incurred by business
- Reasonable, controlled development w/ some broadening of tax base
- Concerned w/ access to island; landing site at Yarmouth will lead to litigation
- Keep rural atmosphere and don't spend money on big city amenities
- Loaded questions in survey yet appreciates opportunity to voice views
- Taxes too high, need more commercial tax base
- Development walkways/bike paths; cycling alt. form of transportation
- Preserve island character; waterfront access and day care are important
- Fare for elderly (e.g. nursing homes) tax free for elderly
- Equalize tax burden; high rates decrease market value of home
- Maintain rural character of town
- Thankyou for a well thought survey! Good luck
- Rural character, education, and accessibility to portland are important
- Keep business down around Rt.1 & 88; open up gyms at low cost/ no cost exercise for adults
- Thank you for putting this together, will await results
- No cluster housing/preserve rural character
- Elderly tax break
- Preserve rural character by keeping development (as needed) in control
- It's time to live as a community -- everyone must learn to share
- Property taxes are high enough, town should not be proposing any increases
- More commercial uses of land -- so zoned, will provide some tax relief
- Keep town as is; concerned that wishes of wealthy will hurt less affluent
- Stop upward spiral of taxes on expenditures limit expenditures, especially on ventures with unknown future costs
- Didn't answer most of survey because they actually live in Yarmouth
- No year-round fairground use. Town-wide traffic controls. Contain development. Preserve agricultural land.
- Develop teen activities/poss. teen center, resident access to ocean (Yarmouth), improvements to Greely Road & Rt. 9 needed for bicycling
- Mistake to increase size and number of roads in Cumberland/retain rural feel
- Very necessary to provide housing to all for diversity purposes
- Oppose additional waterfront access
- Reducing & limiting services rather than spreading costs over larger base
- Senior citizen over 70 shouldn't have to pay full amount of taxes for schools
- Retain unique character of rural feel.... temporary convenience carries dear price
- No more development needed on west side, esp. not a turnpike exit -- if more commercial development is wanted, should start in center & move out
- Preserve farming, manufacturing & service use on west side -- discourage housing developments
- Preserve small-town, rural character
- Strike balance between community development in right areas & rural feel -- lack of deep water and shorefront prevents developing public access
- Those who want waterfront access should be willing to pay for it

- Sidewalks/development should not destroy forest-environment. Implement tree planting program similar to Yarmouth's
- Waterfront access should be paid by boat owners...
- More recreational activities needed (ex. walking & bike paths along Rt. 88, Greely Rd.)
- Retain rustic appeal of town -- there's value in rural-residential zoning assistance to elderly & extended to lower income or disabled when appropriate
- Senior citizen tax break
- Parking for Ferry for Cousins to Chebeague must be addressed parking facility needs to be closer to Ferry on Cousins Island
- Parking situation on Cousins too expensive -- Less expensive alternative needed now
- Consideration of user fees in services, access use facilities when not directly related in providing safety (for residents)
- Balance needed between preserving open space & recreational area while allowing for more commercial development to lower tax rate
- Against development, hotels/motels, and private clubs
- Island residents pay high taxes but don't see enough services -- Island residents do not have a say; town railroads them
- Simple life through a centered community and limited commercialization
- Preserve and pass on town character w/ careful planning & disciplined growth
- More walk/bike ways wherever new roadways are built or existing one are repaired
- Moved specifically for rural appeal; need for shoulders and sidewalks though
- Concerned with the rising costs of SAD 51
- SAD 51 spending out of control high spending prevents young and elderly from living in town
- Since on retiree's income, income taxes will force selling of home
- Must find ways to blend in appropriate commercial enterprises
- Preserve rural character
- Work w/ other towns about transportation to Portland
- Town should not develop like Windham; control housing and commercialization
- Strongly support local t.v. access channel
- Bike path in West Cumberland area
- Keep taxes down -- forcing people to move out of town
- Road shoulders on Blanchard paved for walking and biking
- More adult education courses (knitting, painting, adult soccer leagues)
- Major roads should have paved shoulders
- Need rules that force bikers/joggers to traverse in single file
- Any plans for local health club?
- Every effort to sustain farms on greely rd; tract housing would change character
- More commercialization on outskirts of town to help tax base
- Who'd access public access to good ole H2O?
- Increase minimum lot size in rural residential zone
- Save what forest is left
- Find ways to lower property tax; businesses will broaden tax base
- Lives on Bruce Hill & feels extra charge for security system is excessive
- Maintain rural character; encourage cluster, discourage commercial development
- Protect Chebeague from commercialization; don't let it become Martha's Vineyard
- Too much money spent on education buildings
- Concern about rise in property tax
- Retain rural feel
- Restrict commercial development to Rt. 9 at Cumberland Junction or Rt. 1
- More access from Tuttle to 295, Community center needed..
- Before/after school programs with subsidized slots
- Leave undeveloped area alone, and any other development should be watched
- Entrance for Vahalla on Tuttle; too much traffic and speeding cars on Hedgerm Dr.
- Retain rural setting & open land, support farms.
- Already have simple shopping to north and south of us, that's enough
- Don't let community of Cumberland grow too big
- Taxation on summer houses is unfair and should be in proportion to use
- Mainland and island access to the ferry is a major concern and issue
- Address disparity between services for mainland and island

Wilshire Farms

A Land Preservation Proposal For Falmouth, Maine



Fall 1994

Wilshore Farms Land Preservation Proposal

Potential Loss

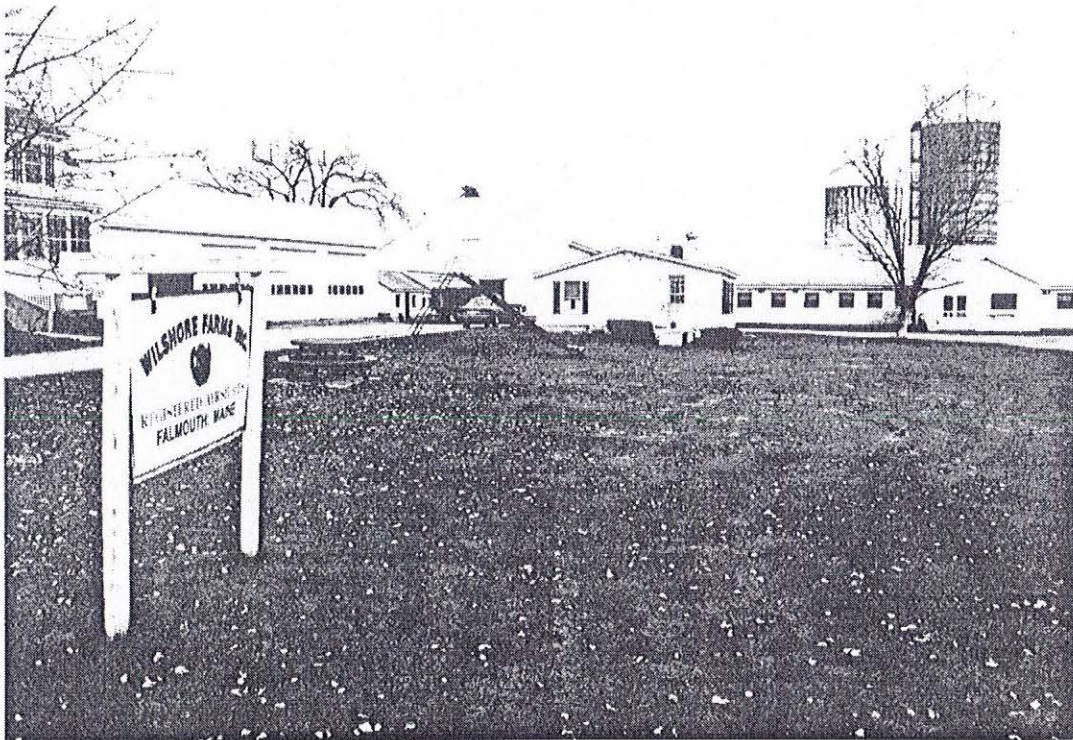
Wilshore Farms is a 295 acre farm located on the Hurricane Road in West Falmouth. The property lies on both sides of the Maine Turnpike with the West Branch of the Piscataqua River and Hobbs Brook running through it. Wilshore Farms is operated as a commercial dairy farm, with a registered herd of Ayrshire cows. It is one of only two dairy farms remaining in Falmouth and represents one of the town's largest agricultural properties.

Doug Shores and his family operate the farm and are one of three partners in the corporation that owns the farm. In 1993, the other partners in the corporation determined that the farm should be sold. The Shores were unable to obtain the necessary financing to

acquire the property from the corporation, so the farm was placed on the market to be sold in three pieces.

The listing of the property raised both interest and concern among several Falmouth town officials including Town Planner, George Thebarger and Public Works Director, Tony Hayes. The Wilshore Farms property includes a variety of important natural and scenic features identified in the town's Open Space Plan, and it abuts a town property (see page 5 for description of open space values). Furthermore, as one of the community's few operating farms, it plays an important role in maintaining the rural character of the community valued by residents.

As a commercial farm, Wilshore Farms represents one of a dwindling number of loca-



The Wilshore Farms is one of three remaining agricultural operations in Falmouth.

tions in town suitable for the application of wastewater sludge from the municipal treatment plant. Land spreading provides an environmentally sound method of utilizing sludge as a nutrient supplement for agricultural soils. Land spreading is cost-effective for the community and provides farmers with a soil supplement at no cost, helping to maintain the financial viability of farms. Currently, the town has no long-term agreements for land spreading, only year-to-year contracts with a few landowners. Some of these lands are likely to be pulled from the program in the near future.

During the mid-1980's, one of the town's three operating dairy farms was sold to the developers of the Falmouth Country Club, who converted it to a 19-hole golf course with 122 house lots. The Wilshore Farms property has recently been investigated by several developers, including one who explored converting it to a polo country club with about 40 units of housing. If the property were to be sold on the open market, the resulting land use would inevitably compromise its multiple open space values.

Preservation Opportunity

Concerned about the potential sale and development of Wilshore Farms, the town contacted the Trust for Public Land (TPL) to inquire whether it would be interested in working cooperatively to preserve Wilshore Farms. TPL is a non-profit organization that has worked extensively with municipalities throughout New England to help them achieve their land conservation objectives.

TPL expressed its willingness to establish a partnership with Falmouth to acquire and protect the property. Since the spring of 1994, the Trust has been negotiating a pur-

chase option with the corporation. In mid-October, TPL signed a purchase option for the entire property which is valid until early 1995. Based upon the town's stated objectives, the Trust for Public Land has offered the Town of Falmouth the opportunity to acquire the following interests in the property:

Purchase of Development Rights

*Map R-8, Lot 85	98 acres
*Map R-8, Lot 91	34 acres
*Map R-6, Lot 82	26 acres

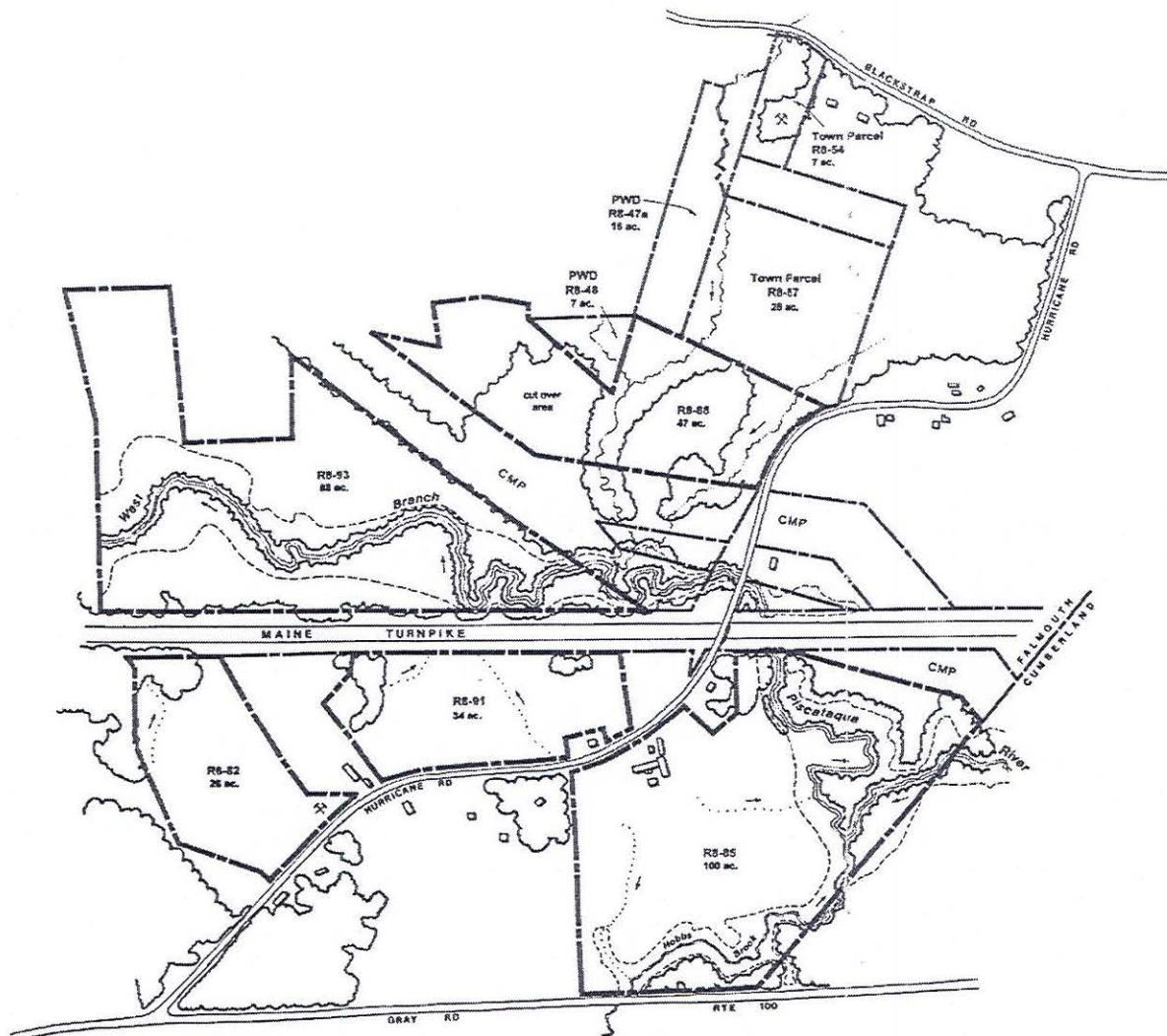
Fee Simple Acquisition

*Map R-8, Lot 93	88 acres
*Map R-8, Lots 88 & 86B	47 acres

The lands which the town seeks to acquire in fee are primarily woodlands and not a central part of the dairy farm operation. The one field located on these parcels would continue to be made available to the farm.

The proposed terms of the development rights purchase are designed to allow commercial agriculture to continue on the property while preventing future residential or commercial development. Conservation easements would also provide permanent protection and public access for the river and stream corridors. TPL and the town are working with the Shores family to help them acquire the farm under the terms of the restricted development rights, which would be far less than the market value, thereby enabling them to continue the dairy operation.

Protection of the property is key to a larger conservation opportunity identified by the Falmouth Conservation Commission and the Falmouth Land Trust. It would serve as the anchor for a major network of conservation lands in the West Branch of the Piscataqua



LEGEND

CMP	Central Maine Power	Limit of Floodplain
PWD	Portland Water District	Drainageway
X	Gravel Pit	River/Stream
Edge of Wooded Area		Direction of Flow

SOURCES: Property boundaries obtained from Town of Falmouth Parcel Map. All other data interpreted from aerial photographs. Scale is approximate and varies somewhat over different parts of the map. Accuracy of the information shown is suitable only for general planning and orientation purposes.

WILSHORE FARMS

Scale: 1" = 366' Approx.

G.W.F. 4/14/84

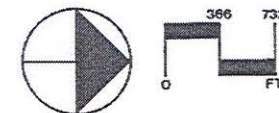


Table 1 - Results of Market Appraisal

Parcel	Unrestricted Market Value	Restricted Market Value	Value of Rights to be Acquired
Map R-8, Lot 85	\$300,000	\$200,000	\$100,000
Map R-6, Lot 82	\$ 65,000	\$ 13,000	\$ 52,000
Map R-8, Lot 91	\$100,000	\$ 20,000	\$ 80,000
Map R-8 Lots 88 & 86B	\$ 45,000	N/A	\$ 45,000
Map R-8, Lot 93	\$ 40,000	N/A	\$ 40,000
TOTAL	\$550,000		\$317,000

River drainage. A patchwork of public and private conservation lands already exist along with an expansive trail system. The land trust sees preservation of Wilshire Farms serving as an effective catalyst for acquiring conservation easements from private landowners in the area.

The Trust for Public Land had Gosline & Company of Gardiner conduct a market appraisal of the property. The appraisal includes land, residences, and farm buildings, but does not include the dairy herd or farm equipment. Parcels proposed for protection by conservation easement were appraised for their unrestricted and restricted values. The conclusions of the appraisal are shown in Table 1.

The appraisal indicates that the combined open market value for the parcels is \$550,000. The value of the fee simple and conservation easements which the town seeks to acquire total \$317,000. In addition to these rights, the town seeks to acquire a long-term sludge spreading easement for those farm lands which will be placed under easement. A deal has been structured that would allow the town to acquire the fee lands, the conservation easements, and desired sludge-spreading rights for a total of \$275,000, a substantial discount from the appraised values.

Open Space Evaluation

Falmouth's Open Space Plan establishes policy guidelines to take advantage of unique opportunities like the Wilshire Farms proposal. The plan identifies agricultural preservation as an open space goal and endorses acquisition of development rights. The Wilshire Farms also involves several other open space values that can be evaluated under the Open Space Plan criteria.

Any property acquired by the Town as open space should fulfill the objectives and intent of the Open Space Plan. The Open Space Plan Evaluation Form is one of several techniques that can be used to assist the Town in making such a decision.

The Open Space Evaluation Form asks 37 questions concerning the natural and cultural features of the property, which are based on the goals of the Open Space Plan. A point system is used to quantify the relative value of the answers in a reasonably objective manner.

For example, linear features such as landscape buffers are awarded points according to their total length, whereas area features such as fields and forest land are awarded points according to the number of acres they contain. The procedure is weighted in favor



Rolling fields and barns form important scenic resource and help define rural character.

of larger tracts of land with public access, and against smaller and more isolated tracts without public access. A property that scores 100 or more points is assumed to be a good candidate for acquisition, all other factors being equal.

A property evaluated under this procedure does not always have to be acquired in fee to protect its open space values. The Form was also designed to evaluate the merits of a property under consideration for protection by easements, cluster zoning, purchase of development rights, or for tax reductions under the Farm and Open Space Tax Law.

The Wilshore Farms property consists of five parcels. These have been separated into two groups for evaluation purposes. The two parcels west of the turnpike, lots R8-88 and R8-93, consist of field and forest land straddling both sides of the Central Maine Power Line. The three parcels east of the Turnpike are active farmland.

As can be seen from the tables on the next page, both groups of parcels easily exceed the minimum score of 100 required for acquisition or special legal protection under the criteria of the Open Space Plan. The results of the evaluation are summarized below.

<u>Description</u>	<u>Parcel Numbers</u>	<u>Points Scored</u>
Field & Forest Land	Lots R8-88, R8-93	432
Active Farmland	Lots R8-85, R8-91, R6-82	<u>553</u>
Total Score		985

Wilshore Farm Land Preservation Proposal

Tables 2 & 3 - Open Space Evaluation

Table 2 - Field and Forest Land (lots R8-88, R8-93)

Description	Quantity	Point Value/unit	Total
open fields	10 ac.	2/ac.	20
undeveloped forest land	125 ac.	1/ac.	125
greenbelt along rural road corridor	732 ft.	2/100 ft.	15
borders existing designated open space	2,603 ft.	1/100 ft.	26
floodplain	36 ac.	2/ac.	72
slopes over 25%	22 ac.	1/ac.	22
buffer zone along streams (outside floodplain)	4,880 ft.	1/100 ft.	49
designated deer wintering area	25%	1 point per 1 percent	25
creates pedestrian access	yes	15	15
protects existing trails	6,300 ft.	1/100 ft.	63
Total Score			432

Table 3 - Active Farmland (lots R8-85, R8-91, R6-82)

Description	Quantity	Point Value/unit	Total
undeveloped forest land	16 ac.	1/ac.	16
designated scenic view	98 ac.	2/ac.	196
active farmland	142 ac.	1/ac.	142
greenbelt along rural road corridor	2,115 ft.	2/100 ft.	42
floodplain	30 ac.	2/ac.	60
slopes over 25%	4.7 ac.	1/ac.	5
buffer zone along streams (outside floodplain)	3,457 ft.	1/100 ft.	35
creates pedestrian access	yes	15	15
protects existing trails	4,229 ft.	1/100 ft.	42
Total Score			553

Motion by Councilor Moriarty:

I move that the Town of Cumberland raise an appropriate sum of money not to exceed \$435,600.00 to acquire the development rights to Sunrise Acres Farm upon the following conditions which can only be satisfied upon the mutual agreement of all concerned, which is to say Sally Merrill and the Town of Cumberland:

1. The creation of a four-season public access trail connecting the Range Road with the power line in the general vicinity of the "Hidden Field", the exact location to be determined by the owner, the Town of Cumberland, and the CMIT.
2. The grant of a right of first refusal by the owner to the Town of Cumberland, such terms and conditions that are acceptable to the parties, provided that agreement shall be reached by 10-22-03.
3. Recognition of the Town of Cumberland (and the CMIT?) as a co-holder of the Agriculture Conservation Easement to be executed between the owner and the State of Maine Department of Agriculture.
4. The acceptance of the owner's application to Farms for the Future for assistance in the development of a business management plan for Sunrise Acres, together with:
 - a. The actual development of a business management plan;
 - b. Acceptance by the owner and implementation of the business management plan; and
 - c. Acceptance by the Town of Cumberland of the business management plan.

Debbie Flanigan

From: T Curtis
Sent: Friday, September 19, 2003 1:35 PM
To: Debbie Flanigan
Subject: Mooring Numbers for Nancy's Seafood

Deb,

The mooring numbers for Nancy's accounting is #17-\$50.00, #18-\$10.00.

Hope you had a good weekend even with your meeting.

Ted

9/22/2003

**CUMBERLAND TOWN COUNCIL
PUBLIC HEARING NOTICE
MONDAY, SEPTEMBER 8, 2003**

The Town Council will hold a public hearing, *Monday, September 8, 2003, at 7:00 p.m.* in the Town Council Chambers, 290 Tuttle Road to discuss revisions to the Growth Management Ordinance as reviewed in Workshop Session during their meeting of August 25, 2003. Interested parties are invited and encouraged to attend the public hearing. Written comments may be directed to the Town Council, 290 Tuttle Road, or faxed to 829-2224. An opportunity for comment will be provided during the public hearing.

PUBLIC HEARING NOTICE
CUMBERLAND TOWN COUNCIL

The Cumberland Town Council will hold a public hearing at 7:00 p.m. in the Town Council Chambers, Town Hall, Monday, September 8, 2003, to discuss the LMF (Land For Maine's Future) application by Sunrise Acres Farm, corner of Winn and Range Roads, for the purchase of the farm's development rights. As currently proposed, the acquisition of the development rights for Sunrise Acres would require substantial local funding from the town. The Town Council may take action on this item at the conclusion of the public hearing. An opportunity for public comment will be provided.

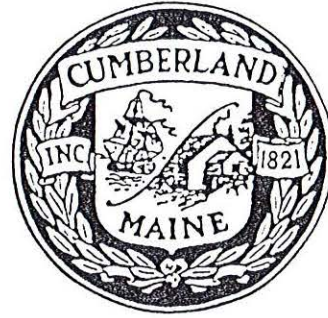
Jeffrey Porter
Council Chairman

 *** ACTIVITY REPORT ***

ST. TIME	CONNECTION TEL	CONNECTION ID	NO.	MODE	PGS.	RESULT
*08/20 22:09	97757935	FAIRCHILD-Dept.0	0328	TRANSMIT ECM	4	OK 00'43
*08/20 22:17	12075627653		5266	AUTO RX ECM	2	OK 00'36
*08/20 22:21	2077814143		5267	AUTO RX ECM	1	OK 00'35
*08/20 22:43	97812060		0329	TRANSMIT ECM	1	OK 00'22
*08/21 00:15	12077974845		5268	AUTO RX ECM	1	OK 00'39
*08/21 01:04	912072878351		0330	TRANSMIT ECM	1	OK 00'19
*08/21 01:08	97757935		0331	TRANSMIT ECM	4	OK 00'36
*08/21 08:36	2812930453		5269	AUTO RX G3	2	OK 01'51
08/21 21:48	7812060		5270	AUTO RX ECM	2	OK 00'36
08/21 23:08	97613366		0332	TRANSMIT ECM	5	OK 01'18
08/22 00:16			5271	AUTO RX ECM	1	OK 00'44
08/22 02:12			5272	AUTO RX ECM	4	OK 02'03
08/22 05:10	97918000		0333	TRANSMIT ECM	1	OK 00'23
08/22 20:30			5273	AUTO RX G3	1	OK 00'46
08/22 21:02	97918000		0334	TRANSMIT ECM	1	OK 00'24
08/22 22:50	207 839 7717		5274	AUTO RX ECM	10	OK 02'30
08/23 01:25	97771473		0335	TRANSMIT ECM	1	OK 00'26
08/23 02:47	207 775 7935		5275	AUTO RX ECM	2	OK 00'30
08/25 07:33			5276	AUTO RX ECM	2	OK 01'24
08/25 21:29	97812060		0336	TRANSMIT ECM	2	OK 00'38

Town of Cumberland

Administration
290 Tuttle Rd
Cumberland, ME 04021
Phone: 207-829-2205
Fax: 207-829-2224
Web: www.cumberlandmaine.com



Fax Transmittal Form

To

Dottie

From

Nadeen

Fax number:

Phone: 207-829-2205
Fax: 207-829-2224
Web: www.cumberlandmaine.com

- ☒ Urgent -
☐ For Review
☐ Please Comment
☐ Please Reply

Date sent: *8-25-03*
Time sent: *9:31 am*
Number of pages including cover page: *2*

Message:

Hi Dottie -
This ad ^{attached} needs to be run in your
Sept 4 issue, please.
Also, both the Mass Gathering Permit
and 2-meeting notice should be run
this week 8/28.

Thanks
Nadeen

Filler & Associates, P.A.

Certified Public Accountants



September 5, 2003

William R. Shane
Town of Cumberland
290 Tuttle Road
Cumberland, ME 04021



RE: Cumberland Soccer Club

Dear Bill:

On behalf of the Cumberland Soccer Club, I wanted to take a moment to thank you, Nadeen Daniels and the members of the Town Council for the support of our recent Labor Day weekend soccer event.

This year's event had 179 participating teams from across the entire State of Maine, which equates to over 2,600 youth soccer players. Add to that families and friends and you have a huge influx of people into our town for the weekend. I have separately expressed the club's appreciation to Bill Landis and the Police and Rescue departments for their invaluable assistance in this endeavor. We certainly couldn't pull this off without all of their support.

We heard nothing but glowing comments about the facilities and the organization of all involved. It was truly a community-wide effort that positively showcased our town and its people.

As we plan our final wrap up meeting, if there are any suggestions from the town office on how to improve things, we would love to hear about them. Please feel free to contact me directly with any comments.

The Staples School
70 Center Street
P.O. Box 4177
Portland, Maine 04101-0377
Tel: (207) 772-0153
Fax: (207) 761-4013
e-mail: fillercpa@filler.com
website: www.filler.com

Mark G. Filler, CPA/ABV, CBA, CVA
John H. Andrews, CPA
Gerald P. Nadeau, CPA

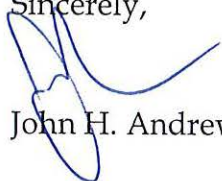
Members of the:
American Institute of
Certified Public Accountants
Maine Society of
Certified Public Accountants



The CPA. Never Underestimate The Value.®

Once again, thanks to all and we look forward to next year.

Sincerely,

A handwritten signature in blue ink, appearing to read "John H. Andrews", written over the printed name.

John H. Andrews

JHA/

cc: Nadeen Daniels

Bill Landis

File: m:/mydocs/jha/CSC info/shane.labor.day.doc

Current Status of the Sally Merrill Properties

Map/Lot	Location	Lot Size in Acres	Appraisal/Assessment of Improvements	Land Appraisal	Land Assessment	Total Appraised	Total Assessed	Notes
R03/2	12 Cross Road	1.3	\$69,800	\$60,600	\$60,600	\$130,400	\$130,400	Rental Unit
R03/3	41 Winn Road	58.5	\$219,000	\$296,500	\$111,900	\$515,500	\$330,900	2 Buildings on Parcel/Farmland Program
R05/7	42 Winn Road	75.0	\$293,900	\$333,600	\$157,300	\$627,500	\$451,200	Tree Growth and Farmland Programs
U08/9	Cross Road	8.0	\$0	\$52,200	\$2,600	\$52,200	\$2,600	Farmland Program
U08/17	Winn Road	13.5	\$0	\$68,900	\$4,400	\$68,900	\$4,400	Farmland Program
	Total Acres		Grand Total	Grand Total	Grand Total	Grand Total	Grand Total	
	156.3		\$582,700	\$811,800	\$336,800	\$1,394,500	\$919,500	

Annual Taxes are presently \$16,579 and are reduced \$8,564 from \$25,143 by Farmland and Tree Growth Classifications

Status of the Merrill Properties if encumbered by Development Easements

Map/Lot	Location	Lot Size in Acres	Appraisal/Assessment of Improvements	Land Assessment	Total Assessed	Notes
R05/7	42 Winn Road	156.3	\$582,700	\$167,300	\$750,000	All Parcels and Improvements Assessed as a Single Unit

The Town would recognize a loss in Valuation of approximately \$169,500 which would result in a Tax Revenue loss of approximately \$3,056 from the present of \$16,579 to \$13,523 based on a tax rate of .01803

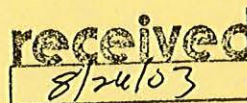
121st Legislature
Senate of
Maine
Senate District 26

Senator Karl W. Turner
3 State House Station
Augusta, ME 04333-0003
(207) 287-1505

August 25, 2003

16 Town Landing Rd.
Cumberland Foreside, ME 04110
(207) 829-6427

Mr. Jeffrey Porter, Chair
Town Council of Cumberland
290 Tuttle Road
Cumberland, ME 04021



Dear Jeff,

Last week the Maine Legislature enacted a competing measure to the Maine Municipal Association (MMA) "property tax relief" plan. The Senate Republican caucus, along with the governor and the other legislative caucuses, sought to deal with the serious flaws in the MMA plan. Namely, it requires the state to pay for 55% of local education without defining the figure or specifying how the money to fund the increase would be raised.

As you know, the Taxation Committee supported the governor's initial alternative that placed a cap on municipal spending. The minority report developed by Senator Nass of York County did not have a municipal spending cap. Based on my years of service as a town councilor and having an opportunity to engage with town councilors and selectmen around the district as well as have lengthy discussions with Senator Nass on the matter, I joined my colleagues in opposing a spending cap on municipalities.

In addition to the removal of a cap on municipal spending, the Senate Republicans pushed for an expansion of the Circuit Breaker Program. The members of the other senate caucus sought and secured restoration of the Homestead Exemption back to its original status of Fiscal Year 03. These features, along with Governor Baldacci's phase-in of a 55% state average funding commitment to Essential Programs and Services for local education, provide a superior alternative for the voters to consider in November.

I hope you will agree that the competing measure is more responsible than the MMA offering. The key differences of getting additional funding for education without an increase in sales or income tax rates and providing an expansion of targeted property tax relief make the competing measure to the MMA plan a better alternative. Please consider supporting it publicly as our constituents weigh these measures this fall.

The thorny matter of tax reform still lies ahead of us. However, this is a start and provides some measure of property tax relief. Many town officials, both elected and appointed, have provided me with input during this current, drawn out effort. Their constructive suggestions have been very helpful. Thank you and I look forward to continuing our work together.

Regards,

Sen. Karl W. Turner

Cc: Mr. William Shane ✓

PUBLIC HEARING NOTICE CUMBERLAND TOWN COUNCIL

The Cumberland Town Council will hold a public hearing at 7:00 p.m. in the Town Council Chambers, Town Hall, Monday, September 8, 2003, to discuss the LMF (Land for Maine's Future) application by Sunrise Acres Farm, corner of Winn and Range Roads, for the purchase of the farm's development rights. As currently proposed, the acquisition of the development rights for Sunrise Acres would require substantial local funding from the town. The Town Council may take action on this item at the conclusion of the public hearing. An opportunity for public comment will be provided.

Jeffrey Porter,
Council Chairman

the FORECASTER

FAX 2Number of pages
including cover

Forecaster Publishing, Inc.
317 Foreside Road
P.O. Box 66797
Falmouth, Maine 04105
207-781-3661 fax: 207-781-2060

Date: 9-2-03To: Nadeem From: Dotti

Good morning! Here's the proof of your ad. Please get back to me no later than 2:00pm today with any changes or corrections. Thank you!

PUBLIC HEARING NOTICE TOWN OF CUMBERLAND

The Cumberland Town Council will hold a public hearing at 7:00 p.m. on Monday, September 8, 2003, in the Town Council Chambers, 290 Tuttle Road, to consider and act on an application for a Mass. Gathering Permit from the Cumberland Farmers Club to conduct the 132nd Cumberland Fair at the Cumberland Fairgrounds from September 21 to 28, 2003. The application may be viewed during regular working hours at the office of the Town Clerk.

Jeffrey Porter, *Council Chairman*

capitalize
3

8/28

the FORECASTER

FAX 2Number of pages
including cover

Forecaster Publishing, Inc.
317 Foreside Road
P.O. Box 66797
Falmouth, Maine 04105
207-781-3661 fax: 207-781-2060

Date: 8-21-03To: Nadeen From: Notti

Good morning! Here's the proof for
your 8/28 public hearing notice. Please
get back to me by 10:00 am Monday
with changes or corrections. Thanks!

NOTICE

CUMBERLAND TOWN COUNCIL

The Cumberland Town Council will meet at the following dates and times to discuss the application by Sunrise Acres Farm, located at the corner of Winn and Range Roads, to the Land For Maine's Future (LMF) Program for purchase of the farm's development rights. As currently proposed, the acquisition of development rights for Sunrise Acres would require substantial local funding from the Town of Cumberland.

Meeting Dates and Times:

- a) WORKSHOP – Informational Meeting, Tuesday, September 2, 2003 at 7:00 p.m.
- b) PUBLIC HEARING – Monday, September 8, 2003, at 7:00 p.m.

The Town Council may take action on this item at the conclusion of the public hearing of September 8th. Both meetings will be held at the Cumberland Town Council Chambers, Town Hall, 290 Tuttle Road. Interested parties are invited and encouraged to attend and will be provided an opportunity for comment.

Jeffrey Porter,
Council Chairman

Debbie Flanigan

From: Nadeen Daniels
Sent: Tuesday, September 02, 2003 7:50 PM
To: Debbie Flanigan
Subject: Cumberland Farmers club

Hi Deb, while I'm thinking of it. You will need to ask Dan Small and Eileen Wyatt to approve the MGP and check on the vendors for the fair. You should have some sort of memo for the council packet from them saying they approve of the MGP and will check on the victualers on the day of the fair.

Nadeen

9/8/2003

Debbie Flanigan

From: D Small
Sent: Friday, September 05, 2003 10:26 AM
To: Debbie Flanigan
Subject: Re: fair

Deb,

I have met with Bruce regarding fair issues. We have posted the event coverages for the firefighters. And will be awaiting the vic information to do the inspections on opening day.

We are all set at this time and have no reason to delay the mass gathering permit.

Dan

Daniel R. Small, Chief
Cumberland Fire Department
366 Tuttle Road
Cumberland, ME 04021

Office # (207) 829-5421
Pager # (207) 821-5187
Fax # (207) 829-4256

www.cumberlandmaine.com
www.cfdsquad1.com

----- Original Message -----

From: [Debbie Flanigan](#)
To: [Dan Small](#)
Sent: Friday, September 05, 2003 10:24 AM
Subject: fair

hi dan
do you have any correspondence for the council packets in regards to the mass gathering permit and vic lics for the cumberland fair?

thanks

deb

9/5/2003

Motion by Councilor Moriarty:

~~14-11-1~~
I move that the Town of Cumberland raise an appropriate sum of money not to exceed \$435,600.00 to acquire the development rights to Sunrise Acres Farm upon the following conditions which can only be satisfied upon the mutual agreement of all concerned, which is to say Sally Merrill and the Town of Cumberland:

1. The creation of a four-season public access trail connecting the Range Road with the power line in the general vicinity of the "Hidden Field", the exact location to be determined by the owner, the Town of Cumberland, and the CMIT.
2. The grant of a right of first refusal by the owner to the Town of Cumberland, such terms and conditions that are acceptable to the parties, ~~provided that agreement shall be reached by 10-22-03.~~
3. Recognition of the Town of Cumberland (~~and the CMIT?~~) as a co-holder of the Agriculture Conservation Easement to be executed between the owner and the State of Maine Department of Agriculture.
4. The acceptance of the owner's application to Farms for the Future for assistance in the development of a business management plan for Sunrise Acres, together with:
 - a. The actual development of a business management plan;
 - b. Acceptance by the owner and implementation of the business management plan; and
 - c. Acceptance by the Town of Cumberland of the business management plan.

Draft Motion

I move that the Cumberland Town Council participate in the acquisition of development rights for the Sunrise Acres Farm owned by Sally Merrill in the amount not to exceed \$385,000 Conditional upon:

- 1. The Town retains the right of first refusal to purchase the property subject to the encumbrances of the easement by the Department of Agriculture. (This is intended to be a separate document from the easement).**
- 2. The Town is given administrative status in the development and future approval on 5 year intervals on a Management Plan developed with the Department of Agriculture. for the Farm.**

The Town Council authorizes the Town Manager to develop and execute the documents and conditions in this order.

(You may wish to add additional condition after the public hearing, but these two seem to encompass the majority of concerns to date.)

POSSIBLE CONDITIONS

1. The creation of a four-season public access trail connecting the Range Road with the power line in the general vicinity of the "Hidden Field", the exact location to be determined by the owner, the Town of Cumberland, and the CMIT.
2. The grant of a right of first refusal by the owner to the Town of Cumberland, upon such terms and conditions that are acceptable to the parties, provided that agreement shall be reached by 10/22/03.
3. Recognition of the Town of Cumberland (and the CMIT?) as a co-holder of the Agricultural Conservation Easement to be executed between the owner and the State of Maine Department of Agriculture.
4. The acceptance of the owner's application to Farms for the Future for assistance in the development of a business management plan for Sunrise Acres, together with:
 - a. The actual development of a business management plan;
 - b. Acceptance by the owner and implementation of the business management plan; and
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POSSIBLE CONDITIONS

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2. The grant of a right of first refusal by the owner to the Town of Cumberland, upon such terms and conditions that are acceptable to the parties, ~~provided that agreement shall be reached by 10/22/03.~~

3. Recognition of the Town of Cumberland ~~(and the CMIT?)~~ as a co-holder of the Agricultural Conservation Easement to be executed between the owner and the State of Maine Department of Agriculture.

4. The acceptance of the owner's application to Farms for the Future for assistance in the development of a business management plan for Sunrise Acres, together with:

- a. The actual development of a business management plan;
- b. Acceptance by the owner and implementation of the business management plan; and
- c. Acceptance by the Town of Cumberland of the business management plan.



TOWN OF CUMBERLAND, MAINE

290 Tuttle Road

Cumberland Center, Maine 04021-9321

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

September 4, 2003

Mr. Chuck Burnie
Animal Control Officer
Cumberland Police Department
Cumberland, Maine 04021

Re: West Nile Virus- Public Awareness

Dear Chuck:

The Town Council Chairman, Jeff Porter, asked me to personally recognize your outstanding performance in dealing with the Farmers particularly those with horses during our recent West Nile virus confirmation.

Together both you and Nadeen Daniels informed the public with useful, positive and non-threatening information that made a potentially bad situation manageable. You represented the best of local government by your actions. On behalf of the Chairman and the Town Council, I would like to thank you for your outstanding performance and commitment to service to the residents of our community.

Sincerely,

William R. Shane
Town Manager

cc: Town Council
Chief Joe Charron





TOWN OF CUMBERLAND, MAINE

290 Tuttle Road

Cumberland Center, Maine 04021-9321

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

September 8, 2003

Ms. Nadeen Daniels
Town Clerk / HR Director
Cumberland Town Hall
Cumberland, Maine 04021

Re: West Nile Virus- Public Awareness

Dear Nadeen:

The Town Council Chairman, Jeff Porter, asked me to personally recognize your outstanding performance in dealing with the Farmers particularly those with horses during our recent West Nile virus confirmation.

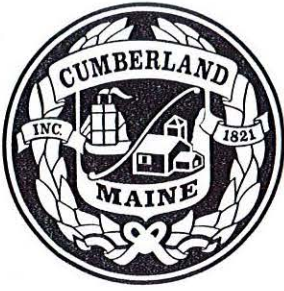
Together both you and Chuck Burnie informed the public with useful, positive and non-threatening information that made a potentially bad situation manageable. You represented the best of local government by your actions. On behalf of the Chairman and the Town Council, I would like to thank you for your outstanding performance and commitment to service to the residents of our community.

Sincerely,

William R. Shane
Town Manager

cc: Town Council





TOWN OF CUMBERLAND, MAINE

290 Tuttle Road

Cumberland Center, Maine 04021-9321

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

September 8, 2003

Mr. Phil Blake
MSAD 51 – Transportation Division
Drowne Road
Cumberland, Maine 04021

Re: Maine State Award

Dear Phil:

I would like to congratulate you and your Team on your recognition as the **Best School Bus Maintenance Facility** in the State of Maine.

You have set the bar high and should be proud of this accomplishment. Your job requires you to be out in any type of weather and in just about every uncomfortable position imaginable when trying to repair an out of service bus. We have always appreciated your efforts and now, with this award, your skills have been recognized statewide.

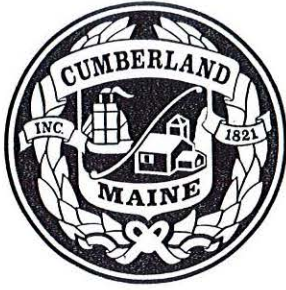
Please accept my congratulations on behalf of the Town and the Town Council for this recognition of your commitment to maintain the school bus fleet of our School District, and insure the safety and well being of our most valuable resource our children.

Sincerely,

William R. Shane, P.E.
Town Manager

cc: Town Council
Dr. Robert Hasson





TOWN OF CUMBERLAND, MAINE

290 Tuttle Road

Cumberland Center, Maine 04021-9321

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

September 8, 2003

Mr. Larry Lare
MSAD 51 – Transportation Division
Drowne Road
Cumberland, Maine 04021

Re: Maine State Award

Dear Larry:

I would like to congratulate you and your Team on your recognition as the **Best School Bus Maintenance Facility** in the State of Maine.

You have set the bar high and should be proud of this accomplishment. Your job requires you to be out in any type of weather and in just about every uncomfortable position imaginable when trying to repair an out of service bus. We have always appreciated your efforts and now, with this award, your skills have been recognized statewide.

Please accept my congratulations on behalf of the Town and the Town Council for this recognition of your commitment to maintain the school bus fleet of our School District, and insure the safety and well being of our most valuable resource our children.

Sincerely,

William R. Shane, P.E.
Town Manager

cc: Town Council
Dr. Robert Hasson





TOWN OF CUMBERLAND, MAINE

290 Tuttle Road

Cumberland Center, Maine 04021-9321

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

September 8, 2003

Mr. Don Foster
MSAD 51 – Director of Transportation Services
Drowne Road
Cumberland, Maine 04021

Re: Maine State Award

Dear Don:

I would like to congratulate you and your Team on your recognition as the **Best School Bus Maintenance Facility** in the State of Maine.

Please accept my congratulations on behalf of the Town and the Town Council for this recognition of your commitment to maintain the school bus fleet of our School District, and insure the safety and well being of our most valuable resource our children.

You should feel extremely proud of achieving this milestone award and please thank Joanna, Kevin and the rest of your family for their continued support of your work and the many late nights and weekend you've spent keeping our kids safe. Great Job!

Sincerely,

William R. Shane, P.E.
Town Manager

cc: Town Council
Dr. Robert Hasson



Filler & Associates, P.A.

Certified Public Accountants

September 5, 2003

William R. Shane
Town of Cumberland
290 Tuttle Road
Cumberland, ME 04021



RE: Cumberland Soccer Club

Dear Bill:

On behalf of the Cumberland Soccer Club, I wanted to take a moment to thank you, Nadeen Daniels and the members of the Town Council for the support of our recent Labor Day weekend soccer event.

This year's event had 179 participating teams from across the entire State of Maine, which equates to over 2,600 youth soccer players. Add to that families and friends and you have a huge influx of people into our town for the weekend. I have separately expressed the club's appreciation to Bill Landis and the Police and Rescue departments for their invaluable assistance in this endeavor. We certainly couldn't pull this off without all of their support.

We heard nothing but glowing comments about the facilities and the organization of all involved. It was truly a community-wide effort that positively showcased our town and its people.

As we plan our final wrap up meeting, if there are any suggestions from the town office on how to improve things, we would love to hear about them. Please feel free to contact me directly with any comments.

The Staples School
70 Center Street
P.O. Box 4177
Portland, Maine 04101-0377
Tel: (207) 772-0153
Fax: (207) 761-4013
e-mail: fillercpa@filler.com
website: www.filler.com

Mark G. Filler, CPA/ABV, CBA, CVA
John H. Andrews, CPA
Gerald P. Nadeau, CPA



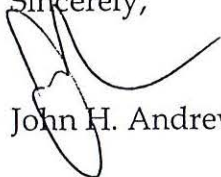
The CPA. Never Underestimate The Value.®

Members of the:
American Institute of
Certified Public Accountants
Maine Society of
Certified Public Accountants

Filler & Associates, P.A.
William R. Shane
September 5, 2003
Page 2

Once again, thanks to all and we look forward to next year.

Sincerely,

A handwritten signature in black ink, appearing to read "John H. Andrews", written over the printed name.

John H. Andrews

JHA/

cc: Nadeen Daniels

Bill Landis

File: m:/mydocs/jha/CSC info/shane.labor.day.doc



TOWN OF CUMBERLAND, MAINE

290 Tuttle Road

Cumberland Center, Maine 04021-9321

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

September 7, 2003

Re: Bruce Hill Road Extension:

Dear Residents of Bruce Hill Road:

I now have a legal opinion from our Town Attorney which as most of you are aware states the Town accepted the improved portion of the road by its action the Town Council discontinued or abandoned the remainder of the road. By statute, when such an action is taken, the remaining portion of the road reverts back to the abutting landowners.

This has been a difficult issue, because there was some confusion internally in my office as to the status of the road. If it were a Range Road laid out hundreds of years ago, the Town would not only own the road, but the land beneath the road. This is different then a right of way or easement whereby we would only reserve certain rights as long as we exercise them or maintain the roadway.

In your case, we only reserved recreational rights across the easement, I imagine primarily for snowmobiles and passive recreation (walking, jogging, etc.).

I have attached copies of the correspondence sent to me by the Town attorney as well as a copy of the permit. The permit conditions require the culvert be designed by a professional engineer, that no through access to Schuster Road shall be permitted, that best management practices be used for construction consistent with the applicants DEP Permit by Rule and finally that the permit does not imply that the applicant has any right over the property from their home to the road opening on Bruce Hill Road Extension. The rights over the once easement now discontinued roadway are subject to deeds, agreements, and other instruments between landowners and becomes a civil matter in which the Town has no standing.

I apologize for the frustration and feeling of betrayal some of you have felt from the Town. Originally, the information I was given strongly represented regardless of the status, we had some ownership in the roadway. That being said, I will still offer to meet with you as a neighborhood if you feel it productive or offer the Council Chambers for

you to meet as a group on a night it wasn't being used for other meetings, so that you could discuss or share ideas with your neighbors.

There were some questions regarding an appeal process. According to the Town Attorney this is an administrative permit which has no provisions for an appeal. I must say however, the conditions we placed on the permit to date could be challenged and easily overturned because of our lack of standing in this matter. We shared our initial concerns with applicant when this item was brought forward, and they were willing to accept the conditions listed above.

Again, I apologize for the lack of process in this situation, but our staff must be consistent in issuance of permits regardless of personalities or previous encounters with applicants. Only at the final moment was this permit issued and only after direct consultation with our Town Attorney. We are reviewing all Town Ordinances this fall and spring and I will recommend that the Code Enforcement Officer consider an appeal section to this ordinance so that situations such as this can at least be given input from the abutting neighbors.

Sincerely,

A handwritten signature in dark ink, appearing to read 'W.R. Shane', with a stylized flourish at the end.

William R. Shane, P.E.
Town Manager

Cc: Adam Ogden, Director of Public Works
Barbara McPheters, Code Enforcement Officer
Carla Nixon, Director of Planning
Town Council
Ken Cole, Town Attorney

Jensen Baird
Gardner & Henry

THOMAS M. COLE III
JULIAS S. NADZO
FRANK H. FRYE
DAVID J. JONES
MICHAEL A. NELSON
RICHARD H. SPENCER, JR.
ALAN R. ATKINS
RONALD A. EPSTEIN
WILLIAM H. DALE
JOSEPH H. GROFF III
F. BRUCE SLEEPER

DEBORAH M. MANN
LESLIE E. LOWRY III
PATRICIA MCDONOUGH DUNN
MICHAEL J. QUINLAN
R. LEE IVY
FRANK K. N. CHOWDRY
NATALIE L. BURNS
SALLY J. DAGGETT
BRENDAN P. RIELLY
SUZANNE R. SCOTT
ANGELA G. CROCKER

ATTORNEYS AT LAW
TEN FREE STREET
P.O. BOX 4510
PORTLAND, MAINE 04112
(207) 775-7271

TELECOPIER (207) 775-7935

www.jbgh.com

MERTON C. HENRY
WALTER E. WEBBER
JAMES E. KAPLAN
OF COUNSEL

RAYMOND E. JENSEN
(1908-2002)

KENNETH BAIRD
(1914-1987)

M. DONALD GARDNER
(1918-2003)

YORK COUNTY
OFFICE

11 MAIN STREET, SUITE 4
KENNEBUNK, MAINE 04043

(207) 985-4676

TELECOPIER (207) 985-4932

August 28, 2003

Barbara McPheters, CEO
Town of Cumberland
290 Tuttle Road
Cumberland, ME 04021

Re: **Bruce Hill Road Extension**

Dear Barbara:

This letter is intended to follow up the conference call that you and I and Adam had on Wednesday, August 27th. Part of that call clarified that the driveway location off Bruce Hill Road Extension connecting to the Verrill/Chase lot would actually overlay what was the old Abbott Road, so-called. As we discussed, the issue raised by that fact was whether or not the Town had any retained interest in the Abbott Road. From our discussion and from a review of the original range layout for the Town of North Yarmouth (from which Cumberland was derived) we were able to determine that the Abbott Road was not a range road and as such the Town had no direct ownership interest in it. Therefore, assuming that it is abandoned, the abutters would own to the center line subject to a potential recreational easement that the Town might have retained.

A review of the Council's minutes that have been forwarded to me indicate that a portion of Bruce Hill Road Extension was accepted as a Town way to a point short of where this improvement would occur. This makes the issue of these new improvements a private one between the abutters. Had the road been a range way then technically the Council would have had to grant the permit since the rangeways in the Town of Cumberland were actually conveyed by the proprietors to the Inhabitants and the Town technically owns the fee under them.

Additionally, we discussed the whole issue of the private road ordinance which, on close review, does not require Planning Board review unless a subdivision is involved. As such, the permit required is for a curb cut from Adam Ogden as the Public Works Director. As we discussed, based on the traffic safety issues that could be raised by connecting Bruce Hill Road Extension with Schuster Road in Falmouth, it is my opinion that Adam has every right to require that no such connection be made as a part of his granting the driveway permit and further that he has a right to review the engineering for the actual driveway, including the stream crossing involved.

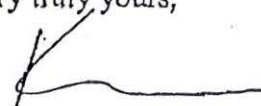
Jensen Baird
Gardner & Henry

August 28, 2003
Page 2

In summary, as I stated in my letter of August 25, 2003, I believe any permit issued in regard to this site should be conditioned to prohibit any connection of the two driveways which would therefore prevent the creation of a through road.

If there is anything else you need in this regard, please let me know.

Very truly yours,



Kenneth M. Cole III

KMC/ab

cc: William B. Shane, Town Manager
Adam Ogden, Director of Public Works

A



Susan L. Chase Real Estate

P.O. Box 71

Cumberland, ME 04021

207-653-4323

schase@maine.rr.com

August 20, 2003

Mr. William Shane – Town Manager
Town of Cumberland
290 Tuttle Road
Cumberland, Maine 04021

RE: Driveway Entrance Permit

Dear Bill,

Thank you for meeting with me to discuss my entrance permit to build my driveway off Bruce Hill Road to service my home

As you know my home is on the unimproved section of Bruce Hill Road in Cumberland south of Range Road but my driveway is off Schuster Road in Falmouth. I do not have any frontage on Schuster Road; however, when my house was built I could not afford to improve the 800+/- feet of Bruce Hill Road necessary to access my home from Cumberland. Falmouth granted me permission to access my property from Schuster Road.

Personal circumstances force me to sell my home. I tried to sell my home last year with no luck. My home value is approximately \$475,000.00 and last year I could not sell it for \$395,000.00. The reason I have not been able to sell an almost half a million dollar home for far less than its value is because of the extreme economic diversity on Schuster Road in Falmouth. Coupled with the fact that most buyers want to be in a "neighborhood", the several people who looked at my home would not make the investment. Although I have considered many of the people on Bruce Hill Road as my neighbors and friends it is difficult for someone coming from another area to feel part of the Bruce Hill neighborhood because there is not a driveway access from my home.

Certainly if I felt I had a choice I would not invest the \$20,000 plus dollars it is going to take to create a driveway from Bruce Hill Road to my property.

To reiterate my position on my driveway status I would make the following points:

1. It is no ones intention or desire to have Bruce Hill Road connect to Schuster Road to create a throughway from Falmouth to Cumberland. As value is my concern, a dead end street is my desire for this property.
2. I should enjoy the same rights as all of the homes with frontage on Bruce Hill Road built to this point in time, as the road status has not changed to this date. For instance, when the Anderson home was built Anderson extended or improved Bruce Hill Road in the same manner as I expect to. #
3. Steven and Susan Sabol who contributed \$7.600 to the improvements in Bruce Hill Road in order to use it for access to this property sold my lot to me.
4. I expect to be treated in the same manner as any other person in the Town of Cumberland submitting an application for a driveway off a town road.
5. In order to discourage traffic from trying to connect to Schuster Road, my driveway off Bruce Hill should have the appearance of just a driveway. This driveway should be built to the town specifications for a driveway servicing one home and not to the specifications of a town road as the appearance of a town road would make passage more appealing for those who don't need to be there.
6. Time is of the essence, as I was hoping to have already started this driveway to be able to market my home by late August. I will have a tremendous financial loss supporting this home while not living there.

I have submitted my application and I look forward to working with you on this matter.

Sincerely,



Susan L. Chase

VERRILL BRUCE HILL RD EXT
TOWN OF CUMBERLAND
CUMBERLAND PUBLIC WORKS DEPARTMENT
PERMIT FOR ENTRANCE

10 AUG 15

PERMIT NO.: 2003-08-29-01
APPLICATION NO.: Above
NAME: SCOTT VERRILL
PHONE NUMBER: 859-650-2151
ADDRESS: 66 Range Rd
Cumberland
04021

TOWN: 2003-08-29-01-01
COUNTY: _____
SA: _____ SH: _____
STATE ROUTE NO.: _____
CULVERT #1 SIZE: TSD @ Cherry
CULVERT #2 SIZE: _____
CULVERT GAUGE: _____
DATE OF PERMIT: 29 AUG 03

You are hereby granted permission to perform the necessary grading, and to construct in accordance with sketch or attached plan, entrance(s) to a Single Family Home at a point end Bruce Hill Road Ext at Access to the Rules and Regulations made by the Public Works Department, and subject to the following conditions:

SINGLE ENTRANCE: 1/1" @ crossing of stream culvert(s) needed. Grade of existing shoulder should be maintained so as to create a concave with a minimum of three inches below the edge of the traveled way. Distance of concave from the edge of the traveled way should be the same as the existing shoulder, or a minimum distance of four feet.

NOTES: see App. & conditions / to C & D letter
meeting notes w/ AD, THW, B Mac, K C & H
P.S.V. 29 Aug 03

THIS PERMIT IS GRANTED ON CONDITION THAT THE OWNER:

1. Shall provide, erect, and maintain all necessary barricades, lights, warning signs, and other devices to safeguard traffic properly while work is in progress.
2. Shall at no time cause the highway to be closed to traffic.
3. Shall, where the driveway is located in a curb, curb and gutter, and/or sidewalk section, completely remove the existing curb, curb and gutter, and/or sidewalk and replace with standard concrete or granite driveway terminal section, and replace such curb, curb and gutter, and/or sidewalk as may be required.
4. Shall obtain, and have delivered to site, any culverts and/or other drainage structures which may be necessary for drainage. Culverts shall be of size, gage, and length as called for in this permit. Said culverts and/or other incidentals to be installed by the Permittee, unless otherwise designated.
5. Shall, in all cases, notify the Public Works Department at least 24 hours before starting work on the driveway.
6. Shall construct proposed entrance within 12 months from date of permit issue.
7. Shall meet all applicable D.E.P., L.U.R.C., and municipal regulations and ordinances.

IT IS A FURTHER CONDITION OF THIS PERMIT, to which owner agrees, by accepting the same, that the owner shall well and truly pay all damages, fines, and penalties for which he shall become liable, and shall save harmless and indemnify said Town against all suits, claims, damages, and proceedings of every kind arising out of the construction and maintenance of said driveway approach, including snow removal.

It is a further condition that the owner will agree to keep the right of way inviolate for public highway purposes, and no signs (other than traffic signs and signals), posters, billboards, roadside stands, culvert end walls, or other private installations shall be permitted within the Right of Way Limits.

SIGNED _____
TITLE DIRECTOR OF PUBLIC WORKS

A. Dapen

ORIGINAL

ORIGINAL

TOWN OF CUMBERLAND
PUBLIC WORKS DEPARTMENT
APPLICATION FOR ENTRANCE

Application No. 2003-08-29-01 Permit No. 2003-08-29-01-01

Return to:

PUBLIC WORKS DEPARTMENT
290 TUTTLE ROAD
CUMBERLAND, ME 04021

B: SCOTT VERRILL or

Owner Information:

Name: Susan Chase
Street & No. 24 Schuster Rd
City Cumberland
State & Zip ME 04021
Telephone (207) 653-4323

In accordance with Title 23, Revised Statutes Annotated, Application is hereby made to construct an entrance to my property on the (North) (South) (East) (West) side of Public Way, State or State
(Circle Appropriate Direction)

Aid Highway Rte. No. Bruce Hill Road (if a numbered highway; if not, the local road name)

Bruce Hill Road in the Town of Cumberland and County of
Cumberland at a point about ft. (North) (South) (East) (West) from Range Road
(Circle Appropriate Direction) (Town Line, Road, or other)

for the following purpose:

RESIDENTIAL ☒ COMMERCIAL ☐ DEVELOPMENT ☐ or OTHER ☐

description ADRIJEWAY 12' wide with appropriate ditching to access
1 home with frontage on Bruce Hill Rd. w/ PAVED APPROACH PER SPECS

- The following is information in regard to the location and requested entrance(s): culvert to be engineered
- Frontage of lot along highway 56.9 ft. 2. Depth of Lot 600+ ft. 3. Number of Entrances requested 1
 - Proposed width of Entrance(s) 12'
 - Setback from center of Highway: (A) to Buildings 150+ ft. (B) to Other Structures 150+ ft.
 - The surface on the proposed driveway is to be GRAVEL
 - Construction desired to commence on SEP 9, 2003 and to be completed on Oct 1, 2003
 - Is this entrance part of a project/development requiring a D.E.P. or L.U.R.C. Site Location Permit? Yes ☒ No ☐

THE OWNER HEREBY AGREES:

- To provide, erect and maintain all necessary barricades, lights, warning signs and other devices to safeguard traffic properly while to work is in progress.
- That the highway will at no time be closed to traffic.
- Where the drive is located in curb, curb and gutter, and/or sidewalk section, the owner will completely remove the existing curb, curb and gutter, and/or sidewalk and replace it with a standard concrete or granite driveway terminal section.
- Shall obtain and have delivered to the site any culverts and/or drainage structures which may be necessary for drainage, the size, type and length as called for in this permit. Said culverts and/or other incidentals to be installed by the Owner unless otherwise designated.
- In all cases to Notify the Public Works Department at least 24 hours before starting work on the driveway.
- To construct and maintain said driveway approach in accordance with Public Works Department, "Rules and Regulations".
- FURTHER CONDITION OF THE PERMIT: shall be that the owner shall well and truly pay all damages, fines, and penalties for which he shall become liable, and shall indemnify and save harmless said Town against all suits, claims, damages and proceedings of every kind arising out of the construction and maintenance of said driveway approach, including snow removal.

8/20/03
DATE

Susan Chase
SIGNATURE OF OWNER

- (OVER)
- All BMP's in PLACE PRIOR TO START
 - Culvert to be engineered by Pinckham & Green
 - No TOWNS endorsement of PRIVATE RIGHTS which may or may not exist - over discontinued portion

is unimproved portion not accepted by town
cy "Assured" (non-Bruce Hill Rd)
(B) No physical connection to 5th ten Rd Between two
entrances (no improved connection) see sketch

THIS IS NOT A BOUNDARY SURVEY

SECTION OF: DEED BOOK 13669 PAGE 200 COUNTY Cumberland
 PLAN BOOK --- PAGE --- LOT ---

4 Bruce Hill Road, Cumberland, Maine

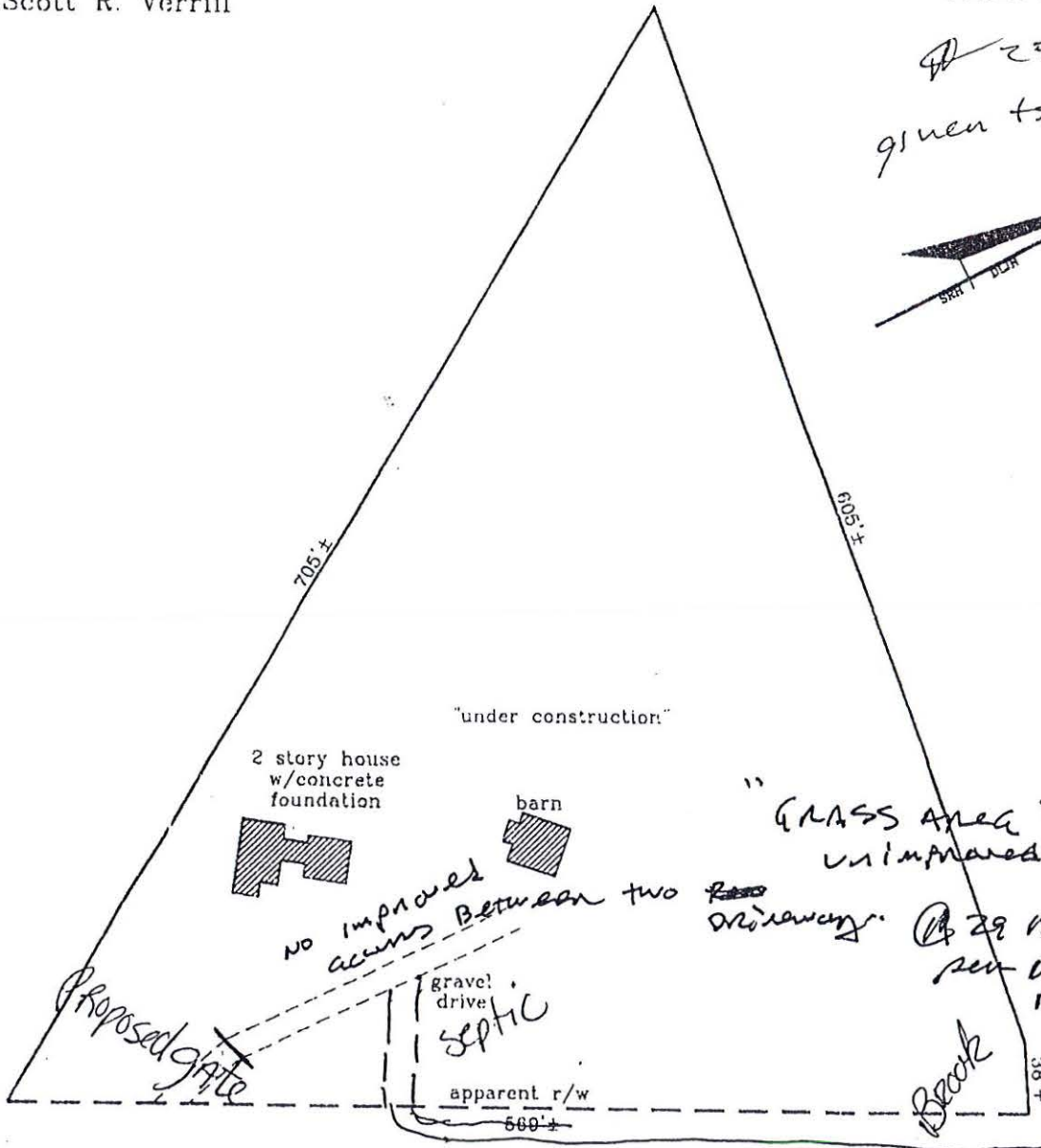
Job Number: 237-20

Inspection Date: 03-23-99

Scale: 1" = 100'

per: Scott R. Verrill

*29 Aug 03
 given to S.V.*



*29 Aug 03
 per WPS & A
 B. WAC
 P.K. Cole*

[Signature]

B r u c e H i l l R o a d

HEREBY CERTIFY TO: Northeast Land Title, Option One

- and its title insurer.
- encumbrances found did not conflict with the deed description.
- dwelling setbacks do not violate town zoning requirements.
- structure delineated on the Federal Emergency Management Agency Community Flood Map, File #230162-0015B.
- structure does not fall within the special flood hazard zone.
- land does not fall within the special flood hazard zone.
- wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

copyright 1994

Livingston - Hughes
 Professional Land Surveyors & Foresters
 88 Guinea Road
 Kennebunkport - Maine 04046
 207-967-9761 phone 207-967-4831 fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

The issuance of this permit does not imply approval by any other agency including the following: State of Maine Department of Environmental Protection, United States Environmental Protection Agency, and United States Corps of Engineers. The obtaining of all permits including plumbing and electrical) is the responsibility of the owner or authorized agent.

CERTIFICATE ISSUED

DATE September 1, 1999

**BUILDING PERMIT -
CERTIFICATE OF OCCUPANCY**

APPLICANT Scott Verrill DATE 2/23 98 PERMIT NO. 17-98
ADDRESS 24 Schuster Rd, Falmouth ME 04000
(NO.) (STREET) (CONTR'S LICENSE)
PERMIT TO construct house (2) STORY residential NUMBER OF DWELLING UNITS ONE
(TYPE OF IMPROVEMENT) NO. (PROPOSED USE)
AT (LOCATION) Bruce Hill Rd Ext. ZONING RRI (LR)
(NO.) (STREET) DISTRICT
BETWEEN _____ AND _____
(CROSS STREET) (CROSS STREET)
SUBDIVISION _____ LOT 10A BLOCK U15 LOT SIZE 4 acres
BUILDING IS TO BE 28 FT. WIDE BY 36 FT. LONG BY _____ FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION
TO TYPE _____ USE GROUP _____ BASEMENT WALLS OR FOUNDATION _____ (TYPE)
REMARKS: _____

AREA OR VOLUME 2016 sq ft
(CUBIC/SQUARE FEET)

OWNER Scott
ADDRESS Same



TO BE POSTED ON PREMISES
SEE REVERSE SIDE FOR CONDITIONS OF CERTIFICATE

TOWN OF CUMBERLAND, MAINE

APPLICATION for VICTUALER'S (Food Service Establishment) LICENSE

Business or Trade Name: Cumberland - No. 4 Yarmouth Lions Club
Business Address: 9/ 105 Tuttle Road, Cumberland ME 04021
Name of Manager: KEN SNITZER, TREA Business Phone: 829-3466 (Home)
Date of event or new license: Fair Grounds Booth - Aug/Sept 2003
Signature of authorized person: Ken Snitzer Date: 6/11/03

CHECK THE PROPER CATEGORY OF REQUESTED LICENSE:

- | | | |
|---|----------|----------|
| (a) Restaurant or Victualer not serving malt beverages on the premises. | \$50.00 | ---- |
| (b) Restaurant or Victualer serving malt beverages on the premises. | \$50.00 | ---- |
| (c) Class A Restaurant, as defined by the Revised Statutes of Maine, serving both malt liquor and spirituous and vinous liquor. | \$50.00 | ---- |
| (d) A business establishment such as, but not limited to, retail grocery stores, food storage warehouses, bakeries, delicatessen stores, and dairy product stores where food is stored or is kept for sale and where the total area of the establishment is less than 10,000 square feet. | \$25.00 | ---- |
| (e) Same as (d) but total area of the establishment is more than 10,000 square feet. | \$25.00 | ---- |
| (f) Eating and Lodging places. Any place where eating and sleeping accommodations are furnished to the public such as hotels, motels, and bed and breakfasts. | \$100.00 | ---- |
| (g) Establishment operated by Non-Profit organization. | NO FEE | <u>X</u> |
| (h) Vending Machine. | \$10.00 | ---- |
| (i) Temporary Vending Unit operating at a fair. (per unit): | \$10.00 | ---- |

Name & type of vending unit(s): _____

Enclose CHECK payable to: "Town of Cumberland"

SEND TO: TOWN CLERK, 290 Tuttle Road, Cumberland, ME 04021

Application received: 6-17-03

Date of issuance: _____

**TOWN OF CUMBERLAND, MAINE
REPORT OF THE HEALTH OFFICER**

RESTAURANT/TAKE OUT NAME:

Lions Club Fairgrounds

Date Aug 7, 2003

State Lic. No. Non profit

- 1) Food Supply & Source Commercial
- 2) Food Preparation & Protection good practices
- 3) Food Temperature all refrigeration within range
- 4) Food Handlers Trained by Don Dineen
- 5) Equipment & Utensils Clean & properly stored
- 6) Dishwashing hand wash & bleach sanitization
- 7) Toxic Materials properly labeled & stored
- 8) Water Supply PW District
- 9) Waste Water Fair septic system
- 10) Toilet & Hand Wash Facilities Supplied with soap & towels
- 11) Maintenance of Physical Facilities
- 12) Insect/Rodent Control - Some winter problems with mice - need to clean drawers
- 13) Rubbish CONTAINED
- 14) Plumbing - Cross Connections NO problem

COMMENTS:

This is a well run operation.

They were advised to clean 3 drawers because of evidence of mice.

Edgar L. Wyatt
CUMBERLAND HEALTH OFFICER

TOWN OF CUMBERLAND, MAINE

APPLICATION for VICTUALER'S (Food Service Establishment) LICENSE

Business or Trade Name: West Cumberland United Methodist Church

Business Address: P.O. Box 426 Cumberland ME

Name of Manager: Carol Myers Business Phone: 207-8294364

Date of event or new license: Sept 03

Signature of authorized person: Carol Myers Date: 8/15/03

CHECK THE PROPER CATEGORY OF REQUESTED LICENSE:

- | | | |
|---|----------|----------|
| (a) Restaurant or Victualer not serving malt beverages on the premises. | \$50.00 | ---- |
| (b) Restaurant or Victualer serving malt beverages on the premises. | \$50.00 | ---- |
| (c) Class A Restaurant, as defined by the Revised Statutes of Maine, serving both malt liquor and spirituous and vinous liquor. | \$50.00 | ---- |
| (d) A business establishment such as, but not limited to, retail grocery stores, food storage warehouses, bakeries, delicatessen stores, and dairy product stores where food is stored or is kept for sale and where the total area of the establishment is less than 10,000 square feet. | \$25.00 | ---- |
| (e) Same as (d) but total area of the establishment is more than 10,000 square feet. | \$25.00 | ---- |
| (f) Eating and Lodging places. Any place where eating and sleeping accommodations are furnished to the public such as hotels, motels, and bed and breakfasts. | \$100.00 | ---- |
| (g) Establishment operated by Non-Profit organization. | NO FEE | <u>X</u> |
| (h) Vending Machine. | \$10.00 | ---- |
| (i) Temporary Vending Unit operating at a fair. (per unit): | \$10.00 | ---- |

Name & type of vending unit(s): _____

Enclose CHECK payable to: "Town of Cumberland"

SEND TO: TOWN CLERK, 290 Tuttle Road, Cumberland, ME 04021

Application received: 8-18-03 Date of issuance: _____

TOWN OF CUMBERLAND, MAINE

APPLICATION for VICTUALER'S (Food Service Establishment) LICENSE

Business or Trade Name: NATE'S SEAFOOD + BBQ
Business Address: 893 ROOSEVELT TR. CASCO ME 04015
Name of Manager: ELLIOTT NATHANSON Business Phone: 655-6700
Date of event or new license: SEPT 21 - 27
Signature of authorized person: [Signature] Date: 8/6/03

CHECK THE PROPER CATEGORY OF REQUESTED LICENSE:

- | | | |
|---|----------|-----|
| (a) Restaurant or Victualer not serving malt beverages on the premises. | \$50.00 | --- |
| (b) Restaurant or Victualer serving malt beverages on the premises. | \$50.00 | --- |
| (c) Class A Restaurant, as defined by the Revised Statutes of Maine, serving both malt liquor and spirituous and vinous liquor. | \$50.00 | --- |
| (d) A business establishment such as, but not limited to, retail grocery stores, food storage warehouses, bakeries, delicatessen stores, and dairy product stores where food is stored or is kept for sale and where the total area of the establishment is less than 10,000 square feet. | \$25.00 | --- |
| (e) Same as (d) but total area of the establishment is more than 10,000 square feet. | \$25.00 | --- |
| (f) Eating and Lodging places. Any place where eating and sleeping accommodations are furnished to the public such as hotels, motels, and bed and breakfasts. | \$100.00 | --- |
| (g) Establishment operated by Non-Profit organization. | NO FEE | --- |
| (h) Vending Machine. | \$10.00 | --- |
| (i) Temporary Vending Unit operating at a fair. (per unit): | \$10.00 | ✓ |
- Name & type of vending unit(s): PORTABLE SMOKER

Enclose CHECK payable to: "Town of Cumberland"

SEND TO: TOWN CLERK, 290 Tuttle Road, Cumberland, ME 04021

Application received: 8-18-03 Date of issuance: _____

TOWN OF CUMBERLAND, MAINE
APPLICATION for VICTUALER'S (Food Service Establishment) LICENSE

Business or Trade Name: WHITE DOG CONCESSION
Business Address: 0 WILLOW ST (WILLARD BEACH) S. Portland ME.
Name of Manager: Sylvia Gordon 207- Bus. Phone: 749-5348
Date of Event or new License: Sept 21-27 2003 Cumberland Fair

Signature of Authorized Person: _____

Date: 8-17-03

CHECK THE PROPER CATEGORY OF REQUESTED LICENSE:

- (a) Restaurant or Victualer not serving malt beverages on the premises \$50.00 ____
- (b) Restaurant or Victualer serving malt beverages on the premise \$50.00 ____
- (c) Class A Restaurant, as defined by the Revised Statutes of Maine, serving both malt liquor and spirituous and vinous liquor \$50.00 ____
- (d) A business establishment such as, but not limited to, retail grocery stores, food storage warehouses, bakeries, delicatessen stores, and dairy product stores where food is stored or is kept for sale and where the total area of the establishment is less than 10,000 square feet \$25.00 ____
- (e) Same as (d) but total area of the establishment is less than 10,000 square feet \$25.00 ____
- (f) Eating and Lodging places. Any place where eating and sleeping accommodations are furnished to the public such as hotels, motels, and bed and breakfasts \$100.00 ____
- (g) Establishment operated by Non-Profit organization NO FEE ____
- (h) Vending Machine \$10.00 ____
- (i) Temporary Vending Unit operating at a fair (per unit) \$10.00 X ____

Name and type of vending unit(s) _____

Enclose CHECK payable to: "TOWN OF CUMBERLAND"
SEND TO: TOWN CLERK, 290 Tuttle Road, Cumberland ME 04021

Application Received: 8-20-03 Date of Issuance _____

TOWN OF CUMBERLAND, MAINE

APPLICATION for VICTUALER'S (Food Service Establishment) LICENSE

Business or Trade Name: CUMBERLAND CTY. 4-H LEADERS ASSOC
Business Address: 10 COOPERATIVE EXTENSION CHAMBERLAIN AVE
Name of Manager: COMMITTEE 4-H LEADER Business Phone: 780-4205
GLADYS MOON
Date of event or new license: SEPT 21-28
Signature of authorized person: Gladys Moon Date: 8/21/03

CHECK THE PROPER CATEGORY OF REQUESTED LICENSE:

- | | | |
|---|----------|-------------------------------------|
| (a) Restaurant or Victualer not serving malt beverages on the premises. | \$50.00 | ---- |
| (b) Restaurant or Victualer serving malt beverages on the premises. | \$50.00 | ---- |
| (c) Class A Restaurant, as defined by the Revised Statutes of Maine, serving both malt liquor and spirituous and vinous liquor. | \$50.00 | ---- |
| (d) A business establishment such as, but not limited to, retail grocery stores, food storage warehouses, bakeries, delicatessen stores, and dairy product stores where food is stored or is kept for sale and where the total area of the establishment is less than 10,000 square feet. | \$25.00 | ---- |
| (e) Same as (d) but total area of the establishment is more than 10,000 square feet. | \$25.00 | ---- |
| (f) Eating and Lodging places. Any place where eating and sleeping accommodations are furnished to the public such as hotels, motels, and bed and breakfasts. | \$100.00 | ---- |
| <input checked="" type="radio"/> (g) Establishment operated by Non-Profit organization. | NO FEE | <input checked="" type="checkbox"/> |
| (h) Vending Machine. | \$10.00 | ---- |
| (i) Temporary Vending Unit operating at a fair. (per unit): | \$10.00 | ---- |

Name & type of vending unit(s): _____

Enclose CHECK payable to: "Town of Cumberland"

SEND TO: TOWN CLERK, 290 Tuttle Road, Cumberland, ME 04021

Application received: _____ Date of issuance: _____

AGENDA
CUMBERLAND TOWN COUNCIL MEETING
Town Council Chambers – 290 Tuttle Road
Monday, September 8, 2003

DRAFT

6:00 p.m. – WORKSHOP re: “Beginning With Habitat”

I. APPROVAL OF MINUTES

a. August 25, 2003

II. MANAGER’S REPORT

III. PUBLIC DISCUSSION

IV. LEGISLATION AND POLICY

03 – 090. To hold *public hearing* to consider and act on the application by Sunrise Acres Farm to the Land For Maine’s Future (LMF) Program for the purchase of the farm’s development rights.

03 – 091. To hold *public hearing* to consider and act on a proposed amendment to the Growth Management Ordinance, effective September 23, 2003.

03 – 092. To consider and act on a Mass Gathering Permit application by the Cumberland Farmers Club to hold the 132nd Cumberland Fair at the Cumberland Fairgrounds, September 21 through 28, 2003.

03 – 093. To consider and act on victualer’s licenses for the Cumberland Fair, September 21 through 28, 2003.

V. CORRESPONDENCE

VI. NEW BUSINESS

VII. EXECUTIVE SESSION re: tax abatement.

MEMBERS OF THE TOWN COUNCIL

Jeffrey Porter, Chairman	829-4129	Donna Damon	846-5140
Mark Kuntz	829-6482	Harland Storey	829-3939
Michael Savasuk	781-3061	William Stiles	829-6679
Stephen Moriarty	829-5095	web: www.cumberlandmaine.com	

03-093

TOWN OF CUMBERLAND

Publication dates: _____
Publication names: _____
Date filed: 6-24-03
Fee rec'd: 6-24-03
Date Ordinance received: _____
Issued: _____
Denied: _____

Mass Gathering Application -- Minor Large Outdoor Event (1,000 - 4,999 persons)

This application must be filed with the Town Clerk not less than 60 days before the date of the event.
Application must be accompanied by a non-refundable fee of \$250.

Name of applicant: Cumberland Farmers Club
Address of applicant: 194 Blanchard Rd Tel. # 829-5531
Name of event: Cumberland Fair 132nd year 2003
Facility where the event will be held: Cumberland Fair Grounds
Is the facility owned by the applicant: X yes; _____ no, (if no, attach a copy of the contract with the owner which allows use of the property)
Name of promoter (if different from above): N.A.
Telephone number: 829-5531 Fax 829-3205
Date of event: Sept 21-28 Time (start and finish times): Each day 7:00 AM to 11:00 PM
Number of tickets available 5,000 +
Expected attendance 45,000 for 7 days And 1 day of Racing on Sept 28
Description of event: Our 132nd year Agricultural Fair ox pulling
+ Horse pulling Rides Games Horse Racing Exhibition Hall
Show Cattle - Dairy, Beef Sheep Goats Pigs Show Horses
Pig Races ENTERTAINMENT & DEMONSTRATIONS of all kinds - museum
Greenhouse Truck pull's Tractor pull's Demo Durby Maine app Day
Will any food vendors be serving at the event? X yes, _____ no (if yes, how many, and what types) AT least 20 Booths All types PIZZA
Hot dog French Fry Cotton Candy Bake Beans
Pig Roast Fry Dough ETC.

Will any alcohol vendors be serving at the event? X yes, _____ no (if yes, list name and attach a copy of the vendors license to sell alcohol, describe alcohol will be served) IN The Club House
Y Beer Garden State Approved

Describe the three most recent outdoor performances of the group, performer, or event being proposed. Include location, date(s), number in attendance, promoter or sponsoring person or organization.

1. N.A.
2. _____
3. _____

Description of facility:

- A. Seating capacity: 5,000 permanent; 300 temporary
- B. Other seating capacity: 100 festival; N.A. standing room only (sq. ft)
- C. Number of toilets available: 40 permanent; 25 portable
- D. Number of parking spaces available: 8,000 on-site; 2500 off-site
- E. Are all parking lots lighted (applicable only if event runs into evening hours)
X yes; _____ no, if no, which lots are not lighted _____
- F. Source of potable water: PORTLAND WATER DISTRICT
- G. Refuse containers available, number and size: 500 55 gal DRUMS
WITH PLASTIC LINERS
- H. Name of refuse disposal company (attach a copy of the agreement to pick up refuse)
PINE TREE WASTE INC.
- I. When will refuse be picked up? Before 8:00 AM Daily
- Public Safety:**
- J. Describe first aid facilities: 8'10' Building Staffed By
Comb Rescue Dep.

- K. Describe emergency facilities: Cumb Fire Dep, Cumb Rescue Dep, Sat + Sunday Fire Truck. ON Grounds, ALSO Fire Truck at Special Events Truck + Tractor pulls + Demo Derby.
- L. Describe communication facilities: 2 Way Radios 40 UNITS 18 Golf Carts Audio Sound INC.
- M. Number of certified police officers: Cumberland police Dep. + some State police at GATES
- N. Other security personnel (include company name and qualifications): IN House Staff Some State + Fire officers
- O. Describe fire personnel: Cumb Fire Dep.

Other

- P. Name of liability insurance STEVEN'S INSURANCE INC.
Amount of coverage 1.5 million; amount of property insurance N.A.
- Q. Preferred type of performance guarantee (i.e.. escrow account, irrevocable letter of credit)

Francis M. Small president
Authorized signature

On _____ (date), I received a copy of the Cumberland Mass
Gathering Ordinance. _____ (authorized signature)

DRAFT 08-29-03

GROWTH MANAGEMENT ORDINANCE

101. TITLE

This Ordinance shall be known as the "Growth Management Ordinance of the Town of Cumberland, Maine" and shall be referred herein as the "Ordinance".

102. LEGAL AUTHORITY

This Ordinance is adopted pursuant to Home Rule Powers as provided in Article VIII-A of the Maine Constitution and Title 30-A, M.R.S.A. Section 3001.

103. PURPOSE

The purpose of this Ordinance is to protect the health, safety and general welfare of the residents of Cumberland ~~by through~~ placing limitations on residential development and meeting the following: (Amended 09/08/03, Effective 09/23/03)

103.1. To provide for the immediate housing needs of the existing residents of Cumberland.

103.2. To ensure fairness in the allocation of Building Permits. (Amended 09/08/03, Effective 09/23/03)

103.3. To plan for continued residential population growth of Cumberland which would be compatible with orderly and gradual expansion of community services including, but not limited to, education, public safety, transportation infrastructure, waste disposal and health services.

103.4. Avoid a situation in which the rapid development of new residences, potentially housing many families with school-age children, could outpace the town's capability to expand its schools and other services soon enough to avoid serious school over-crowding and a significant reduction in other services.

104. DEFINITIONS

Building Permit: A permit is defined by and issued in accordance with the Cumberland Building Code and Section 602.1 of the Cumberland Zoning Ordinance.

Calendar Year: The period of time comprised of fifty-two (52) weeks commencing on January 1 and extending through December 31 on any given year. [Amended 12/17/01, effective 01/01/02]

DRAFT 08-29-03

Dwelling Unit: A room or group of rooms designed and equipped exclusively for use as living quarters for a family, including provisions for living, sleeping, cooking and eating. The term shall include, but not be limited to, manufactured housing, modular/mobile homes, apartment unit, duplexes and multiplexes and condominium units. The term shall not include trailers or recreational vehicles used for overnight or temporary lodging only.

Family: A person or persons occupying a dwelling unit and living as a single housekeeping unit, as distinguished from a group occupying a boarding house, lodging residence, hotel or motel.

Growth Permit: A permit issued, in accordance with the provisions of this Ordinance, by the CEO to allow the establishment of a new dwelling unit.

Manufactured Housing: A fabricated pre-assembled dwelling unit designed to be transported after fabrication and to be used as living quarters. The term "Manufactured Housing" may include the term "Modular Home" and "Mobile Home", except that the fabricated single-family modular home is assembled on the building site on a permanent foundation.

Person: A person shall be defined to include an individual's spouse, parents, siblings and members of his or her immediate family unless the spouse, parents, sibling or immediate family member can demonstrate that the person seeking the Growth Permit owned the title to the property that is the subject of the Growth Permit independently of his spouse, parents, siblings or immediate family members as of May 1, 2000.

Subdivision: A subdivision shall be defined by 30-A M.R.S.A. § 4401, and as amended from time to time. For the purposes of this Ordinance, subdivisions shall mean only those approved by the Planning Board after March 6, 1959. In addition, any lots shown on a subdivision plan, but not subject to Planning Board review shall not be considered a lot in a subdivision. Adopted June 28, 2000 [Amended 3/26/01] [Amended 12/17/01, effective 1/1/02]

105. **APPLICABILITY**

This Ordinance shall apply to all new dwelling units (including manufactured housing) within the Town of Cumberland. No new dwelling unit, which fails to meet the requirements of the Ordinance, shall be constructed or placed within the Town of Cumberland.

106. **EXEMPTIONS**

This Ordinance shall not apply to the following:

DRAFT 08-29-03

- 106.1 The repair, replacement, reconstruction or alteration of any existing building or structure provided the number of dwelling units is not increased, regardless of the need for a variance.
- 106.2 Dwelling units constructed by the Cumberland Housing Authority, an agency of the state or federal government; or by a private developer or contractor with a continuing age restriction of persons 55 years of age or older. Any conversion of these units eliminating the age restriction would require a Growth Permit.
- 106.3 Accessory Apartments as allowed in Section 407.1 of the Cumberland Zoning Ordinance.
- 106.4 Lots in subdivisions approved by the Cumberland Planning Board between January 1, 1998 and May 22, 2000.
- 106.5 Lots in subdivisions located on Chebeague Island approved by the Cumberland Planning Board or equivalent body prior to the adoption of this Ordinance. [Amended, effective 3/26/01, amended, 12/17/01, effective 01/01/02]

107. ADMINISTRATION

107.1. Maximum Number of Dwelling Units

- 107.1.1. Unless and / or until this Ordinance is amended pursuant to Section 10, the maximum number of new Growth Permits issued from January 1, 2002 to December 31, 2002 and annually thereafter, shall be forty-four (44), plus four (4) additional Growth Permits that shall be reserved for dwelling units located on Chebeague Island, plus two (2) additional Growth Permits that shall be for affordable housing constructed by Habitat for Humanity or a similar not for profit organization. [Amended, 12/17/01, effective 01/01/02]
- 107.1.2. No more than 50% of the Growth Permits shall be issued annually for dwelling units within subdivisions except as permitted in Section 107.3.5. This provision shall not apply to the Growth Permits reserved for Chebeague Island as allowed in Section 6.A.1. [Amended 12/17/01, effective 01/01/02] (Amended 09/08/03, Effective 09/23/03)
- 107.1.3. No more than twenty (20) permits~~four (4)~~ Growth Permits over a 5 ~~year period~~ beginning on July 1, 2001, shall be issued on

DRAFT 08-29-03

Chebeague Island ~~in any calendar year.~~ [Amended 12/17/01, effective 01/01/02]. (Amended 09/08/03, Effective 09/23/03)

- 107.1.4. All Growth Permits shall be issued in accordance with the issuance procedure described in Section 6.C of this Ordinance. [Amended 12/17/01, 01/01/02]

107.2. Application Procedure

- 107.2.1. All Growth Permit Applications shall be submitted in person to the Code Enforcement Officer or his/her assistant or agent (hereinafter the CEO) during normal office hours on the form designated Growth Permit Application. No Growth Permit Applications shall be accepted by mail.

- 107.2.2. The CEO shall indicate on the Application form the date and time the Growth Permit Application was received and provide the applicant with a receipt, ~~when said Application is complete.~~ The Applications shall be reviewed in the order in which they were received. Only complete Applications will be accepted. (Amended 09/08/03, Effective 09/23/03)

- 107.2.3. The Growth Permit Application shall be accompanied by a non-refundable administrative fee in the amount of One Hundred (\$100.00) Dollars, documentation establishing the applicant's right, title and interest to the property, and one copy of a subsurface wastewater disposal system application form (HHE-200 or equivalent), and/or confirmation for eligibility of a sewer user unit. [Amended 12/17/01, effective 01/01/02]

- 107.2.4. A separate Application shall be required for each dwelling unit.

107.3. ISSUANCE PROCEDURE

- 107.3.1. Growth Permit Applications shall not be accepted by the CEO until on or after the effective date of this Ordinance. Growth Permit Applications shall be on file with the CEO. From the time of the adoption of this Ordinance onward, Applications will be accepted, and Growth Permits issued, as provided for in this Section 6.C.3. [Amended 12/17/01, effective 01/01/02]. (Amended 09/08/03, Effective 09/23/03)

DRAFT 08-29-03

107.3.2. Growth Permits shall be available on a first-come, first-served basis.

107.3.3.1. The CEO shall notify an applicant once the applicant is entitled to have a Growth Permit issued. Once the CEO has notified the applicant that the applicant is entitled to have a Growth Permit issued, the applicant shall have thirty (30) days to accept the Growth Permit from the CEO, and the CEO shall notify the applicant in writing of the date of the expiration of said thirty (30) days. If the applicant shall fail to accept the Growth Permit, then the Growth Permit shall expire. [Amended 12/17/01, effective 01/01/02]

107.3.3.2. Expired Growth Permits shall be available for reissue during the same calendar year. . (Amended 09/08/03, Effective 09/23/03)

107.3.3.3. The CEO shall issue Growth Permits for all complete Applications if they do not outnumber the supply of Growth Permits.

107.3.3.3.1. If Applications exceed supply for any given year, Permits shall be issued on the basis of the order complete Applications were received by the CEO. Those on the list who do not get a Permit for that year shall have first priority to get a Permit in the next year, ~~in the order in which the Applications were deemed to be complete.~~ . (Amended 09/08/03, Effective 09/23/03)

107.3.3.4. With respect to Growth Permits sought for property located within a subdivision ~~approved by the Planning Board of the Town,~~ no more than four (4) Growth Permits shall be issued during any calendar year for the building of dwellings in a single subdivision. No person, partnership, or corporation shall be entitled in any calendar year to more than two (2) of the four (4) Growth Permits allocated to a subdivision. Corporations shall be treated as the same corporation for purposes of this Ordinance if they share common directors (or their spouses) and / or shareholders (or their spouses) of 10% or more of the stock. Any person or corporation which is a partner in a partnership shall also be considered the same person as the partnership. [Amended 12/17/01, effective 01/01/02]. (Amended 09/08/03, Effective 09/23/03)

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With respect to Growth Permits sought for property not located within a subdivision ~~approved by the Planning Board of the Town~~, no more than two (2) Growth Permits shall be issued during any calendar year to any one person, partnership or corporation. [Amended 12/17/01, effective 01/01/02] (Amended 09/08/03, Effective 09/23/03)

- 107.3.3.5. Commencing January 1, 2002, and annually thereafter, all Growth Permits shall be issued on the basis of the calendar year (January 1 through December 31), and in accordance with the following issuance schedule [Amended 12/17/01, effective 01/01/02]

The number of Growth Permits to be issued annually in the "subdivision" category is twenty-two (22), and the number of Growth Permits to be issued annually in the "non-subdivision" category is twenty-two (22), for a total town-wide issuance of forty-four (44) Growth Permits. In addition, four (4) additional Growth Permits shall be reserved for dwelling units located on Chebeague Island, plus two (2) additional Growth Permits shall be reserved for affordable housing constructed by Habitat for Humanity or a similar not-for-profit organization. [Amended 12/17/01, effective 01/01/02]

Further, unused growth permits in the "subdivision" category shall be reallocated ~~to the "non-subdivision" category~~ as follows: At 5 p.m. on the last day of the second calendar quarter of each year, 2 additional non-corporate permits per subdivision shall be allowed, then one third (33%) of any remaining "subdivision" Growth Permits shall be reallocated to the "non-subdivision" category. At 5 p.m. on the last day of the third calendar quarter of each year, 2 additional non-corporate permits per subdivision shall be allowed, for a total not to exceed 8 non-corporate for any one subdivision in any given calendar year, then one half (50%) of any remaining "subdivision" Growth Permits shall be reallocated to the "non-subdivision" category. In cases where fractional numbers of permits result, the fractional numbers shall be rounded down to the nearest whole number. [Amended 12/17/01, effective 01/01/02]. (Amended 09/08/03, Effective 09/23/03)

DRAFT 08-29-03

- 107.3.3.6. If, at the end of any calendar year, there are any unissued Growth Permits still available, they shall not be carried over to the next year, except as permitted in Section 107.5. [Amended 12/17/01, effective 01/01/02] . (Amended 09/08/03, Effective 09/23/03)

107.4. Replacement with building permit and expiration

- 107.4.1. A Growth Permit shall be replaced by a building permit for a dwelling on the specific site for which the Growth Permit was issued. A Growth Permit which has not been replaced with a building permit within 90 days of Growth Permit approval by CEO shall be considered expired and must be resubmitted for consideration. Resubmitted Growth Permit Applications will not have any priority over other Growth Permit Applications. The expiration of the building permit shall be in conformity with the Town of Cumberland Building Code.

Re-issuance of an expired Growth permit from a previous calendar year shall not be counted toward the annual allocation in any category. A \$50 administrative re-instatement fee shall be assessed to the applicant. . (Amended 09/08/03, Effective 09/23/03)

- ~~2. — Expired Permits shall be available for reissuance.~~

107.5. Transferability

Growth Permits are not transferable. They shall be valid for construction on the lot specified on the Application and by the Applicant; provided however, that such valid Permits shall be transferable to new owners of the lot should the property change hands. If a Permit is transferred, the date of issuance remains unchanged.

108. CONFLICT WITH OTHER ORDINANCES

This Ordinance shall not repeal, annul, or otherwise impair or remove the necessity of compliance with any federal, state or other local laws or ordinances. Where this Ordinance imposes a greater restriction upon the use of land, buildings, or structures, the provisions of this Ordinance shall prevail.

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DRAFT 08-29-03

Should any section or provision of this Ordinance be found by the courts to be invalid, illegal, or unenforceable, such decision shall not affect any other section or provision of this Ordinance either singly or collectively.

110. EFFECTIVE DATE

The effective date of this Ordinance shall be July 1, 2000, but the total number of Growth Permits available through June 30, 2001 shall be limited by Section 6.A hereof.

111. REVIEW PROCEDURE

This Ordinance shall be reviewed by the Town Council in June 2002 to assess the efficacy of the Ordinance and shall be reviewed by the Planning Board periodically (but not less frequently than once every three years), to ensure that the annual maximum growth rate has not become inconsistent with the Town's capital program requirements to establish, maintain, or enlarge needed public facilities and services. Based on its review the Planning Board may recommend amending this Ordinance as provided in Section 11. [Amended 12/17/01, effective 01/01/02]

112. AMENDMENTS

112.1. An amendment to this Ordinance may be initiated by one of the following:

112.1.1 The Planning Board.

112.1.2 The Town Council.

112.1.3 The residents, pursuant to Article X, Section 2 of the Town Charter.

113. VIOLATIONS

113.1. A violation of this Ordinance shall be deemed to exist when any person, partnership or corporate entity engages in any construction activity directly related to the erection or placement of a dwelling unit, upon any land within the Town without first having obtained a Growth Permit from the CEO.

113.2. If a dwelling unit has been constructed or placed, without a Growth Permit, it shall be deemed a violation for any person, firm, or corporate entity to sell, lease, rent or occupy such dwelling unit until such permit has been duly issued.

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114. NOTICES OF VIOLATIONS; LEGAL ACTION

When a violation of any provision of this Ordinance shall be found, the CEO shall send a written notice of the violation to the responsible party or parties and shall notify the Town Council of the violation. If the notice does not result in the correction of the violation, the Town Council may institute any and all actions and proceedings, either legal or equitable, including seeking injunctive relief, the imposition of fines, removal of the structure, or other action that may be appropriate or necessary to enforce the provisions of this Ordinance. The remedies set forth herein are intended to be cumulative and not exclusive of each other. The Town Council is authorized to enter into administrative consent orders to eliminate violations with or without court action. Such agreement shall not allow an illegal structure or use to continue.

115. PENALTIES

115.1. Any person owning or controlling the use of any dwelling unit being constructed or occupied in violation of this chapter shall be liable to be fined not less than \$100 or more than \$2,500 for each day such a violation (i.e. construction activity, unlawful occupancy) continues after notification by the CEO.

115.2. If a dwelling unit has been built in violation of this chapter and is then occupied, for residential use, the owner may be fined as provided in Section 14 A. of this Ordinance.

116. APPEALS

116.1. The Board of Adjustment and Appeals in accordance with Section 603 of the Cumberland Zoning Ordinance, may, upon written application of an aggrieved party and after public notice, hear appeals from determinations of the Code Enforcement Officer in the administration of this Ordinance. Following such hearing, the Board of Adjustment and Appeals may reverse the decision of the Code Enforcement Officer only upon a finding that the decision is clearly contrary to the specific provisions of this Ordinance.

Notice of Decision

Date: August 21, 2003

To: William Shane, Town Manager
Town of Cumberland
290 Tuttle Road
Cumberland, ME 04021

Re: Discussion – of proposed amendments to the Growth Management Ordinance.

This is to advise you that on August 19, 2003 the Planning Board discussed the proposed amendments to the Growth Management Ordinance. The Planning Board took no action. The Board was in favor of the changes based on testimony that the Cumberland Islands Committee supported the proposed amendments.

Findings of Fact: None

Waivers granted: None

Waivers Denied: None

Standard Conditions of Approval

This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from the plans, proposals and supporting documents, except de minimus changes as so determined by the Town Planner which do not affect approval standards, is subject to review and approval of the Planning Board prior to implementation.

Cumberland Planning Board


Martha L. Porch, Chair

Bill Shane, Town Manager

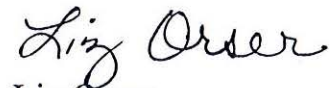
Dear Bill,

This is to advise you that we have sought legal counsel on the issue of the Verrill / Chase driveway.

Attached you will find a copy of the initial letter, which I have mailed to them.

We have never been contacted by V/C about this situation.

Sincerely,

A handwritten signature in cursive script that reads "Liz Orser".

Liz Orser

Cc: Adam Ogden

9/5/03

September 4, 2003

Susan Chase / Scott Verrill
P.O. Box 71
Cumberland, Maine 04021

Re: Driveway Entrance Permit

Dear Susan and Scott,

Please be advised that we have retained legal counsel in conjunction with your application and permit from Cumberland for a driveway off the end of Bruce Hill Road Ext. As the town attorney states in his letter to the town manager, this is a civil matter between landowners. The ownership reverted to the abutting landowners, the original owners of the land, as this was not a range road (where the land would have been owned by the town).

When the town abandoned / discontinued Abbott Road the abutters took control of the land. Although you control the part on the south side of the brook, you do not control the north side, according to the lawyer for the town. The issue of any construction becomes a private matter between abutters. We control 364 feet along the abandoned Abbott Road, and that area has been posted since September 2nd, for No Hunting or Trespassing without owner permission. You mention other property owners along Bruce Hill Road Ext., however this impacts our frontage, not theirs. As an aside, perhaps you should know that all of the home owners along Bruce Hill Road Ext., as well as several on Range Road, support our position.

We do not intend to grant approval for this driveway for the following reasons:

1. When you built your home, the area was in worse condition than it is today. Perhaps you over built for the area and are now facing the consequences. As a real estate agent/ builder, you should have been aware of the impact.

2. You chose to build on an isolated lot. I remember hearing you state at a planning board meeting that you develop lots that no one else would buy, thus getting them at reduced costs. That results in consequences that you now find distasteful.
3. There was no neighborhood when you built your home. Neighborhoods are not located in areas that require 4 acre lots and this area has required 4 acre lots for many years.

To address the several points in your letter to Bill Shane, Town Manager:

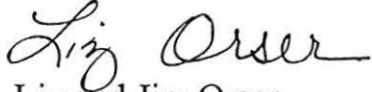
1. You indicate a dead end street. No one in the area wants a street to go through. You will not be there to prevent a connection later on. A gate is an invitation to open it and drive through.
2. The road had been discontinued before you built your home, as indicated on the survey that we paid for, for Susan Sabol, dated 9/26/97. It was at that time that the 4 acre lot, which she planned to build on for herself and her daughter, was separated from the parcel that we purchased. Subsequently, she decided to remain at her home in Portland.
3. When Steven and Susan Sabol put monies into the road fund, they intended to keep the parcel intact (all 22 acres) and their contribution provided them with access at the corner that abuts the Andersen' property. They never planned to develop the road beyond that and they were only going to build one home for themselves.

We value the snowmobile / walking path and the country feel of the area. Your shortsightedness will forever change the area.

As Ken Cole, Town Attorney, states, "the issue of these new improvements is a private one between abutters." We would only challenge his use of the word "improvements."

Unless you want to add a lawsuit to your stated financial situation in your letter to the town manager, we would advise you not to start this project. I would also remind you that as a real estate agent you must disclose any legal action involving the property.

Sincerely,

A handwritten signature in cursive script, appearing to read "Liz Orser".

Liz and Jim Orser

12 Gray Road, Cumberland, Me. 04021

cc: Bill Shane, Town Manager

Adam Ogden, Public Works Director

Bill Stiles, Town Council

Mark Kuntz, Town Council – West Cumberland

Syd Stratton, Abutting property owner

9/8/03 - 9:50 PM

Council Approved (7-0)

**TOWN OF CUMBERLAND ORDERS OF TOWN COUNCIL
AUTHORIZING ISSUE OF \$602,640 PRINCIPAL AMOUNT OF BONDS**

WHEREAS, the Town of Cumberland, Maine (the "Town") desires to authorize the issuance of bonds and bond anticipation notes to finance the cost of repairs and improvements to the stone wharf pier at Chebeague Island and related improvements;

NOW, THEREFORE, be it ordered and voted by the Town Council of the Town:

ORDERED: That the Town Treasurer is hereby authorized and empowered in the name and on behalf of the Town to borrow and expend up to \$602,640 to provide funds to finance cost of repairs and improvements to the stone wharf pier at Chebeague Island and related improvements (the "Project"), and

ORDERED: That pursuant to the provisions of Maine law and all other authority thereto enabling, and in order to provide funds for the purposes described in the foregoing Order, the Town Council hereby approves and authorizes the issue, sale and delivery of General Obligation Bonds of the Town and notes in anticipation of such Bonds in a principal amount not to exceed \$602,640, such Bonds and notes to be executed in the name of the Town by its Treasurer, countersigned by the Chair of the Town Council, attested to by its Town Clerk; and the Town Treasurer is authorized to determine the date or dates, maturities, denominations, interest rate or rates, place of payment, form and other details of the Bonds and notes in anticipation thereof, such Bonds and notes shall contain such terms and provisions, not inconsistent herewith, as such officers may approve, their approval to be conclusively evidenced by their execution thereof; and further

ORDERED: That the Town covenants and certifies that no part of the proceeds of the issue and sale of such Bonds or notes authorized to be issued by the foregoing Orders shall be used, directly or indirectly, in such manner which would cause such bonds of the Town to be a "private activity bond" or an "arbitrage bond" within the meaning of Sections 141 and 148, respectively, of the Internal Revenue Code of 1986, as amended (the "Code"), and the Town Treasurer is authorized to designate the Bonds and notes as qualified tax-exempt obligations for purposes of Section 265 (b) (3) of the Internal Revenue Code of 1986, as amended and is further authorized to use the proceeds thereof to reimburse any Project expenditures made prior to the issuance of such Bonds or notes; and further

ORDERED: That in order to effect the issuance and sale of the Bonds and notes, the Treasurer is authorized to negotiate, approve, execute and deliver in the name of and on behalf of the Town any other certificates, agreements, contracts and other documents in such form and containing such terms, provisions, and conditions, not inconsistent herewith, as may be approved by the Treasurer, such approval to be conclusively evidenced by his execution thereof; and the Town Clerk (or any assistant or deputy) is authorized and directed to execute and deliver such certificates and other documents relating to the authorization and execution of the Bonds as such officer deems appropriate. The Treasurer, the Finance Director and other proper officials of the Town be, and hereby are, authorized and empowered in its name and on its behalf, to do or cause to be done all such further acts and things as may be deemed necessary or desirable in order to effect the borrowing of up to \$602,640 and the issue, sale and delivery of the Bonds or notes.

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GROWTH MANAGEMENT ORDINANCE

101. TITLE

This Ordinance shall be known as the "Growth Management Ordinance of the Town of Cumberland, Maine" and shall be referred herein as the "Ordinance".

102. LEGAL AUTHORITY

This Ordinance is adopted pursuant to Home Rule Powers as provided in Article VIII-A of the Maine Constitution and Title 30-A, M.R.S.A. Section 3001.

103. PURPOSE

The purpose of this Ordinance is to protect the health, safety and general welfare of the residents of Cumberland ~~by through~~ placing limitations on residential development and meeting the following: (Amended 09/22/03, Effective 09/23/03)

103.1. To provide for the immediate housing needs of the existing residents of Cumberland.

103.2. To ensure fairness in ~~the~~ allocation of Building Permits. (Amended 09/22/03, Effective 09/23/03)

103.3. To plan for continued residential population growth of Cumberland which would be compatible with orderly and gradual expansion of community services including, but not limited to, education, public safety, transportation infrastructure, waste disposal and health services.

103.4. Avoid a situation in which the rapid development of new residences, potentially housing many families with school-age children, could outpace the town's capability to expand its schools and other services soon enough to avoid serious school over-crowding and a significant reduction in other services.

104. DEFINITIONS

Building Permit: A permit is defined by and issued in accordance with the Cumberland Building Code and Section 602.1 of the Cumberland Zoning Ordinance.

Calendar Year: The period of time comprised of fifty-two (52) weeks commencing on January 1 and extending through December 31 on any given year. [Amended 12/17/01, effective 01/01/02]

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Dwelling Unit: A room or group of rooms designed and equipped exclusively for use as living quarters for a family, including provisions for living, sleeping, cooking and eating. The term shall include, but not be limited to, manufactured housing, modular/mobile homes, apartment unit, duplexes and multiplexes and condominium units. The term shall not include trailers or recreational vehicles used for overnight or temporary lodging only.

Family: A person or persons occupying a dwelling unit and living as a single housekeeping unit, as distinguished from a group occupying a boarding house, lodging residence, hotel or motel.

Growth Permit: A permit issued, in accordance with the provisions of this Ordinance, by the CEO to allow the establishment of a new dwelling unit.

Manufactured Housing: A fabricated pre-assembled dwelling unit designed to be transported after fabrication and to be used as living quarters. The term "Manufactured Housing" may include the term "Modular Home" and "Mobile Home", except that the fabricated single-family modular home is assembled on the building site on a permanent foundation.

Person: A person shall be defined to include an individual's spouse, parents, siblings and members of his or her immediate family unless the spouse, parents, sibling or immediate family member can demonstrate that the person seeking the Growth Permit owned the title to the property that is the subject of the Growth Permit independently of his spouse, parents, siblings or immediate family members as of May 1, 2000.

Subdivision: A subdivision shall be defined by 30-A M.R.S.A. § 4401, and as amended from time to time. For the purposes of this Ordinance, subdivisions shall mean only those approved by the Planning Board after March 6, 1959. In addition, any lots shown on a subdivision plan, but not subject to Planning Board review shall not be considered a lot in a subdivision. Adopted June 28, 2000 [Amended 3/26/01] [Amended 12/17/01, effective 1/1/02]

105. **APPLICABILITY**

This Ordinance shall apply to all new dwelling units (including manufactured housing) within the Town of Cumberland. No new dwelling unit, which fails to meet the requirements of the Ordinance, shall be constructed or placed within the Town of Cumberland.

106. **EXEMPTIONS**

This Ordinance shall not apply to the following:

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- 106.1 The repair, replacement, reconstruction or alteration of any existing building or structure provided the number of dwelling units is not increased, regardless of the need for a variance.
- 106.2 Dwelling units constructed by the Cumberland Housing Authority, an agency of the state or federal government; or by a private developer or contractor with a continuing age restriction of persons 55 years of age or older. Any conversion of these units eliminating the age restriction would require a Growth Permit.
- 106.3 Accessory Apartments as allowed in Section 407.1 of the Cumberland Zoning Ordinance.
- 106.4 Lots in subdivisions approved by the Cumberland Planning Board between January 1, 1998 and May 22, 2000.
- 106.5 Lots in subdivisions located on Chebeague Island approved by the Cumberland Planning Board or equivalent body prior to the adoption of this Ordinance. [Amended, effective 3/26/01, amended, 12/17/01, effective 01/01/02]

107. ADMINISTRATION

107.1. Maximum Number of Dwelling Units

- 107.1.1. Unless and / or until this Ordinance is amended pursuant to Section 10, the maximum number of new Growth Permits issued from January 1, 2002 to December 31, 2002 and annually thereafter, shall be forty-four (44), plus four (4) additional Growth Permits that shall be reserved for dwelling units located on Chebeague Island, plus two (2) additional Growth Permits that shall be for affordable housing constructed by Habitat for Humanity or a similar not for profit organization. [Amended, 12/17/01, effective 01/01/02]
- 107.1.2. No more than 50% of the Growth Permits shall be issued annually for dwelling units within subdivisions except as permitted in Section 107.3.5. This provision shall not apply to the Growth Permits reserved for Chebeague Island as allowed in Section 6.A.1. [Amended 12/17/01, effective 01/01/02] . (Amended 09/22/03, Effective 09/23/03)
- 107.1.3. No more than twenty (20) permits~~four (4)~~ Growth Permits over a 5 year period ~~beginning on July 1, 2001,~~ shall be issued on

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Chebeague Island ~~in any calendar year~~. [Amended 12/17/01, effective 01/01/02]. (Amended 09/22/03, Effective 09/23/03)

107.1.4. All Growth Permits shall be issued in accordance with the issuance procedure described in Section 6.C of this Ordinance. [Amended 12/17/01, 01/01/02]

107.2. Application Procedure

107.2.1. All Growth Permit Applications shall be submitted in person to the Code Enforcement Officer or his/her assistant or agent (hereinafter the CEO) during normal office hours on the form designated Growth Permit Application. No Growth Permit Applications shall be accepted by mail.

107.2.2. The CEO shall indicate on the Application form the date and time the Growth Permit Application was received and provide the applicant with a receipt, ~~when said Application is complete~~. The Applications shall be reviewed in the order in which they were received. Only complete Applications will be accepted. (Amended 09/22/03, Effective 09/23/03)

107.2.3. The Growth Permit Application shall be accompanied by a non-refundable administrative fee in the amount of One Hundred (\$100.00) Dollars, documentation establishing the applicant's right, title and interest to the property, and one copy of a subsurface wastewater disposal system application form (HHE-200 or equivalent), and/or confirmation for eligibility of a sewer user unit. [Amended 12/17/01, effective 01/01/02]

107.2.4. A separate Application shall be required for each dwelling unit.

107.3. ISSUANCE PROCEDURE

107.3.1. Growth Permit Applications shall not be accepted by the CEO until on or after the effective date of this Ordinance. Growth Permit Applications shall be on file with the CEO. From the time of the adoption of this Ordinance onward, Applications will be accepted, and Growth Permits issued, as provided for in this Section 6.C.3. [Amended 12/17/01, effective 01/01/02]. (Amended 09/22/03, Effective 09/23/03)

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107.3.2. Growth Permits shall be available on a first-come, first-served basis.

107.3.3.1. The CEO shall notify an applicant once the applicant is entitled to have a Growth Permit issued. Once the CEO has notified the applicant that the applicant is entitled to have a Growth Permit issued, the applicant shall have thirty (30) days to accept the Growth Permit from the CEO, and the CEO shall notify the applicant in writing of the date of the expiration of said thirty (30) days. If the applicant shall fail to accept the Growth Permit, then the Growth Permit shall expire. [Amended 12/17/01, effective 01/01/02]

107.3.3.2. Expired Growth Permits shall be available for reissue during the same calendar year. . (Amended 09/22/03, Effective 09/23/03)

107.3.3.3. The CEO shall issue Growth Permits for all complete Applications if they do not outnumber the supply of Growth Permits.

107.3.3.3.1. If Applications exceed supply for any given year, Permits shall be issued on the basis of the order complete Applications were received by the CEO. Those on the list who do not get a Permit for that year shall have first priority to get a Permit in the next year, in the order in which the Applications were deemed to be complete. . (Amended 09/22/03, Effective 09/23/03)

107.3.3.4. With respect to Growth Permits sought for property located within a subdivision ~~approved by the Planning Board of the Town~~, no more than four (4) Growth Permits shall be issued during any calendar year for the building of dwellings in a single subdivision. No person, partnership, or corporation shall be entitled in any calendar year to more than two (2) of the four (4) Growth Permits allocated to a subdivision. Corporations shall be treated as the same corporation for purposes of this Ordinance if they share common directors (or their spouses) and / or shareholders (or their spouses) of 10% or more of the stock. Any person or corporation which is a partner in a partnership shall also be considered the same person as the partnership. [Amended 12/17/01, effective 01/01/02] . (Amended 09/22/03, Effective 09/23/03)

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With respect to Growth Permits sought for property not located within a subdivision ~~approved by the Planning Board of the Town~~, no more than two (2) Growth Permits shall be issued during any calendar year to any one person, partnership or corporation. [Amended 12/17/01, effective 01/01/02] (Amended 09/22/03, Effective 09/23/03)

- 107.3.3.5. Commencing January 1, 2002, and annually thereafter, all Growth Permits shall be issued on the basis of the calendar year (January 1 through December 31), and in accordance with the following issuance schedule [Amended 12/17/01, effective 01/01/02]

The number of Growth Permits to be issued annually in the "subdivision" category is twenty-two (22), and the number of Growth Permits to be issued annually in the "non-subdivision" category is twenty-two (22), for a total town-wide issuance of forty-four (44) Growth Permits. In addition, four (4) additional Growth Permits shall be reserved for dwelling units located on Chebeague Island, plus two (2) additional Growth Permits shall be reserved for affordable housing constructed by Habitat for Humanity or a similar not-for-profit organization. [Amended 12/17/01, effective 01/01/02]

Further, unused growth permits in the "subdivision" category shall be reallocated ~~to the "non-subdivision" category~~ as follows: At 5 p.m. on the last day of the second calendar quarter of each year, 2 additional non-corporate permits per subdivision shall be allowed, then one third (33%) of any remaining "subdivision" Growth Permits shall be reallocated to the "non-subdivision" category. At 5 p.m. on the last day of the third calendar quarter of each year, 2 additional non-corporate permits per subdivision shall be allowed, for a total not to exceed 8 non-corporate for any one subdivision in any given calendar year, then one half (50%) of any remaining "subdivision" Growth Permits shall be reallocated to the "non-subdivision" category. In cases where fractional numbers of permits result, the fractional numbers shall be rounded down to the nearest whole number. [Amended 12/17/01, effective 01/01/02]. (Amended 09/22/03, Effective 09/23/03)

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- 107.3.3.6. If, at the end of any calendar year, there are any unissued Growth Permits still available, they shall not be carried over to the next year, except as permitted in Section 107.5. [Amended 12/17/01, effective 01/01/02] . (Amended 09/22/03, Effective 09/23/03)

107.4. Replacement with building permit and expiration

- 107.4.1. A Growth Permit shall be replaced by a building permit for a dwelling on the specific site for which the Growth Permit was issued. A Growth Permit which has not been replaced with a building permit within 90 days of Growth Permit approval by CEO shall be considered expired and must be resubmitted for consideration. Resubmitted Growth Permit Applications will not have any priority over other Growth Permit Applications. The expiration of the building permit shall be in conformity with the Town of Cumberland Building Code.

Re-issuance of an expired Growth permit from a previous calendar year shall not be counted toward the annual allocation in any category. A \$50 administrative re-instatement fee shall be assessed to the applicant. . (Amended 09/22/03, Effective 09/23/03)

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Growth Permits are not transferable. They shall be valid for construction on the lot specified on the Application and by the Applicant; provided however, that such valid Permits shall be transferable to new owners of the lot should the property change hands. If a Permit is transferred, the date of issuance remains unchanged.

108. CONFLICT WITH OTHER ORDINANCES

This Ordinance shall not repeal, annul, or otherwise impair or remove the necessity of compliance with any federal, state or other local laws or ordinances. Where this Ordinance imposes a greater restriction upon the use of land, buildings, or structures, the provisions of this Ordinance shall prevail.

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Should any section or provision of this Ordinance be found by the courts to be invalid, illegal, or unenforceable, such decision shall not affect any other section or provision of this Ordinance either singly or collectively.

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The effective date of this Ordinance shall be July 1, 2000, but the total number of Growth Permits available through June 30, 2001 shall be limited by Section 6.A hereof.

111. REVIEW PROCEDURE

This Ordinance shall be reviewed by the Town Council in June 2002 to assess the efficacy of the Ordinance and shall be reviewed by the Planning Board periodically (but not less frequently than once every three years), to ensure that the annual maximum growth rate has not become inconsistent with the Town's capital program requirements to establish, maintain, or enlarge needed public facilities and services. Based on its review the Planning Board may recommend amending this Ordinance as provided in Section 11. [Amended 12/17/01, effective 01/01/02]

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112.1.2 The Town Council.

112.1.3 The residents, pursuant to Article X, Section 2 of the Town Charter.

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113.1. A violation of this Ordinance shall be deemed to exist when any person, partnership or corporate entity engages in any construction activity directly related to the erection or placement of a dwelling unit, upon any land within the Town without first having obtained a Growth Permit from the CEO.

113.2. If a dwelling unit has been constructed or placed, without a Growth Permit, it shall be deemed a violation for any person, firm, or corporate entity to sell, lease, rent or occupy such dwelling unit until such permit has been duly issued.

114. NOTICES OF VIOLATIONS; LEGAL ACTION

When a violation of any provision of this Ordinance shall be found, the CEO shall send a written notice of the violation to the responsible party or parties and shall notify the Town Council of the violation. If the notice does not result in the correction of the violation, the Town Council may institute any and all actions and proceedings, either legal or equitable, including seeking injunctive relief, the imposition of fines, removal of the structure, or other action that may be appropriate or necessary to enforce the provisions of this Ordinance. The remedies set forth herein are intended to be cumulative and not exclusive of each other. The Town Council is authorized to enter into administrative consent orders to eliminate violations with or without court action. Such agreement shall not allow an illegal structure or use to continue.

115. PENALTIES

115.1. Any person owning or controlling the use of any dwelling unit being constructed or occupied in violation of this chapter shall be liable to be fined not less than \$100 or more than \$2,500 for each day such a violation (i.e. construction activity, unlawful occupancy) continues after notification by the CEO.

115.2. If a dwelling unit has been built in violation of this chapter and is then occupied, for residential use, the owner may be fined as provided in Section 14 A. of this Ordinance.

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116.1. The Board of Adjustment and Appeals in accordance with Section 603 of the Cumberland Zoning Ordinance, may, upon written application of an aggrieved party and after public notice, hear appeals from determinations of the Code Enforcement Officer in the administration of this Ordinance. Following such hearing, the Board of Adjustment and Appeals may reverse the decision of the Code Enforcement Officer only upon a finding that the decision is clearly contrary to the specific provisions of this Ordinance.