AGENDA

CUMBERLAND TOWN COUNCIL MEETING
Town Council Chambers – 290 Tuttle Road
Monday, October 6, 2003

6:00 p.m. – EXECUTIVE SESSION: Personnel issue

7:00 p.m. – Call to Order

I. APPROVAL OF MINUTES
- a. September 8, 2003
- b. September 22, 2003

II. MANAGER'S REPORT

III. PUBLIC DISCUSSION

IV. LEGISLATION AND POLICY

03 – 100. To hold ***public hearing*** to consider and act on the renewal application by Chebeague Island Hall Community Center for a Bottle Club Registration and Special Amusement Permit for the period August 2003 through August 2004.

03 – 101. To hear a report from Cumberland Fire Chief, Dan Small, regarding an amendment to the sprinkler policies presently enforced through the Cumberland Subdivision Ordinance.

03 – 102. To receive a request for a Contract Zone for a branch office of the Town and Country Credit Union to be located at the former Bowdoin Medical Building, 342 Main Street.

03 – 103. To adopt updated maximums to the MMA General Assistance Ordinance for the period of October 1, 2003 to October 1, 2004.

03 – 104. To authorize the Town Manager to enter into an agreement with the Town of Falmouth for the connection to the Falmouth Municipal Sewer System of Cumberland homes within the Falmouth Country Club and located on Hazeltine, Turnberry, Muirfield and Birkdale Roads.

03 – 105. To authorize the Town Manager to enter into an agreement with MDOT for a Locally Administered Project (LAP) known as the wharf-head at Cousins Island, Yarmouth.

03 – 106. To authorize the Town Manager to enter into a license agreement with Mr. Bob Waterhouse for property located at 197 Range Road, and known as Map R5, Lot 30.

V. CORRESPONDENCE
VI. NEW BUSINESS
VII. EXECUTIVE SESSION

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 – 100. I move to grant municipal approval of the application by Chebeague Island Hall Community Center for a Bottle Club Registration and Special Amusement Permit for the period of August 2003-August 2004, with the following condition:

an adult with supervisory authority shall be required during the entire duration of any event where consumption of alcohol is consumed,

OR

any event at which alcohol will be consumed shall require the presence of a Cumberland Police Officer.

03 – 101. I move to Forward the Fire Safety ordinance to the Planning Board for their recommendation.

03 – 102. I move to refer the request by Town & Country Credit Union for a Contract Zone for property located at 342 Main Street to the Planning Board for review and recommendation.

OR

I move to deny the request by Town & Country Credit Union for a Contract Zone for property located at 342 Main Street.

03 – 103. I move to adopt Appendixes A through C of the MMA Model General Assistance Ordinance for the period of October 1, 2003 - October 1, 2004.

03 – 104. It is hereby ORDERED, that the Cumberland Town Council authorizes the residents of Hazeltine, Turnberry, Muirfield and Birkdale Roads to connect into the Town of Falmouth municipal sewerage system, effective immediately, pursuant to receipt of the requisite approvals from the Falmouth Planning Board and Town Council.

03 – 105. It is hereby ORDERED, that the Cumberland Town Council shall enter into an agreement with the ~~Town of Yarmouth for the~~ Local Administration Project (LAP) known as the 'wharf-head" at Cousins Island, ~~Yarmouth~~ Maine Dept. of Transportation

Administer

no backup

03 – 106. It is hereby ORDERED that the Cumberland Town Council authorizes the Town Manager to enter into an ~~easement~~ agreement with Mr. Bob Waterhouse for Property ~~on Range Road~~. License

Located at ~~137~~ Range Road Map R5 Lot 30 ~~.~~ 197

backup

42 Shaw Farm Rd

MOTIONS

03 – 100. I move to grant municipal approval of the application by Chebeague Island Hall Community Center for a Bottle Club Registration and Special Amusement Permit for the period of August 2003-August 2004, with the following condition:

an adult with supervisory authority shall be required during the entire duration of any event where consumption of alcohol is consumed,

OR

any event at which alcohol will be consumed shall require the presence of a Cumberland Police Officer.

03 – 101. I move to refer the Fire Safety Ordinance as (choose one: proposed/amended) to the Cumberland Planning Board for review and recommendation.

03 – 102. I move to refer the request by Town & Country Credit Union for a Contract Zone for property located at 342 Main Street to the Planning Board for review and recommendation.

OR

I move to deny the request by Town & Country Credit Union for a Contract Zone for property located at 342 Main Street.

03 – 103. It is hereby **ORDERED** that the Cumberland Town Council adopts maximum revisions known as Appendixes A through C of the MMA Model General Assistance Ordinance for the period of October 1, 2003 - October 1, 2004.

03 – 104. It is hereby **ORDERED** that the Cumberland Town Council authorizes the residents of Hazeltine, Turnberry, Muirfield and Birkdale Roads to connect into the Town of Falmouth municipal sewerage system, effective immediately, pursuant to receipt of the requisite approvals from the Falmouth Planning Board and Town Council.

03 – 105. It is hereby **ORDERED** that the Cumberland Town Council shall enter into an agreement with the Maine Department Of Transportation (MDOT) for the Locally Administered Project (LAP) known as the 'wharf-head" at Cousins Island, Yarmouth.

03 – 106. It is hereby **ORDERED** that the Cumberland Town Council authorizes the Town Manager to enter into a license agreement with Mr. Bob Waterhouse for property located at 197 Range Road, and known as Map R5, Lot 30.

MANAGER'S REPORT

Item 3-100

Bottle Club License - Please see Joe's memo; he has stated concerns related to under-age drinking at this location.

Item -3-101- Sprinkler Ordinance

Dan will present his recommendation to adopt a Fire Protection Ordinance, a/k/a a Sprinkler Ordinance. I support his position and hope you will be open-minded with his proposal.

If there is adequate support (4 in the affirmative) then we will forward the ordinance to the Planning Board for recommendation and ask that it be retuned for our late November meeting. At the November meeting, you will then set a Public Hearing date for your first December meeting. If the Council approves the ordinance, it will become effective immediately, subject of course to a referendum petition for overrule.

Item -3-102- Contract Zone

Similar to the above, no draft agreement is in place until after the Planning Board has made recommendations to you on this item. If you vote tonight for this item to move forward, the Planning Board will hear a similar presentation and vote up or down if they believe a contract zone is appropriate. This is an advisory opinion. We will then schedule a public hearing for the formal contract zone agreement and vote. Then it will go back to the Planning Board for Site Plan Review.

Issues: Commercial Creep in a Residential Zone
Businesses not wanted on Main Street by Main Street residents
Traffic - Easily resolved, more emotional than factual
Noise - Unrestricted access to the ATM

Item -3-103

The Town Council has previously adopted the model MMA General Assistance Ordinance as the ordinance by which the town will administer our general assistance program. The ordinance contains appendixes which identify maximum levels to which the town must adhere when granting assistance in the areas of food, housing and utilities. The State has recently created new maximum levels based on certain federal statistics and is requiring all municipalities operating under the MMA Ordinance to adopt the new maximum levels. The order before you simply updates Cumberland's maximum levels to be consistent with those established in the recent October, 2003 Appendixes A through C.

Item- 3-104

32 Cumberland properties in the Falmouth Country Club are part of the failing septic system. The Town of Falmouth agrees to accept these homes and treat them as Falmouth residents with no penalty to the Town of Cumberland. This is a good deal for us, as it does not count against our flow numbers. This could have added 9,000 gallons per day to our flow.

Item 03-105

This item gives us control along with Yarmouth over the design and project development of the Wharf Road Project on Cousin Island in Yarmouth. The Joint Standing Committee is in agreement that this item should move forward and the request by the Town of Cumberland with Yarmouth review/approval is appropriate.

Item 3-106

Bob Waterhouse's home is technically in the Town's right-of-way. There is very little chance that the road will ever be built out to his encroachment, but this item allows him to gain title insurance and allows the structure to remain in its existing place. This item will authorize the Town Manager to enter into a license agreement with Robert Waterhouse to allow his structure to remain in its present location on Range Road.

CUMBERLAND TOWN COUNCIL
MINUTES OF THE MEETING
SEPTEMBER 8, 2003

DRAFT

Present: Jeffrey Porter, Stephen Moriarty, William Stiles and Harland Storey.

6:00 PM Workshop re: "Beginning With Habitat"

The meeting was called to order in the Council Chambers at Town Hall at 6:10 PM

Sally Stockwell from the Maine Audubon Society presented a slide presentation describing how development affects wildlife and wildlife habitat. When I-95 was built, research showed that for every mile stretch of the Interstate that was built, approximately 290 breeding bird pairs were eliminated. One bobcat needs approximately 6,000 acres of land to survive. Habitat edge is that area where the fields meet the forests or the lakeshore meets the land.
Mrs. Stockwell presented maps showing areas in Cumberland where certain species of animals have habitat.

7:00 PM Council Meeting
Present: William Stiles, Stephen Moriarty, Harland Storey, Donna Damon & Michael Savasuk. Jeffrey Porter and Mark Kuntz joined the meeting later.

The meeting was called to order in the Council Chambers at Town Hall at 7:29 PM.

I. APPROVAL OF MINUTES

August 25, 2003

Councilor Storey moved to adopt the minutes of August 25, 2003 as written.
Seconded by Councilor Savasuk.
VOTE: UNANIMOUS (5)

II. MANAGER'S REPORT

a. Cumberland Soccer Club Labor Day Tournament at Twin Brooks
b. Information to Bruce Hill Extension residents regarding driveway opening permit
c. Chebeague Island paving to begin on September 9, 2003
d. History made when Cumberland Varsity Football Club played its first game as Varsity sport, defeating Mount Desert Island 14-7.

III. PUBLIC DISCUSSION

Resident Robert Vail re: Bruce Hill Extension. Even though the Town abandoned the road, the public still has rights therein.

The public discussion was closed at 7:34 PM.

IV. LEGISLATION & POLICY

03-091. To hold a Public Hearing to consider and act on a proposed amendment to the Growth Management Ordinance, effective September 23, 2003.

Mr. Shane stated that at a past public hearing there was input from developers as well as the Islands Committee and the Planning Board. Additional permits would be allowed in the subdivision category up to a maximum of eight, being issued in increments of two over the last

w/ except to correct to MS comments

M. SM

two quarters of the year. Also changing would be a rolling five year average of the growth permits on Chebeague Island. Presently four building permits are allowed on Chebeague Island. An average of 20 would be allowed over ~~20~~ 5 years.

Councilor Storey moved to approve the proposed amendment to the Growth Management Ordinance. effective September 23, 2003.

Seconded by councilor Savasuk.

VOTE: Unanimous

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 21-28, 2003.

Mr. Shane stated that the Town Staff had reviewed the application and recommended approval.

Councilor Damon moved to approve the Mass Gathering application by the Cumberland Farmer's Club to hold the 132nd Cumberland Fair at the Cumberland Fairgrounds, September 21-28, 2003.

Seconded by Councilor Kuntz.

VOTE: UNANIMOUS

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

Mr. Shane stated that the Town Staff had reviewed the applications and recommended approval.

Councilor Storey moved to add the Tuttle Road United Methodist Church to the list of approved victualer's licenses.

Councilor Damon moved to approve the victualer's licenses for the Cumberland Fair, September 21-28, 2003, including the Tuttle Road United Methodist Church, as long as the requirements were met.

Seconded by Councilor Kuntz.

VOTE: UNAMIMOUS

03-090. To hold a 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.

Mr. Shane presented a PowerPoint presentation. He stated that the Sunrise Acres Farms is approximately 150 acres. He presented a map showing what Sunrise Acres Farm would look like after being developed into approximately 25-28 lots.
The preliminary budget for Sunrise Acres Farm in September 2001 is as follows:

Land For Maine's Future Program:	$364,000
Federal Government:	535,000
Cumberland Mainland & Island Trust:	100,000
Town of Cumberland:	150,000

The appraisal of Sunrise Acres Farm for full development is $3m. Two million dollars would be the development rights, one million would be actual assessed value of the farm and everything that is on there today. The new budget comes out to be $1.8m that would have to be raised through

federal, local, state and trust funds. The Town 's contribution would be at a cost not to exceed $435,600. Town impact on property taxes, if included in the taxes today, if it were paid for all in one year, would add 52cents to the existing mil rate of $18.03. If it were bonded, the impact on the mil rate would be about 5 cents per thousand. Property taxes presently on Sunrise Acres Farm are approximately $16,500.

Public discussion portion was opened at 7:50 pm.

Peter Bingham of 19 Brook Road stated his support of local farmers.

Robert Crawford of 163 Range Road stated that the Cumberland Mainland Island Trust sees a great opportunity for collaboration between the conservation of a facet of this town and a conservation of conservation resources.

Stephanie Gilbert from the Farmland Protection Program Manager with the Maine Dept of Agriculture stated that Sunrise Acres Farm has approximately 50 acres of prime farmland and farmland of statewide importance, 45 acres of prime farmland or forestland soils, 26 acres in pasture, and 35 acres of wetlands.

John Eldredge of 214 Pleasant Valley Road stated his support of the Town participating in this investment.

Burton Knapp, 34 Arcadian Lane, voiced his support for purchasing the development rights of Sunrise Acres Farm. It would be a textbook of conservation of farmland, wildlife.

Mark Robinson, 388 Main Street, voiced his support of working farms. His concern is what happens when Sally Merrill decided to sell the remaining property. He is not interested in tax dollars subsidizing a view for a future owner of the property who doesn't farm. He is interested in tax dollars subsidizing the purchase of this property if it remains a working farm.

Ronald Beyna. 242 Bruce Hill Road stated his support of open space.

Robert Vail, 177 Main Street, stated his support of purchasing the development rights. He felt the Town should try to hold onto one of the last remaining working farms in the community.

Sally Merrill, 42 Winn Road, owner of Sunrise Acres Farm, stated that this was an opportunity to preserve open space, open fields, forest and wildlife habitat. She explained the business plan that the farm has had in place for the last three years.
She stated that additional enterprises needed to be added, i.e. solar vegetable gardening, composting,

Emily Hawkinson, 7 Winn Road, stated her support for preserving the farm.

Frank Miles, Cape Elizabeth, and President of Maine Farmland Trust, referred to the letter given to
Town Manager Shane and the Town Council voicing his support. He stated his organization's readiness to help in any way.

The public portion was closed at 8:35 pm.

Councilor Savasuk voiced his opposition to purchasing the development rights to Sunrise Acres Farm. He is not against land conservation. He stated reasons for his opposition:
The Town recently paid $1.2m for the Rines property. a significant amount of property, over 200 acres; the Town recently paid $604,000 for ~~dredging in the~~ Stone Wharf on Chebeague Island; eighty thousand dollars was paid to repair roads on Chebeague Island; roads on Chebeague Island are impassable and unsafe; $300,000 is spent per year on roads

total projects at

on the mainland; $450,000 for the upgrade of the Blanchard Road; renovations to Greely High School; the Town pays $700,000 for trash removal to RWS.

Councilor Damon stated that support a one-time payment but felt conditions should be attached; right of first refusal, provision that if the property is not farmed and is owned by one owner, that there be more public access.

Councilor Storey stated that he felt there must be ways for the Town to recoup their money. He supports the farm and approves of Sally applying to the Land For Maine's Future Program for a grant. He feels, however, that Sally Merrill should make a deal with the Town to repay the money back.

Councilor Kuntz stated he was not in favor. He reiterated Councilor Savasuk's reasons. Residents on fixed incomes apply to the town for a tax abatement because they are not able to pay their tax bills. Town employees have been told that they are now responsible for paying a portion of their health insurance, after they had been given a 2% raise.

Councilor Moriarty stated that unique opportunities do not always come at a convenient time. He appreciated the comments that have been given during the whole process. An opportunity like this may not come along again. The Town is being asked to contribute 24% of the $1.8 Million-dollar price.

Councilor Stiles feels a right to first refusal is a key condition of the purchase. He has some conditions that need to be tagged on. Some of the conditions may not be acceptable to Sally Merrill.

Councilor Porter supports land acquisition and conservation easements. He has zero interest in protecting development rights. He is not confident of what will happen after Sally Merrill stops working the farm.

Councilor Moriarty moved that the Town raise an appropriate sum of money not to exceed $435,600 to acquire the development rights of Sunrise Acres Farm upon the following conditions, which can only be, satisfied upon the mutual agreement of all concerned which is to say Sally and the Town:

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 Cumberland Mainland & Islands Trust.
2. The grant a right of first refusal by the owner to the Town of Cumberland upon such terms and conditions that are acceptable to the parties.
3. Recognition of the Town of Cumberland 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.

Seconded by Councilor Damon.

VOTE: IN FAVOR (4) Stiles, Porter, Moriarty, and Damon
OPPOSED (3) Storey, Kuntz, Savasuk

V. CORRESPONDENCE

Councilor Savasuk:
Junior High Football Team win over Oakhill 16-18.
Councilor Damon:
Letter from Susan Stranahan of Chebeague Island, commending Ted Curtis for the good work in a rescue situation for her mother.
Ricky Hall letter.
Attendance at Chebeague Island Museum

Councilor Storey: none
Councilor Kuntz: none
Councilor Porter:
Letter from Jennifer Godsoe re: the Credit Union on Main Street
Sweetser letter re: Credit Union on Main Street
Letter from Falmouth Town Councilor re: commending Police Chief Charron

Councilor Moriarty: none
Councilor Stiles:
Bruce Hill Road driveway situation
Manager Shane:
Letter of commendation from Town Council to Larry Lare, Phil Blake and Don Foster
Letter of commendation to Animal Control Officer Chuck Burnie and Town Clerk Nadeen Daniels

VI. NEW BUSINESS

Councilor Savasuk: none
Councilor Damon:
New Rescue Unit on Chebeague Island
Dirigo Girls State - GOV.
Political Announcement - CMIT - how to get in touch w/them to donate money for Sunrise Acres
Councilor Storey: none
Councilor Kuntz: none
Councilor Porter: none
Councilor Moriarty:
Credit Union on Main Street
Committee for Rines Property study
Town Manager evaluation
Councilor Stiles:
Funds for Chebeague Island Stone Pier
Manager Shane:
Town website
Credit Union on Main Street
Contract zoning
Councilor Stiles:

Minutes of August 25, 2003: Blanchard Road Extension need to be corrected to Bruce Hill Road Extension.

Councilor Storey moved that the August 25, 2003 minutes be corrected to read Bruce Hill Road Extension in place of Blanchard Road Extension.
Seconded by Councilor Kuntz.
VOTE: UNANIMOUS (7)

VII. EXECUTIVE SESSION CANCELLED

VIII. ADJOURN

Councilor Moriarty moved to adjourn at 9:50 pm.
Seconded by Councilor Kuntz
VOTE: UNANIMOUS (7)

Respectfully Submitted,

Debbie Flanigan
Deputy Town Clerk

TOWN OF CUMBERLAND
MEETING OF THE TOWN COUNCIL
MINUTES OF THE MEETING
SEPTEMBER 22, 2003

DRAFT

Present: Jeffrey Porter, Harland Storey, Donna Damon, Michael Savasuk & Mark Kuntz.
Absent: Stephen Moriarty & William Stiles.

Chairman Porter called the meeting to order at 7:02 pm in the Council Chambers at Town Hall.

I. MANAGER'S REPORT

Manager Shane reported that he and Finance Director Melody Main made a trip to Standard & Poor in Boston for the Town's bond rating for the upcoming bond for the Stone Wharf improvements. Presently the Town is at an AA-, which is excellent. The report is due in two weeks.

Petitions have been taken out to overturn the action of the Town Council on September 8, 2003 regarding Sunrise Acres Farm. Petitions are due back by October 8, 2003, with 530 signatures of registered voters required. If the signature requirement were met, then it would go to referendum.

Town & Country Credit Union will be present at the October 6, 2003 Town Council meeting. They would like to have a branch office in Cumberland.

The Town Manager's from Freeport, Cumberland, Yarmouth & Falmouth with the Greater Portland Council of Governments last week to discuss regional planning and transportation issues. Cumberland will be hosting a meeting on November 11, 2003 at Val Halla Golf & Recreation Center at 6:30 PM.

Road construction re: Mill Road not being done this year. Monies will go to Greely Road for patching and shimming.

Cumberland Housing Authority will be meeting on October 7, 2003 to discuss the Senior Housing Project on Route 1. Goals are to be between $600 - $700 range for rental fees.

Recycling Committee is moving ahead for alternatives for solid waste and recycling program. Cumberland spends approximately $700,000 annually for solid waste programs. In 1990 the Town of Cumberland was paying about $25 a ton and now it is in excess of $127.00 a ton.

Sprinkler Ordinance: Chief Dan Small will be at the October 6, 2003 Town Council meeting to speak about a sprinkler system.

Public Works Director Adam Ogden will be at the second Town Council meeting in October to talk about the new storm water II program and the requirements. He will also be addressing road acceptance policies in subdivisions and winter road maintenance on private roads.

Sewer Ordinance: Changes and updates in November.

Paving on Chebeague Island is complete. Edges are not completed yet but will be done in the next few weeks.

II. PUBLIC DISCUSSION

None.

III. LEGISLATION & POLICY

03-94. To hold a Public Hearing to consider a Consent Agreement with William Simonds,

38 Crossing Brook Road, re: setback violation.
Barbara McPheters, Cumberland Code Enforcement Officer, stated that generally in a setback violation issue, she issues a no action letter to the homeowner. In this case, she was reluctant to do that and consulted with the Town Attorney, because of the relatively small setback in this area, which is set by a contract zone. The property is located at 38 Crossing Brook Road and the infraction is 1.6' +/-, based on a mortgage survey.

Councilor Damon inquired as to how this violation came about, why wasn't it picked up at an inspection?

Mrs. McPheters stated that the belief of the property owner when he came in and got a building permit for the deck was that the building was set back 12' from the property line, based on the previous plot plan.

Councilor Storey moved to approve the Consent Agreement with William Simonds, 38 Crossing Brook Road, re: setback violation.
Seconded by Councilor Savasuk.

VOTE: UNANIMOUS (5)

03-095. To authorize the Town Manager to accept payment of Foreclosd Taxes on property designated as Map I2, Lot 27; and to issue quitclaim deed.

Manager Shane stated that the property is located on Chebeague Island and is land only. It has already gone to foreclosure. The heir has come forward and has paid $2,442.11 in back taxes and an administrative fee to clear back taxes and interest.

Councilor Savasuk moved to authorize the Town Manager to accept payment of Foreclosed Taxes on property designated as Map I2, Lot 27; and to issue quitclaim deed.
Seconded by Councilor Damon.
VOTE: UNANIMOUS (5)

03-096. To authorize the Town Manager to accept payment of Foreclosed Taxes on property designated as Map I2, Lot 34; and to issue quitclaim deed.

Manager Shane stated that this property has a home on the property. The owner lost his job and has recovered. The taxes are not escrowed. All back taxes and administrative fees have been paid.

Councilor Storey moved to authorize the Town Manager to accept payment of Foreclosed Taxes on property designated as Map I2, Lot 34; and to issue quitclaim deed.
Seconded by Councilor Damon.

VOTE: UNANIMOUS (5)

03-097. To discuss and review the Draft Contract Zone Agreement of Lou Croce – *No Action Required*

Manager Shane that the Croce family owns a 9 acre parcel in the Industrial Zone in West Cumberland that abuts the Town gravel pit. Because it is zoned Industrial use, it requires a Contract Zone for residential housing to go in there. The Croce family is requesting to have a 3-lot subdivision on the property. As part of the Contract Zone, they would add a hundred foot buffer around the area. The would also have to go through the entire site plan review by the Planning Board. The challenges to the Croce family will be the Aquifer Protection Zone. The septic system design will be crucial, to not affect the

other wells in the area.
Robert Vail of 177 Main Street inquired if the Contract Zone has already gone to the Planning Board?

Manager Shane stated that it starts with the Town Council. It then went to the Planning Board, who voted to allow the contract zone to continue.

Councilor Savasuk moved to approve the Draft Contract Zone Agreement with Lou Croce.
Seconded by Councilor Storey.

VOTE: UNANIMOUS (5)

03-098. To set date for Public Hearing to adopt Section 6.8 of the MMA General Assistance Ordinance for the period of October 1, 2003 to October 1, 2004.

Councilor Kuntz moved to set a date of October 6, 2003 for Public Hearing to adopt Section 6.8 of the MMA General Assistance Ordinance for the period of October 1, 2003 to October 1, 2004.
Seconded by Councilor Damon.

VOTE: UNANIMOUS (5)

03-099. To set date for Public Hearing for a Bottle Club Liquor License for the Chebeague Island Hall Community Center.

Councilor Storey moved to set date of October 6, 2003 for a Public Hearing for a Bottle Club Liquor License for the Chebeague Island Hall Community Center.
Seconded by Councilor Savasuk.

VOTE: 4 (Porter, Storey, Damon & Savasuk)
OPPOSED: 1 (Kuntz)

IV. CORRESPONDENCE

Councilor Savasuk:
- Petitions for Sunrise Acres Farm referendum
- Comment on his view of Sunrise Farms purchase

Councilor Damon:
- Letter from residents regarding Councilor Damon's vote on Sunrise Acres Farm

Councilor Storey:
- Comments from residents regarding Sunrise Acres Farm

Councilor Kuntz:
- Correspondence from residents regarding Sunrise Acres Farm

Councilor Porter:
- Letter from resident regarding Sunrise Acres Farm
- Letter from Town Clerk
- MMA Property Tax proposal

IV. NEW BUSINESS

Councilor Savasuk: None
Councilor Damon:
- Letter regarding Planning Award
- Not having laws

Councilor Storey: None
Councilor Kuntz: None

Councilor Porter:
Governor Baldacci's tax proposal

IV. EXECUTIVE DISCUSSION

a. Contract Negotiations – Land Development

Councilor Damon moved to adjourn to Executive Session at 7:55 PM
Seconded by Councilor Kuntz.

VOTE: UNANIMOUS (5)

Respectfully Submitted,

Debbie Flanigan
Deputy Town Clerk

DEPARTMENT OF PUBLIC SAFETY
BUREAU OF LIQUOR ENFORCEMENT
LICENSING DIVISION

164 STATE HOUSE STATION AUGUSTA, MAINE 04333-0164
LOCATED AT 397 WATER STREET GARDINER, MAINE 04345
TEL: (207) 624-8745 FAX (207) 62-8767

PRESENT LICENSE EXPIRES_____

BUREAU USE ONLY	
Reg.No.	
Deposit Date	
Deposit Amount	

APPLICATION FOR BOTTLE CLUB REGISTRATION

REGISTRATION FEE $50.00

ALL QUESTIONS MUST BE ANSWERED IN FULL

1. APPLICANT(S)	2. BUSINESS
Name(s) in full	Business name, d/b/a, etc.
	Location (do not use PO box number)
Applicant(s) home address	City or town State ZIP code
	Mailing address (if different from above)
City or town State ZIP code	City or town State ZIP code
Residence telephone number	Business telephone number

3. Is applicant a corporation? Yes _____ No _____ If answer if "Yes," complete Supplementary Questionnaire for Corporation Applicants.

4. Is applicant a non-profit club? Yes _____ No _____If "Yes," complete club questionnaire.

5. Does applicant(s) own the premises? Yes _____ No _____ If "No," give name and address of owner

_____

6. What are the regular days and hours your establishment is operated as a Bottle Club?

Days_____ Hours _____

7. List name, date of birth and place of birth for all applicants and manager, if any. Give maiden name if married.

A. _____
Name in full Date of birth Place of birth

B. _____
Name in full Date of birth Place of birth

C. _____
Name in full Date of birth Place of birth

D. _____
Residence address on all of above fore previous 5 years (limit answer to city and state).

_____

8. Has applicant(s) or manager ever been convicted of any violation of the law, other than minor traffic violations, of any state of the United States, within the past 5 years? Yes _____ No _____

   Name _____ Date of conviction _____

   Offense _____ Location _____

   Disposition _____

9. Has any other person any interest, directly or indirectly, in your business? Yes _____ No _____

10. Has applicant(s) formerly held a Maine liquor license? Yes _____ No _____

NOTE: "I understand that false statements made on this form are punishable by law. Knowingly supplying false information on this form is a Class D offense under the Criminal Code, punishable by confinement of up to one year or by monetary fine of up to $2000 or by both."

Dated at _____ on _____ ,20 ____
Town or city, state — Date

_____
Signature of individual

_____
If partnership, by members of partnership

_____

_____
Name of corporation

By _____
If a corporation, by a duly authorized officer

STATE OF MAINE

_____ ,ss

Dated at _____ Maine

on _____ ,20 ___

The undersigned being city / Municipal Officers, town / County Commissioners, plantation / unincorporated place of _____

hereby approve said application in accordance with the provisions of Section 161A of Title 28A, Maine Revised Statutes as amended.

_____ _____

_____ _____

_____ _____

_____ _____

Maine Dept of Public Safety

Licensing & Inspection
Unit- Liquor
164 State House
Station
Augusta ME
04333-0164

Tel. (207) 624-8745

APPLICATION FOR B.Y.O.B. FUNCTION

Name of Applicant_____

Address _____ **Telephone (Day)** _____

If Organization, name of person responsible_____

Birth Date of Applicant(s)_____

Location of Function_____

Address_____

Describe specific area to be licensed_____

Date of Function_____ **Time: From**_____**To**_____

Number of Persons attending _____

_____ **Dated** _____

Signature of Person Responsible

DO NOT WRITE BELOW THIS LINE!

FOR USE ONLY BY DEPT. OF PUBLIC SAFETY - LIQUOR UNIT

[ ] APPROVED - PERMIT # _____

[ ] NOT APPROVED

This permit is not assignable and is valid for use only by the applicant named heron for the date and time and location indicated above. This permit is issued subject to the laws of this State.

NOTE: THIS APPLICATION MUST BE SIGNED BY THE INDIVIDUAL OR DULY AUTHORIZED OFFICER OF THE CORPORATION EXECUTING THE APPLICATION AND APPROVED BY THE MUNICIPAL OFFICER AND FILED WITH THE DEPARTMENT OF PUBLIC SAFETY, LICENSING AND INSPECTION UNIT - LIQUOR *72 HOURS IN ADVANCE OF SAID EVENT OR GATHERING ACCOMPANIED BY A FEE OF $10.00 PER DAY.*

_____, ss Dated at _____, Maine

On _____ Date _____

Municipal Officers, City / Town / Plantation / Unincorporated Place of _____

The undersigned County Commissioners,

_____

_____

_____

_____

N.B. If said event or gathering is located in an unincorporated place, the application must be approved by the County Commissioners of the County wherein the event or gathering is to take place and the above approval form may be changed in accordance with the fact.

JOHN ELIAS BALDACCI
GOVERNOR

MICHAEL P. CANTARA
COMMISSIONER

DEPARTMENT OF PUBLIC SAFETY
LIQUOR LICENSING AND INSPECTION

License No. BC-46
Expiration Date: 8/24/03

Date of return: 7-29-03

Your application for licensure is being returned for one or more of the following reason(s):

1. The question(s) indicated by an (X) are incomplete or incorrect and must be completed or corrected.
2. The fee remitted $_____ is incorrect, correct fee is $ _____.
3. No fee remitted, correct fee is $ _____.
4. Application must be signed by all applicants, sole proprietor(s) or by an officer of the corporation.
5. Corporate questionnaire must be signed.
6. Application must be approved and signed by Municipal Officers or County Commissioners. See back page of application. yellow highlighted area
7. Applicants from unorganized territories must submit receipt of $10.00 filing fee which has been paid to the County Commissioners.
8. Please complete the enclosed form.
9. Check not signed.
10. _____

_____

To prevent further delays in processing your application, please return immediately.

If you have questions, please feel free to contact me.

Thank You

Deb

397 Water Street, Gardiner ME 04345

Tel: (207) 624-8745 TDY: (207) 624-4478 Fax: (207) 624-8767

DEPARTMENT OF PUBLIC SAFETY
BUREAU OF LIQUOR ENFORCEMENT
LICENSING DIVISION

JUL 9 2003

PRESENT LICENSE EXPIRES 8/24/03

BUREAU USE ONLY	
Reg.No.	BC 46
Deposit Date	7-9-03
Deposit Amount	50.00 546

164 STATE HOUSE STATION AUGUSTA, MAINE 04333-0164
LOCATED AT 397 WATER STREET GARDINER, MAINE 04345
TEL: (207) 624-8745 FAX (207) 624-8767

APPLICATION FOR BOTTLE CLUB REGISTRATION

REGISTRATION FEE $50.00

ALL QUESTIONS MUST BE ANSWERED IN FULL

1. APPLICANT(S)	2. BUSINESS
Peggie M. Jones Name(s) in full	Chebeague Island Hall Community Center Business name, d/b/a, etc.
403 South Road Applicant(s) home address	27 Unit #1, South Road Location (do not use PO box number)
	Chebeague Is. ME 04017 City or town State ZIP code
	Mailing address (if different from above)
Chebeague Is. ME 04017 City or town State ZIP code	City or town State ZIP code
207 846 5616 Residence telephone number	Business telephone number

3. Is applicant a corporation? Yes X non-profit No _____ If answer if "Yes," complete Supplementary Questionnaire for Corporation Applicants.

4. Is applicant a non-profit club? Yes X No _____ If "Yes," complete club questionnaire.

5. Does applicant(s) own the premises? Yes X No _____ If "No," give name and address of owner

_____

6. What are the regular days and hours your establishment is operated as a Bottle Club? We rent building to hold parties and meetings. No liquor is sold.
Days no more than 10-12 days, usually Saturdays Hours 9pm 1 AM

7. List name, date of birth and place of birth for all applicants and manager, if any. Give maiden name if married.

	Name in full	Date of birth	Place of birth
A.	Peggie Moore Jones	3-27-42	Washington D.C
B.	Mabel Knowles Doughty	5-1-22	Shirley Mills, ME
C.	Martha Komkosy Hamilton	2-27-23	Waycross, GA
D.	Beverly Ross Johnson	1-12-49	Boston, MA

Residence address on all of above fore previous 5 years (limit answer to city and state).

Chebeague Island, ME

8. Has applicant(s) or manager ever been convicted of any violation of the law, other than minor traffic violations, of any state of the United States, within the past 5 years? Yes _____ No X

Name _____ Date of conviction _____

Offense N/A Location _____

Disposition _____

9. Has any other person any interest, directly or indirectly, in your business? Yes _____ No X

10. Has applicant(s) formerly held a Maine liquor license? Yes X No _____

NOTE: "I understand that false statements made on this form are punishable by law. Knowingly supplying false information on this form is a Class D offense under the Criminal Code, punishable by confinement of up to one year or by monetary fine of up to $2000 or by both."

Dated at Chebeague Island, ME (Town or city, state) on June 2 (Date) ,20 03

Peggie M Jones - Pres. CIHCC
Signature of individual

If partnership, by members of partnership

Chebeague Island Hall Community Center
Name of corporation

By Peggie M Jones President
If a corporation, by a duly authorized officer

STATE OF MAINE

Cumberland County ,ss Dated at Town of Cumberland Maine

on September 15 ,2003

The undersigned being Municipal Officers (city / town / plantation / unincorporated place) County Commissioners, of Cumberland

hereby approve said application in accordance with the provisions of Section 161A of Title 28A, Maine Revised Statutes as amended.

Nadine M. Daniels
Town Clerk for
Town Council
w/restrictions as noted in minutes (attached)

Department of Public Safety
Licensing & Inspection - Liquor
164 State House Station Augusta ME 04333-0164

SUPPLEMENTARY QUESTIONNAIRE FOR CORPORATE APPLICANTS, LIMITED LIABILITY COMPANIES, AND LIMITED PARTNERSHIPS

1. Exact Corporate Name: Chebeague Island Hall Community Center

2. Date of Incorporation: December 13, 1977

3. State in which you are incorporated: Maine

4. If not a Maine Corporation, date corporation was authorized to transact business within the State of Maine: —

5. List the names and addresses for previous 5 years, birth dates, titles of officers, directors and list the % of stock owned: Chebeague Island, ME

NAME	ADDRESS PREVIOUS 5 YEARS	BIRTH DATE	% OF STOCK	TITLE
Peggie Jones	403 South Rd. Cheb Is. ME	3-27-42	—	President
Mabel Doughty	23 Bennett Cove Rd. Cheb Is ME	5-1-22	—	Vice-Pres
Martha Hamilton	32 South Rd. Cheb. Is. ME	2-27-23	—	Secretary
Beverly Johnson	14 Soule Rd Cheb Is ME	1-12-49	—	Treasurer

6. What is the amount of authorized stock? none Outstanding Stock? NA

7. Is any principal officer of the corporation a law enforcement official? NO

8. Has applicant(s) or manager ever been convicted of any violation of the law, other than minor traffic violations, of the United States? YES _____ NO X

9. If YES, Please complete the following: Name: _____

Date of Conviction _____ Offense NA

Location _____ Disposition _____

Dated at _____ On _____
CITY OR TOWN DATE

Peggie Jones - President CIHCC
SIGNATURE OF DULY AUTHORIZED OFFICER

ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 09/17/2003

PRODUCER (207)774-6257 FAX (207)774-2994
Clark Associates
2385 Congress Street
P O Box 3543
Portland, ME 04104

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED Chebeague Island Hall
C/O Beverly Johnson
572 Soule Rd
Chebeague Island, ME 04017

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: Peerless Ins Co	24198
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDIN ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	ADD'L INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A		GENERAL LIABILITY	CBP9055258	02/16/2003	02/16/2004	EACH OCCURRENCE	$ 1,000,000
		[X] COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
		[ ] CLAIMS MADE [X] OCCUR				MED EXP (Any one person)	$ 5,000
						PERSONAL & ADV INJURY	$ 1,000,000
						GENERAL AGGREGATE	$ 2,000,000
		GEN'L AGGREGATE LIMIT APPLIES PER:				PRODUCTS - COMP/OP AGG	$ 2,000,000
		[ ] POLICY [ ] PRO-JECT [ ] LOC					
		AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT (Ea accident)	$
		[ ] ANY AUTO				BODILY INJURY (Per person)	$
		[ ] ALL OWNED AUTOS					
		[ ] SCHEDULED AUTOS				BODILY INJURY (Per accident)	$
		[ ] HIRED AUTOS					
		[ ] NON-OWNED AUTOS				PROPERTY DAMAGE (Per accident)	$
		GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT	$
		[ ] ANY AUTO				OTHER THAN AUTO ONLY: EA ACC	$
						AGG	$
		EXCESS/UMBRELLA LIABILITY				EACH OCCURRENCE	$
		[ ] OCCUR [ ] CLAIMS MADE				AGGREGATE	$
							$
		[ ] DEDUCTIBLE					$
		[ ] RETENTION $					$
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				[ ] WC STATUTORY LIMITS [ ] OTHER	
		ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?				E.L. EACH ACCIDENT	$
		If yes, describe under SPECIAL PROVISIONS below				E.L. DISEASE - EA EMPLOYEE	$
						E.L. DISEASE - POLICY LIMIT	$
		OTHER					

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

CERTIFICATE HOLDER

Town of Cumberland
290 Tuttle Road
Cumberland Center, ME 04021

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE Johanna C. Kerry
Johanna Kerry/GMB

©ACORD CORPORATION 1988

CUMBERLAND POLICE DEPARTMENT
290 Tuttle Road
Cumberland, Maine 04021
"To Protect and Serve"

Emergency
829-3120

Business
829-6391

Fax
829-4214
829-2211

Joseph J. Charron
Chief

Mr. William Shane
Town Manager,
Town of Cumberland

September 23, 2003

Dear Mr. Shane,

I am writing in regards to the upcoming public hearing for a bottle club license for the Chebeague Island Hall. It has been our experience in the past and most recently in August that individuals renting the hall for parties and other gatherings in which alcohol is present are either allowing or ignoring the fact that minors are consuming as well. Additionally persons attending a function are consuming alcohol in their vehicles as well as using the picnic tables located at Doughty's Market, which is located next to the Island Hall. This activity is considered drinking in public.

Because of the lack of supervision and monitoring of events at the hall by those responsible for the facility I am requesting the council place conditions on the permit as follows.

- A person with authority over the use of the hall is present during the entire function taking place when consumption of alcohol is permitted during the particular event.

OR

- Persons renting the hall for a function in which alcohol will be permitted during the function be required to hire a police officer to prevent the illegal consumption of alcohol and to take enforcement action for violations.

The intent of this request is to reduce the likelihood of violations that could involve members of the Island Hall Committee directly, as well as taking a proactive approach in our efforts to reduce the occurrence of underage alcohol consumption on Chebeague Island.

Respectfully,

Joseph Charron

Joseph J. Charron
Chief of Police

TOWN OF CUMBERLAND
APPLICATION FOR A SPECIAL AMUSEMENT PERMIT
FOR MUSIC, DANCING AND/OR ENTERTAINMENT

Name of Applicant: Chebeague Island Hall Community Center **Phone:** —

Residence Applicant: 247 A South Road Chebeague Is. ME 04017

Business Name: Same **Bus. Phone:** —

Business Address: Same

Name of Manager: contact person Peggie Jones **Phone:** 207-846-5616

Residence of Manager: 403 South Rd. Chebeague Is. ME 04017

Type of Entertainment Applied for: Rental for parties where renter brings own alcohol. DANCES

Has applicant ever had a license to conduct the business therein described either denied or revoked? NO **If so, the applicant shall describe specifically those circumstances?**

Has applicant, Partners, Associates or Corporate Officers ever been convicted of a felony? NO **If so, the applicant shall describe specifically those circumstances.**

Additional information may be required by the Town Council prior to the issuance of said permit, including but not limited to a copy of the applicant's current liquor license.

The fee for a Special Amusement Permit shall be $10.00, non-refundable and payable when application is made for said permit.

Peggie M Jones — **Applicant's Signature**

September 25, 2003 — **Date**

****

Municipal Officers:

Approved:

Disapproved:

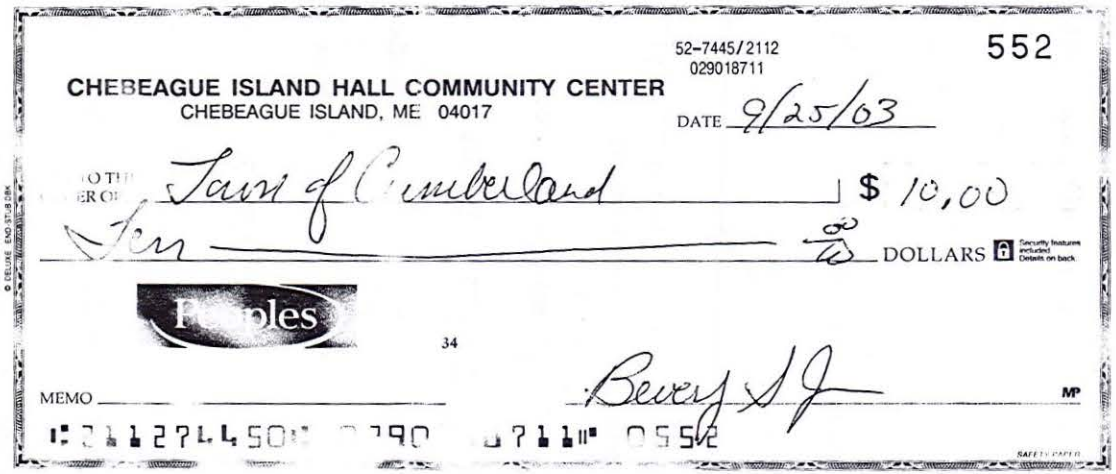
Comment:

Application Received: 9-25-03

Public Notice Posted:

Date Issued:

Date of Expiration:



52-7445/2112
029018711

552

CHEBEAGUE ISLAND HALL COMMUNITY CENTER
CHEBEAGUE ISLAND, ME 04017

DATE 9/25/03

TO THE ORDER OF Town of Cumberland $ 10,00

Ten 00/100 DOLLARS

Security features included. Details on back.

Peoples

34

MEMO

Beverly J

MP

⑆211274505⑆ 790 ⑆711⑈ 0552

SAFETY PAPER

Facsimile Cover Sheet

Clark Associates

· Insurance ·

To:	Debbie Bowman
Company:	Chebeague Island Library
Fax:	846-4358
From:	Johanna Kerry
Phone:	207-774-6257
Fax:	207-774-2994
Date:	11/29/2001
Pages (including this one):	1

RE: Chebeague Island Library & Hall Insurance Issues

Debbie: I have discussed your accounts with Linda Nielsen. The library and the hall each carry building coverage because they are separated by a set of fire rated doors and therefore are considered two separate buildings. Our file also shows that they are separately owned. With regards to the BYOB issue, Liquor Liability is excluded when the hall causes or contributes to the intoxication of a person, furnishes the alcholic beverage, or distributes, sells or serves the alcohol. Where it is a byob situation you should be all set because it would fall outside these parameters. Make sure that any caterer or anyone that rents the hall provides you with a certificate of insurance. Please give me a call if you have any other questions or concerns.

Hanna

e. Damages because of "bodily injury" include damages claimed by any person or organization for care, loss of services or death resulting at any time from the "bodily injury".

For Debbie

2. Exclusions

This insurance does not apply to:

a. Expected Or Intended Injury

"Bodily injury" or "property damage" expected or intended from the standpoint of the insured. This exclusion does not apply to "bodily injury" resulting from the use of reasonable force to protect persons or property.

b. Contractual Liability

"Bodily injury" or "property damage" for which the insured is obligated to pay damages by reason of the assumption of liability in a contract or agreement. This exclusion does not apply to liability for damages:

(1) That the insured would have in the absence of the contract or agreement; or

(2) Assumed in a contract or agreement that is an "insured contract", provided the "bodily injury" or "property damage" occurs subsequent to the execution of the contract or agreement. Solely for the purposes of liability assumed in an "insured contract", reasonable attorney fees and necessary litigation expenses incurred by or for a party other than an insured are deemed to be damages because of "bodily injury" or "property damage", provided:

(a) Liability to such party for, or for the cost of, that party's defense has also been assumed in the same "insured contract"; and

(b) Such attorney fees and litigation expenses are for defense of that party against a civil or alternative dispute resolution proceeding in which damages to which this insurance applies are alleged.

c. Liquor Liability

"Bodily injury" or "property damage" for which any insured may be held liable by reason of:

(1) Causing or contributing to the intoxication of any person;

(2) The furnishing of alcoholic beverages to a person under the legal drinking age or under the influence of alcohol; or

(3) Any statute, ordinance or regulation relating to the sale, gift, distribution or use of alcoholic beverages.

This exclusion applies only if you are in the business of manufacturing, distributing, selling, serving or furnishing alcoholic beverages.

d. Workers' Compensation And Similar Laws

Any obligation of the insured under a workers' compensation, disability benefits or unemployment compensation law or any similar law.

e. Employer's Liability

"Bodily injury" to:

(1) An "employee" of the insured arising out of and in the course of:

(a) Employment by the insured; or

(b) Performing duties related to the conduct of the insured's business; or

(2) The spouse, child, parent, brother or sister of that "employee" as a consequence of Paragraph **(1)** above.

This exclusion applies:

(1) Whether the insured may be liable as an employer or in any other capacity; and

(2) To any obligation to share damages with or repay someone else who must pay damages because of the injury.

This exclusion does not apply to liability assumed by the insured under an "insured contract".

Since we do not do any of these things we are covered. Any one renting the CIHCC for party w/ liquor must have their own insurance coverage.

Peggie Jones / Liquor license for CIHCC
909 896-5616

© ISO Properties, Inc., 2000

TOWN OF CUMBERLAND, MAINE

290 Tuttle Road Cumberland, ME 04021
Phone: 207-829-2205
Fax: 207-829-2224

Fax

To:	Joan	**From:**	Nadeen Daniels, Town Clerk
Fax:	791-6957 & 791-6920	**Pages:**	2 (including cover)
Phone:		**Date:**	10/01/03 1:50pm
Re:	LEGAL PUBLIC HEARING AD	**CC:**	

X **Urgent** **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

• **Comments:**

Hi Joan,

Please run this ad for THREE CONSECUTIVE DAYS beginning tomorrow:

10/02, 10/03, and 10/04

Thanks,
Nadeen Daniels
Cumberland Town Clerk

PUBLIC HEARING NOTICE
TOWN OF CUMBERLAND

The Cumberland Town Council will hold a public hearing at the Town Hall Council Chambers, 290 Tuttle Road, to consider a renewal of a Bottle Club license and Special Amusement Permit for the Chebeague Island Community Center/Hall, Chebeague Island, at 7:00 p.m., Monday, October 6, 2003.

Nadeen Daniels
Town Clerk

****
*** ACTIVITY REPORT ***
****

ST. TIME	CONNECTION TEL	CONNECTION ID	NO.	MODE	PGS.	RESULT
*09/30 22:25	97829766		0485	TRANSMIT ECM	2	OK 00'36
*09/30 22:49	97735001		0486	TRANSMIT	0	NG 00'00
						0 #018
*09/30 22:50	97735001		0487	TRANSMIT ECM	1	OK 00'30
*09/30 22:56	97735001		0488	TRANSMIT ECM	1	OK 00'30
*09/30 23:17	7812060		5396	AUTO RX ECM	2	OK 00'38
*10/01 00:03	97724096		0489	TRANSMIT ECM	2	OK 00'56
*10/01 00:05	98791646		0490	TRANSMIT ECM	2	OK 00'29
*10/01 03:10	2077721849	NIDELINGER APART	5397	AUTO RX ECM	2	OK 01'19
*10/01 03:20	878 0201		5398	AUTO RX ECM	5	OK 01'11
*10/01 03:35	2077721849	NIDELINGER APART	5399	AUTO RX ECM	2	OK 01'11
*10/01 05:52	912076260513		0491	TRANSMIT ECM	3	OK 00'37
*10/01 06:13			5400	AUTO RX ECM	1	OK 00'28
*10/01 08:51	2812930453		5401	MEMORY RX G3	1	OK 01'09
*10/01 22:10	96473175		0492	TRANSMIT G3	15	OK 12'59
*10/01 22:44	99462844		0493	TRANSMIT ECM	1	OK 01'07
*10/01 23:23	97757935		0494	TRANSMIT ECM	2	OK 00'27
10/01 23:30			5402	AUTO RX ECM	3	OK 01'20
10/02 00:28	98463760		0495	TRANSMIT ECM	2	OK 00'23
10/02 01:43	97916925	PORTLAND PRESS H	0496	TRANSMIT ECM	2	OK 00'18
10/02 01:44	97916920	PRESS HERALD NEW	0497	TRANSMIT ECM	2	OK 00'19

Prev: Chapter 7 §161-A
Next: Chapter 7 §162

Download Chapter 7 PDF, Word (RTF)

Download Section 161-B PDF, Word (RTF)

Statute Search
List of Titles
Maine Law

Disclaimer

Revisor's Office

Maine Legislature

Title 28-A: LIQUORS (HEADING: PL 1987, c. 45, Pt. A, @4 (new))

Part 1: GENERAL PROVISIONS (HEADING: PL 1987, c. 45, Pt. A, @4 (new))

Chapter 7: BOTTLE CLUBS (HEADING: PL 1987, c. 45, Pt. A, @4 (new))

§161-B. Local approval of bottle clubs

1. Application to local authorities. Prior to registration with the bureau under section 161, an owner or operator of a bottle club must apply to the municipal officers or, in the case of unincorporated places, the county commissioners of the county in which the unincorporated place is located, for permission to operate the bottle club or for transfer of location of an existing bottle club. The bureau shall prepare and supply application forms. [1995, c. 462, Pt. D, §4 (amd).]

2. Hearings. The municipal officers or, in the case of unincorporated places, the county commissioners of the county in which the unincorporated place is located shall hold a public hearing for the consideration of applications for new bottle clubs and applications for transfer of location of existing bottle clubs. The municipal officers or the county commissioners shall provide public notice of a hearing held under this section. The notice, at the applicant's prepaid expense, must state the name and place of the hearing and must appear for at least 3 consecutive days before the date of the hearing in a daily newspaper having general circulation in the municipality or unincorporated place where the bottle club is located or for 2 consecutive weeks before the hearing date in a weekly newspaper having general circulation in the municipality or unincorporated place where the bottle club is located. [1995, c. 140, §3 (new).]

3. Findings. In granting or denying an application, the municipal officers or the county commissioners shall indicate the reasons for their decision and provide a copy to the applicant. An application may be denied on one or more of the following grounds:

3. Findings.

A. Conviction of the applicant of any Class A, Class B or Class C crime; [1995, c. 140, §3 (new).]

B. Noncompliance of the bottle club with any local zoning ordinance or other land use ordinance not related directly to liquor control; [1995, c. 140, §3 (new).]

C. Conditions of record such as waste disposal violations, health or safety violations or repeated parking or traffic violations on or in the vicinity of the bottle club and caused by persons patronizing or

employed by the bottle club or other such conditions that unreasonably disturb, interfere with or affect the ability of persons or businesses residing or located in the vicinity of the bottle club to use their property in a reasonable manner; [1995, c. 140, §3 (new).]

D. Repeated incidents of record of breaches of the peace, disorderly conduct, vandalism or other violations of law at or in the vicinity of the bottle club and caused by persons patronizing or employed by the bottle club; [1995, c. 140, §3 (new).]

E. A violation of any provision of this Title; [1995, c. 140, §3 (new).]

F. In the case of corporate applicants, ineligibility or disqualification under section 601 of any officer, director or stockholder of the corporation; and [1995, c. 140, §3 (new).]

G. Location of the bottle club at any amusement area, beach or other area designed primarily for use by minors. [1995, c. 140, §3 (new).]

[1995, c. 140, §3 (new).]

4. Appeal to bureau. Any applicant aggrieved by the decision of the municipal officers or county commissioners under this section may appeal to the bureau. The bureau shall hold a public hearing in the city, town or unincorporated place where the premises are situated. In acting on such an appeal, the bureau may consider all of the requirements referred to in subsection 3.

4. Appeal to bureau.

A. If the decision appealed is approval of the application, the bureau may reverse the decision if it was arbitrary or based on an erroneous finding. [1995, c. 462, Pt. D, §4 (amd).]

B. If the decision appealed is denial of the application, the bureau may reverse the decision and register the bottle club under section 161 only if it finds by clear and convincing evidence that the decision was without justifiable cause. [1995, c. 462, Pt. D, §4 (amd).]

[1995, c. 462, Pt. D, §4 (amd).]

5. Appeal to Superior Court. Any person or governmental entity aggrieved by a bureau decision under this section may appeal the decision to the Superior Court. [1995, c. 462, Pt. D, §4 (amd).]

Section History:
PL 1995, Ch. 140, §3 (NEW).
PL 1995, Ch. 462, §D4 (AMD).

The Revisor's Office cannot provide legal advice or interpretation of Maine law to the public. If you need legal advice, please consult a qualified attorney.

Office of the Revisor of Statutes
7 State House Station
State House Room 108
Augusta, Maine 04333-0007

This page created on: 2003-03-16

Prev: Chapter 7 §162
Next: Chapter 9 §201

Download Chapter 7 PDF, Word (RTF)

Download Section 163 PDF, Word (RTF)

Statute Search
List of Titles
Maine Law

Disclaimer

Revisor's Office

Maine Legislature

Title 28-A: LIQUORS (HEADING: PL 1987, c. 45, Pt. A, @4 (new))

Part 1: GENERAL PROVISIONS (HEADING: PL 1987, c. 45, Pt. A, @4 (new))

Chapter 7: BOTTLE CLUBS (HEADING: PL 1987, c. 45, Pt. A, @4 (new))

§163. B.Y.O.B. function permit

1. Permit required. A person may not hold a B.Y.O.B. function unless a permit is obtained from the bureau. [1997, c. 373, §36 (amd).]

2. Application. A person must apply for a B.Y.O.B. function permit at least 24 hours prior to the proposed B.Y.O.B. function. The application must be on forms provided by the bureau and must be accompanied by a permit fee of $10 for each day the function is to be held. The application must be signed by the B.Y.O.B. sponsor and must contain the following information:

2. Application.

A. Name and address of each person responsible for the B.Y.O.B. function; [1993, c. 266, §5 (new).]

B. The date and the beginning and ending time of the B.Y.O.B. function; [1993, c. 266, §5 (new).]

C. The location where the B.Y.O.B. function is to be held; [1993, c. 266, §5 (new).]

D. The seating capacity of the location; [1993, c. 266, §5 (new).]

E. Written approval of the municipal officers or a municipal official designated by the municipal officers, for the B.Y.O.B. function to be held at the location within the municipality; and [1993, c. 266, §5 (new).]

F. Proof that the B.Y.O.B. sponsor is at least 21 years of age. [1993, c. 266, §5 (new).]

[1997, c. 373, §36 (amd).]

3. Charges and fees. Charges paid by the general public for admission, food, mixers or other supplies used with liquor or storage or handling of liquor that belongs to the general public are not sales or gifts. [1993, c. 266, §5

(new).]

4. Minors prohibited at B.Y.O.B. function. The B.Y.O.B. sponsor may not allow any minor not employed by the B.Y.O.B. sponsor or not accompanied by a parent, legal guardian or custodian, as defined in Title 22, section 4002, to remain at the premises of a B.Y.O.B. function.

A B.Y.O.B. sponsor may employ a minor only if the sponsor is present in a supervisory capacity.

[1993, c. 266, §5 (new).]

5. Possession or consumption by minors. A B.Y.O.B. sponsor may not allow a minor to possess or consume liquor or imitation liquor on the premises of the B.Y.O.B. function. [1993, c. 266, §5 (new).]

6. Consumption by intoxicated persons. A B.Y.O.B. sponsor may not allow a visibly intoxicated person to consume liquor on the premises of the B.Y.O.B. function. [1993, c. 266, §5 (new).]

7. Violation of the state law. A B.Y.O.B. sponsor may not knowingly allow any violation of any state law on the premises of the B.Y.O.B. function. [1993, c. 266, §5 (new).]

8. Right of access. A B.Y.O.B. sponsor shall allow a law enforcement officer to enter the premises of the B.Y.O.B. function at reasonable times for the purpose of investigating compliance with this Title.

Entry into the premises must be conducted in a reasonable manner so as not to disrupt the operation of the B.Y.O.B. function.

The investigation must be limited to those areas involved in the actual operation of the B.Y.O.B. function, including storage areas.

[1993, c. 266, §5 (new).]

9. Violations. A violation of this section is a civil violation for which a forfeiture may be adjudged of not less than $100 nor more than $300 for the first offense; not less than $200 nor more than $500 for the 2nd offense; and $500 for the 3rd and subsequent offenses. [1993, c. 266, §5 (new).]

Section History:
PL 1993, Ch. 266, §5 (NEW).
PL 1997, Ch. 373, §36 (AMD).

The Revisor's Office cannot provide legal advice or interpretation of Maine law to the public. If you need legal advice, please consult a

qualified attorney.

Office of the Revisor of Statutes
7 State House Station
State House Room 108
Augusta, Maine 04333-0007

This page created on: 2003-03-16

Prev: Chapter 5 §124
Next: Chapter 7 §161-A

Download Chapter 7 PDF, Word (RTF)

Download Section 161 PDF, Word (RTF)

Statute Search
List of Titles
Maine Law

Disclaimer

Revisor's Office

Maine Legislature

Title 28-A: LIQUORS (HEADING: PL 1987, c. 45, Pt. A, @4 (new))

Part 1: GENERAL PROVISIONS (HEADING: PL 1987, c. 45, Pt. A, @4 (new))

Chapter 7: BOTTLE CLUBS (HEADING: PL 1987, c. 45, Pt. A, @4 (new))

§161. Bottle clubs

1. Registration. Each bottle club, as defined in section 2, subsection 3, shall register annually with the bureau on forms provided by the bureau. Registration consists of submission of the information required in paragraph A and payment of the registration fee established in paragraph B.

1. Registration.

A. The information each bottle club is required to submit consists of only the following:

(1) The name and address of each owner of the bottle club;

(2) The name and address of each operator of the bottle club; and

(3) The regular hours of operation.

[1987, c. 45, Pt. A, §4 (new).]

B. The annual fee for registration of a bottle club is $50. [1987, c. 45, Pt. A, §4 (new).]

C. Any bottle club that does not register with the bureau commits a Class E crime. [1997, c. 373, §33 (amd).]

[1997, c. 373, §33 (amd).]

1-A. Eligibility qualifications. The bureau may not register a bottle club unless each owner or operator of the bottle club meets the eligibility qualifications under section 601, subsection 1. [1997, c. 373, §34 (amd).]

1-B. Disqualification. The bureau may not register a bottle club if the bureau determines that:

1-B. Disqualification.

A. An owner or operator of the bottle club is disqualified from receiving a liquor license under section 601, subsection 2; or [1993, c. 730, §23 (amd).]

B. [1993, c. 730, §24 (rp).]

C. The purpose of the application is to circumvent the eligibility or disqualification provisions of section 601. [1989, c. 816, §2 (new).]

The bureau shall notify each owner or operator of the bottle club in writing of its decision to approve or deny registration of the bottle club under this subsection. The decision of the bureau to approve or deny registration of a bottle club is final agency action.

[1997, c. 373, §35 (amd).]

1-C. Penalty for operation after denial. Notwithstanding subsection 1, paragraph C, a person who operates a bottle club after receipt of notice of denial of registration under subsection 1-B commits a Class D crime. [1989, c. 816, §2 (new).]

2. Charges and fees. Charges paid by the bottle club's members or the general public for membership, admission, food, mixers or other supplies used with liquor or storage or handling of liquor belonging to members or the general public are not sales, as defined in this Title, or gifts. [1987, c. 45, Pt. A, §4 (new).]

3. Minors on the premises. The bottle club may not allow any minor not employed by the bottle club nor accompanied by his parent, legal guardian or custodian, as defined in Title 22, section 4002, to remain on the bottle club premises, except on occasions when liquor is prohibited on the bottle club premises.

3. Minors on the premises.

A. A bottle club may employ minors only if an employee of legal drinking age or older is present in a supervisory capacity. [1987, c. 45, Pt. A, §4 (new).]

[1987, c. 45, Pt. A, §4 (new).]

4. Consumption or possession on premises. A bottle club may not permit consumption or possession of imitation liquor on the bottle club premises by minors. A bottle club may not permit consumption of liquor on the bottle club premises by minors or visibly intoxicated persons. [1993, c. 266, §4 (amd).]

5. Violation of state law. No bottle club may knowingly allow any violation of any state law on the bottle club premises to occur or continue. [1987, c. 45, Pt. A, §4 (new).]

6. Civil violations and jurisdiction. A bottle club that violates subsection 3, 4, 5 or 7 commits a civil violation for which a forfeiture may be adjudged of not less than $100 nor more than $300 for the first offense; not less than $200

nor more than $500 for the 2nd offense; and $500 for the 3rd and subsequent offenses. The District Court has jurisdiction over the civil violations, defined in this section, under Title 17-A, section 9. [1993, c. 266, §4 (amd).]

7. Right of access. Every bottle club shall allow liquor enforcement officers and other law enforcement officers to enter the premises at reasonable times for the purpose of investigating compliance with this Title.

7. Right of access.

A. Entry into the premises under this subsection must be conducted in a reasonable manner so as not to disrupt the operation of the bottle club. [1987, c. 45, Pt. A, §4 (new).]

B. The investigation must be limited to those areas involved in the actual operation of the bottle club, including storage areas. [1987, c. 45, Pt. A, §4 (new).]

[1987, c. 45, Pt. A, §4 (new).]

Section History:

PL 1987, Ch. 45, §A4 (NEW).
PL 1989, Ch. 816, §1,2 (AMD).
PL 1993, Ch. 266, §4 (AMD).
PL 1993, Ch. 730, §23,24 (AMD).
PL 1997, Ch. 373, §33-35 (AMD).

The Revisor's Office cannot provide legal advice or interpretation of Maine law to the public. If you need legal advice, please consult a qualified attorney.

Office of the Revisor of Statutes
7 State House Station
State House Room 108
Augusta, Maine 04333-0007

This page created on: 2003-03-16

Fire Protection Ordinance

101. TITLE

This Ordinance shall be known as the "Fire Protection Ordinance of the Town of Cumberland, Maine" and shall be referred to 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 establishing fire protection measures for residential and commercial occupancies.

103.1 To provide for the protection and enhancement of life safety against fire and its byproducts to persons occupying new buildings in the Town of Cumberland by improving the chances of emergency escape.

103.2 To ensure for the reasonable protection and safety of firefighters against building collapse and other effects of fires.

103.3 To better facilitate the needs of a volunteer fire department response.

103.4 To ensure that sound engineering practices are utilized when installing fire protection systems.

104. DEFINITIONS

Approved: Acceptable to the authority having jurisdiction (AHJ).

Authority Having Jurisdiction: The organization, office, or individual responsible for approving equipment, materials, an installation, or a procedure.

Commercial Property: Any building designed for the following occupancy use(s): business, educational, industrial, health care, public assembly, day care, lodging/rooming, mercantile, apartment, hotel, detention, board and care, storage or any combination thereof as defined by the National Fire Protection Association Life Safety Code.

Dry Hydrant: A drafting source for fire department apparatus connected to either an underground storage tank or a body of water. Each hydrant shall be equipped with a male 4.5 inch National Standard Thread (NST) Fire Department connection with a reducing male 2.5 inch NST connection with cap and chain. This connection shall be located within 6 feet from pavement for support of fire apparatus. The center of the cap shall be 30 inches from final grade. There must be 6 feet of level ground around the hydrant. Protective posts shall be approved by the Fire Department. All vertical pipe components and the hydrant shall not be plastic. The design of the hydrant, associated components and piping shall be approved by a licensed engineer. The Public Works Director and the Fire Chief, or their designees, shall approve access roads, protection from vehicular traffic, signage, gates, painting of the hydrant, and any other associated items. Access roads must be maintained year round and will be the responsibility of the developer.

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.

Fire Pond: A body of water containing at a minimum 120,000 gallons of useable water for fire protection. A hydrologic study shall be performed by a licensed engineer to certify the availability of the 120,000 gallons water during all conditions, including draught and freezing temperatures. Ponds to be considered shall have been in place prior to October 6, 2003.

Monitored Fire Alarm System: An approved automatic fire alarm system, with battery backup, shall be capable of detecting the presence of elevated heat temperatures, smoke conditions or sprinkler system water flow within a building and have the capability of calling an approved fire alarm monitoring company. The system shall meet all of the requirements as outlined in the National Fire Alarm Code.

Public Water System: Water system maintained by the Portland Water District, including water mains and fire hydrants.

Sprinkler System: An approved automatic fire protection sprinkler system shall be capable of immediately supplying water to a fire without human intervention. The system shall meet all of the requirements as outlined in the applicable National Fire Protection Association (NFPA) Standard. These standards shall include NFPA 13, NFPA 13R, or NFPA 13D. The system design is required by State Law to be permitted by the State Fire Marshal's Office prior to installation.

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]

Underground Storage Tanks: A tank or network of tanks located in the ground serving the sole purpose of supplying at a minimum 30,000 gallons of water for fire protection purposes. The installation of the tanks shall be approved by a licensed engineer.

105. APPLICABILITY

This Ordinance shall apply to all new commercial properties in excess of 4000 square feet and all new residential dwelling units (including manufactured housing) within the Town of Cumberland. No new dwelling unit or commercial property that 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:

106.1.1 The repair, replacement, reconstruction or alteration of any existing building or structure provided the number of units is not increased, regardless of the need for a variance.

107. ADMINISTRATION

107.1 All new commercial properties in excess of 4000 square feet and all new residential dwelling units that are to be located at a distance greater than 1000 feet from an approved fire department water source shall be provided with at least one of the requirements outlined in the following sections. This distance shall be measured by the path of a fire apparatus from the water source to the dwelling unit or commercial property including the driveway.

107.1a: An extension of the public water system with hydrants supplied at a distance not greater than 1000 feet from each other and from the added building(s).

107.1b: Each unit may be equipped with an approved automatic sprinkler system. An approved fire alarm system shall be installed and subsequently monitored by a fire alarm company continuously for the duration of occupancy.

107.1c: A dry hydrant connected to one of the following may be allowed. Subdivisions protected by this section shall be designed with two entrances (maintained year round) to facilitate fire department tanker shuttle operations.

107.1.c1: Fire Pond (Pre-existing as of October 6, 2003)

107.1.c2: Underground storage tank(s)

108. CONFLICT WITH OTHER LAWS, CODES OR ORDINANCES

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

109. SEPARABILITY

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 Month/Day/Year.

111. REVIEW PROCEDURE

This Ordinance shall be reviewed by the Town Council in Month/Year 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). Based on its review the Planning Board may recommend amending this Ordinance as provided in Section 11.

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 commercial property in excess of 4000 square feet or a residential dwelling unit, upon any land within the Town, without first having an approved fire protection plan obtained from the Fire Chief or his/her designee.

113.2. If a new commercial property in excess of 4000 square feet or a new residential dwelling unit has been constructed or placed, without an approved fire protection plan, it shall be deemed a violation for any person, firm, or corporate entity to sell, lease, rent or occupy such new commercial property in excess of 4000 square feet or new residential dwelling unit until such approval 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 new commercial property in excess of 4000 square feet or any new residential 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 new commercial property in excess of 4000 square feet or a new residential dwelling unit has been built in violation of this chapter and is then occupied 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.

MEMORANDUM

CODE ENFORCEMENT OFFICE

Date: March 27, 2003

To: Nadeen Daniels, Town Clerk

From: Barbara McPheters, Code Officer BMM

Subject: Subdivision ordinance fire protection requirements

As requested, I have reviewed the subdivision ordinance requirements and the following information is attached:

1. The current subdivision ordinance Section 10 – Fire Protection Water Supply.
2. The April 1999 amendments adopting the change in section 10.2 to allow the Fire Chief to approve other means of providing fire protection.
3. The November 1989 amendments adopting Section 10 in its entirety.

I hope that this documentation fulfills Councilor Moriarty's expectations. Please let me know if additional information is needed.

290 Tuttle Road, Cumberland, Maine 04021 • Telephone (207) 829-2207 Fax (207) 829-2224

H. Underdrains shall be laid with perforations down on a minimum six (6) inch bed of granular material used for the bed. Granular material for bedding and backfill shall be as specified for Type "B" underdrain in Section 703.22, Underdrain Backfill Materials, of the "State of Maine, Department of Transportation Standard Specifications."

9.8 EASEMENTS FOR NATURAL DRAINAGE WAYS

A. Where a subdivision is traversed by a natural water course, drainage way, channel, or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such water course and such further width or construction, or both, as will assure that no flooding occurs and all storm water can be disposed of properly. Such easement or right-of-way shall be not less than 30 feet in width.

SECTION 10 FIRE PROTECTION WATER SUPPLY

10.1 Intent

Adequate water supply for fire protection shall be provided in any major subdivision where public water is not available for this purpose.

The standards contained herein are minimum standards for single family home developments. The Planning Board, after review by the Fire Department, may impose additional requirements for projects with multi-family dwellings, single family houses separated by less than 100 feet, or commercial structures as reasonably necessary for firefighting purposes.

10.2 Fire Protection Water Supply Plan Required

All major subdivision applications shall contain a fire protection water supply plan with profiles designed and stamped by a State of Maine registered professional engineer. This plan shall show the fire pond or existing water body, spring, well point, or pumping facility; overflow system; security fence; access road; dry hydrant(s); associated piping and materials; easements; and other elements of the proposed water supply system, or other means of providing fire protection as approved by the Fire Chief. In addition, the engineer shall provide a written narrative describing the materials and methods used in the water supply system and supportive documentation for the proper sizing of the system shall accompany the plan. [amended, effective 4/12/99]

10.3 Performance Standards

Adequate fire protection water supply is defined as a minimum of both (a) 120,000 gallons of water per 15 single family residences in storage or available from an existing water body as certified by a registered professional engineer, and (b) ability to pump 500 GPM (gallons per minute) for a duration of two (2) hours.

10.4 Design and Construction Standards

A. Fire Pond

1. The fire pond shall be designed with a clay bottom of two (2) feet thick compacted clay or glacial till and have sides with a 2:1 pitched banking with a minimum depth of ten (10) feet.

2. The adequate water storage level as defined by Section 10.3 shall be maintained at all times by a spring, well point, pumping facility, or rain and snow run off.

3. An overflow system shall be installed with proper drainage materials and facilities to handle the projected overflow.

4. The fire pond shall be provided with a minimum of five (5) foot high chain link security fence with padlocked gateways to prevent unauthorized entrance to the facility. Four (4) keys to each locked gate shall be provided to the Fire Department. Any landscaping around the fence shall be limited in order to ensure the visibility of children who may get inside the facility.

B. Access Road and Easement

1. When conditions are such that a dry hydrant cannot be located on a paved roadway due to the elevation or other geographic constraints, then an access road, built to Town road construction specifications, will be provided, with a minimum of 12 foot travel width and 20 foot easement. The access road shall be capable of supporting the weight of Fire Department apparatus in all seasons and weather conditions.

2. An easement in a form acceptable to the Town attorney shall be provided for the access road and for inspections and maintenance of the fire pond and or other facilities by Town personnel.

C. Dry Hydrants

1. A minimum of six (6) inch diameter piping and fittings shall be utilized throughout.

2. Piping and fittings shall be a minimum of schedule 40 rating. The steamer hose connection shall be bronze with a 4 1/2 inch National Standard Thread (NST).

3. The riser piping and 90 degree elbows shall be schedule 40 steel.

4. The piping from the suction screen to the 90 degree elbow below ground shall be schedule 40 PVC pipe capped off at the screen end.

5. All PVC pipe connections shall be cleaned and solvent cemented so as to provide airtight connections.

6. The 90 degree elbow below ground shall be provided with six (6) feet of cover over the elbow, and shall be secured by butting against a properly sized poured concrete thrust block prior to backfilling.

7. The maximum amount of lift permitted shall be fifteen (15) feet, as measured from the surface of the water to the center of the suction inlet of a pumper at draft at the dry hydrant.

8. The riser piping shall be exposed above ground level, twenty-four (24) inches as measured from the center of the hydrant opening to the grade level of the fire apparatus position.

9. The suction screen shall have a strainer area of 125 square inches and a total length of approximately 40 inches and shall be an approved U.S. Department of Agriculture suction screen, or a screen formed in the end of the PVC pipe by drilling 1,140 holes, 3/8 inch diameter spaced 1/2 inch apart along the piping, leaving a four (4) inch wide strip along the top of the pipe that is not drilled. The suction screen shall be raised off the bottom of any fire pond twenty-four (24) inches, and shall be twenty -four (24) inches from any sides of the fire pond. The screen shall be covered with twelve (12) inches of crushed stone to prevent silt and aquatic growth from clogging the strainer.

   Strainers in storage tanks shall be raised off the bottom of the tanks by five (5) inches, and shall be designed to only draft from the sides of the strainer.

10. The dry hydrant riser pipe at ground level shall be secured in position by pouring a concrete pad measuring 24" x 24" x 10" deep with the riser pipe centered in the pad.

11. All piping and fittings exposed to sunlight shall be primed and painted bright red with Scotchlite (or equal) silver reflective paint

around the hydrant cap, and a three (3) inch band painted around the circumference of the riser pipe below the 90 degree elbow.

10.5 Approval of Construction

The fire protection water supply with dry hydrant(s) shall be installed, in working order, and approved by the Fire Chief or his designee, prior to the issuance of any certificate(s) of occupancy for structures served by the system.

10.6 Maintenance

It shall be the responsibility of the owner(s) of the land in which the fire pond and/or other facilities are located, whether an individual or homeowner's association, to maintain the facilities as necessary, but no less than annually, such that they will continue to meet the standards contained herein. The Fire Chief shall have the right periodically to inspect the facility to ensure proper maintenance.

10.7 Fire Pond Closure

If public water service becomes available to the subdivision for firefighting purposes and the Fire Chief certifies that the fire pond is no longer needed for fire protection, the owner(s) of the land in which the fire pond is located shall within one year after such certification apply to the Planning Board for permission to fill, grade, and seed the pond according to the specification of the Town engineer if the pond is to be closed. [Amend. 11/13/89; Effective 12/13/89]

SECTION 11 SOIL EROSION [amended, effective 4/12/99]

11.1 Design and Construction Standards

A. The proposed subdivision shall prevent eroded soil from entering water bodies, freshwater wetlands, and adjacent properties.

B. The procedures outlined in the erosion and sedimentation control plan shall be implemented during the site preparation, construction, and clean-up stages.

C. Topsoil shall be considered part of the subdivision and shall not be removed from the site except for surplus topsoil from roads, parking areas, and building excavations.

SECTION 12 IDENTIFICATION OF FRESHWATER WETLANDS
[amended, effective 4/12/99]

for 4/12/99 approval

approved by TC 4/12/99

TOWN OF CUMBERLAND
Planning Department

March 17, 1999

TO: Robert Benson, Town Manager

FROM: Donna Larson, Town Planner

RE: Item 99-39, Subdivision Ordinance amendments summary

Many revisions to the Subdivision Ordinance are proposed. The list below briefly explains the changes including updating citations to state law, adding definitions, making definitions that are also included in the Zoning Ordinance consistent with each other, and rearranging some sections. The substantive amendments are in bold; they include the addition of a sketch plan level of review where the developer presents a clustered style and traditional style development and the Planning Board decides which scenario is most appropriate, and performance standards for soil erosion, identification of freshwater wetlands, traffic conditions, and financial and technical. The performance standards were added to bring the ordinance into conformance with the criteria included in state law.

Section 2
- page 3 - update state law citation

Section 3
- page 4 - add definition of Clustered Residential Development or Subdivision
  page 4 - change state law citation in Comp Plan or Policy Statement
- page 5 - add definition of Dispersed Residential Development or Subdivision
  page 5 - revise Net Residential Acreage definition
- page 6 - amend official map definition
- page 7 - update state law citation for Planning Board
- page 8 - revise definition of required improvements
  page 8 - add definition of sketch plan
  page 8 - revise definition of street
- page 9 - add definition of Traditional Residential Development or Subdivision

Section 4
- page 9 - add that it not be mandatory for minor subdivisions
- **page 11 - add sketch plan section to procedures for major subdivisions**

Section 6
- page 18 - add items to list of required improvements to be consistent with the definition
  page 18 - change Highway Superintendent to Public Works Director

  Page 19 - same as above

Section 7
- page 20 - Section 7.4 - just to bring to your attention
- page 21 - add clause to section 7.6 as recommended by the Comp Plan

- page 22 - updates of Land Not Suitable for Development

- page 23 - update Lots section 7.9 as recommended by Comp Plan

- page 24 - move section 7.10 to Stormwater section of ordinance
  page 24 - eliminate Alleys section - outdated

- page 25 - move private ways section to the road standards section, see page 31

Section 8

- page 30 - remove section on reserve strips, add section 13.2D page 53

- page 31 - amend title of section C to include names : Street Signs and Names
  page 31 - add private ways section; amended section previously 7.13.

- page 40 - move section 8.5 Inspection of Required Improvements to Section 6, Required Improvements, see page 18

Section 9

- page 49 - relocation of Section 7.10 Easements for Natural Drainage to Stormwater Section, see page 24

Section 10

- page 49 - add clause to Section 10.2 allowing the Fire Chief to approve other means of fire protection not detailed in the ordinance.

Section 11

- **page 52 - adds performance standards for erosion control**

Section 12

- **page 52 - adds performance standards for identification of freshwater wetlands**

Section 13

- **page 53 - adds performance standards for traffic control**

Section 14

- **page 53 - adds performance standards for financial and technical capacity**

G. All drain outlets shall be terminated in a concrete end wall or shall be riprapped to prevent erosion. Facilities for energy dissipation shall be provided. Culvert pipe inlets shall be constructed so as to prevent or decrease damage to embankment and/or to improve efficiency of the culvert. Inlet control devices shall be as approved by the Town Engineer.

H. Underdrains shall be laid with perforations down on a minimum six (6) inch bed of granular material used for the bed. Granular material for bedding and backfill shall be as specified for Type "B" underdrain in Section 703.22, Underdrain Backfill Materials, of the "State of Maine, Department of Transportation Standard Specifications."

~~7.10~~9.8 EASEMENTS FOR NATURAL DRAINAGE WAYS (moved to Section 9 - stormwater management)

A. Where a subdivision is traversed by a natural water course, drainage way, channel, or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such water course and such further width or construction, or both, as will assure that no flooding occurs and all storm water can be disposed of properly. Such easement or right-of-way shall be not less than 30 feet in width.

SECTION 10 FIRE PROTECTION WATER SUPPLY

10.1 Intent

Adequate water supply for fire protection shall be provided in any major subdivision where public water is not available for this purpose.

The standards contained herein are minimum standards for single family home developments. The Planning Board, after review by the Fire Department, may impose additional requirements for projects with multi-family dwellings, single family houses separated by less than 100 feet, or commercial structures as reasonably necessary for firefighting purposes.

10.2 Fire Protection Water Supply Plan Required

All major subdivision applications shall contain a fire protection water supply plan with profiles designed and stamped by a State of Maine registered professional engineer. This plan shall show the fire pond or existing water body, spring, well point, or pumping facility; overflow system; security fence; access road; dry hydrant(s); associated piping and materials; easements; ~~and~~ other elements of the proposed water supply system, or other means of providing fire protection as

approved by the Fire Chief. In addition, the engineer shall provide a written narrative describing the materials and methods used in the water supply system and supportive documentation for the proper sizing of the system shall accompany the plan.

10.3 Performance Standards

Adequate fire protection water supply is defined as a minimum of both (a) 120,000 gallons of water per 15 single family residences in storage or available from an existing water body as certified by a registered professional engineer, and (b) ability to pump 500 GPM (gallons per minute) for a duration of two (2) hours.

10.4 Design and Construction Standards

A. Fire Pond

1. The fire pond shall be designed with a clay bottom of two (2) feet thick compacted clay or glacial till and have sides with a 2:1 pitched banking with a minimum depth of ten (10) feet.

2. The adequate water storage level as defined by Section 10.3 shall be maintained at all times by a spring, well point, pumping facility, or rain and snow run off.

3. An overflow system shall be installed with proper drainage materials and facilities to handle the projected overflow.

4. The fire pond shall be provided with a minimum of five (5) foot high chain link security fence with padlocked gateways to prevent unauthorized entrance to the facility. Four (4) keys to each locked gate shall be provided to the Fire Department. Any landscaping around the fence shall be limited in order to ensure the visibility of children who may get inside the facility.

B. Access Road and Easement

1. When conditions are such that a dry hydrant cannot be located on a paved roadway due to the elevation or other geographic constraints, then an access road, built to Town road construction specifications, will be provided, with a minimum of 12 foot travel width and 20 foot easement. The access road shall be capable of supporting the weight of Fire Department apparatus in all seasons and weather conditions.

2. An easement in a form acceptable to the Town attorney shall be provided for the access road and for inspections and maintenance of the fire pond and or other facilities by Town personnel.

C. Dry Hydrants

1. A minimum of six (6) inch diameter piping and fittings shall be utilized throughout.

2. Piping and fittings shall be a minimum of schedule 40 rating. The steamer hose connection shall be bronze with a 4 1/2 inch National Standard Thread (NST).

3. The riser piping and 90 degree elbows shall be schedule 40 steel.

4. The piping from the suction screen to the 90 degree elbow below ground shall be schedule 40 PVC pipe capped off at the screen end.

5. All PVC pipe connections shall be cleaned and solvent cemented so as to provide airtight connections.

6. The 90 degree elbow below ground shall be provided with six (6) feet of cover over the elbow, and shall be secured by butting against a properly sized poured concrete thrust block prior to backfilling.

7. The maximum amount of lift permitted shall be fifteen (15) feet, as measured from the surface of the water to the center of the suction inlet of a pumper at draft at the dry hydrant.

8. The riser piping shall be exposed above ground level, twenty-four (24) inches as measured from the center of the hydrant opening to the grade level of the fire apparatus position.

9. The suction screen shall have a strainer area of 125 square inches and a total length of approximately 40 inches and shall be an approved U.S. Department of Agriculture suction screen, or a screen formed in the end of the PVC pipe by drilling 1,140 holes, 3/8 inch diameter spaced 1/2 inch apart along the piping, leaving a four (4) inch wide strip along the top of the pipe that is not drilled. The suction screen shall be raised off the bottom of any fire pond twenty-four (24) inches, and shall be twenty -four (24) inches from any sides of the fire pond. The screen shall be covered with twelve (12) inches of crushed stone to prevent silt and aquatic growth from clogging the strainer.

   Strainers in storage tanks shall be raised off the bottom of the tanks by five (5) inches, and shall be designed to only draft from the sides of the strainer.

10. The dry hydrant riser pipe at ground level shall be secured in position by pouring a concrete pad measuring 24" x 24" x 10" deep with the riser pipe centered in the pad.

11. All piping and fittings exposed to sunlight shall be primed and painted bright red with Scotchlite (or equal) silver reflective paint around the hydrant cap, and a three (3) inch band painted around the circumference of the riser pipe below the 90 degree elbow.

10.5 Approval of Construction

The fire protection water supply with dry hydrant(s) shall be installed, in working order, and approved by the Fire Chief or his designee, prior to the issuance of any certificate(s) of occupancy for structures served by the system.

10.6 Maintenance

It shall be the responsibility of the owner(s) of the land in which the fire pond and/or other facilities are located, whether an individual or homeowner's association, to maintain the facilities as necessary, but no less than annually, such that they will continue to meet the standards contained herein. The Fire Chief shall have the right periodically to inspect the facility to ensure proper maintenance.

10.7 Fire Pond Closure

If public water service becomes available to the subdivision for firefighting purposes and the Fire Chief certifies that the fire pond is no longer needed for fire protection, the owner(s) of the land in which the fire pond is located shall within one year after such certification apply to the Planning Board for permission to fill, grade, and seed the pond according to the specification of the Town engineer if the pond is to be closed. [Amend. 11/13/89; Effective 12/13/89]

SECTION 11 SOIL EROSION

11.1 Design and Construction Standards

A. The proposed subdivison shall prevent eroded soil from entering water bodies, freshwater wetlands, and adjacent properties.

B. The procedures outlined in the erosion and sedimentation control plan shall be implemented during the site preparation, construction, and clean-up stages.

ADOPTED 11/13/89
EFFECTIVE 12/13/89

SUBDIVISION ORDINANCE AMENDMENT

The Town of Cumberland hereby ordains that the Subdivision Ordinance be amended by re-numbering the current Sections 10 through 12 to become Sections 11 through 13 respectively and by adding a new Section 10 as follows:

Section 10. Fire Protection Water Supply

10.1 Intent

Adequate water supply for fire protection shall be provided in any major subdivision where public water is not available for this purpose.

The standards contained herein are minimum standards for single family home developments. The Planning Board, after review by the Fire Department, may impose additional requirements for projects with multi-family dwellings, single family houses separated by less than 100 feet, or commercial structures as reasonably necessary for firefighting purposes.

10.2 Fire Protection Water Supply Plan Required

All major subdivision applications shall contain a fire protection water supply plan with profiles designed and stamped by a State of Maine registered professional engineer. This plan shall show the fire pond or existing water body, spring, well point, or pumping facility; overflow system; security fence; access road; dry hydrant(s); associated piping and materials; easements; and other elements of the proposed water supply system. In addition, the engineer shall provide a written narrative describing the materials and methods used in the water supply system and supportive documentation for the proper sizing of the system shall accompany the plan.

10.3 Performance Standards

Adequate fire protection water supply is defined as a minimum of both (a) 120,000 gallons of water per 15 single family residences in storage or available from an existing water body as certified by a registered professional engineer, and (b) ability to pump 500 GPM (gallons per minute) for a duration of two (2) hours.

10.4 Design and Construction Standards

A. Fire Pond

1. The fire pond shall be designed with a clay bottom of two (2) feet thick compacted clay or glacial

till and have sides with a 2:1 pitched banking with a minimum water depth of ten (10) feet.

2. The adequate water storage level as defined by Section 10.3 shall be maintained at all times by a spring, well point, pumping facility, or rain and snow run off.

3. An overflow system shall be installed with proper drainage materials and facilities to handle the projected overflow.

4. The fire pond shall be provided with a minimum of five (5) foot high chain link security fence with padlocked gateways to prevent unauthorized entrance to the facility. Four (4) keys to each locked gate shall be provided to the Fire Department. Any landscaping around the fence shall be limited in order to ensure the visibility of children who may get inside the facility.

B. Access Road and Easement

1. When conditions are such that a dry hydrant cannot be located on a paved roadway due to the elevation or other geographic constraints, then an access road, built to Town road construction specifications, will be provided, with a minimum of 12 foot travel width and 20 foot easement. The access road shall be capable of supporting the weight of Fire Department apparatus in all seasons and weather conditions.

2. An easement in a form acceptable to the Town attorney shall be provided for the access road and for inspections and maintenance of the fire pond and or other facilities by Town personnel.

C. Dry Hydrants

1. A minimum of six (6) inch diameter piping and fittings shall be utilized throughout.

2. Piping and fittings shall be a minimum of schedule 40 rating. The steamer hose connection shall be bronze with a 4 1/2 inch National Standard Thread (NST).

3. The riser piping and 90 degree elbows shall be schedule 40 steel.

4. The piping from the suction screen to the 90 degree elbow below ground shall be schedule 40 PVC pipe capped off at the screen end.

5. All PVC pipe connections shall be cleaned and solvent cemented so as to provide airtight connections.

6. The 90 degree elbow below ground shall be provided with six (6) feet of cover over the elbow, and shall be secured by butting against a properly sized poured concrete thrust block prior to backfilling.

7. The maximum amount of lift permitted shall be fifteen (15) feet, as measured from the surface of the water to the center of the suction inlet of a pumper at draft at the dry hydrant.

8. The riser piping shall be exposed above ground level, twenty-four (24) inches as measured from the center of the hydrant opening to the grade level of the fire apparatus position.

9. The suction screen shall have a strainer area of 125 square inches and a total length of approximately 40 inches and shall be an approved U.S. Department of Agriculture suction screen, or a screen formed in the end of the PVC pipe by drilling 1,140 holes, 3/8 inch diameter spaced 1/2 inch apart along the piping, leaving a four (4) inch wide strip along the top of the pipe that is not drilled. The suction screen shall be raised off the bottom of any fire pond twenty-four (24) inches, and shall be twenty-four (24) inches from any sides of the fire pond. The screen shall be covered with twelve (12) inches of crushed stone to prevent silt and aquatic growth from clogging the strainer.

Strainers in storage tanks shall be raised off the bottom of the tanks by five (5) inches, and shall be designed to only draft from the sides of the strainer.

10. The dry hydrant riser pipe at ground level shall be secured in position by pouring a concrete pad measuring 24" x 24" x 10" deep with the riser pipe centered in the pad.

11. All piping and fittings exposed to sunlight shall be primed and painted bright red with Scotchlite (or equal) silver reflective paint around the hydrant cap, and a three (3) inch band painted around the circumference of the riser pipe below the 90 degree elbow.

10.5 Approval of Construction

The fire protection water supply with dry hydrant(s) shall be installed, in working order, and

approved by the Fire Chief or his designee, prior to the issuance of any certificate(s) of occupancy for structures served by the system.

10.6 Maintenance

It shall be the responsibility of the owner(s) of the land in which the fire pond and/or other facilities are located, whether an individual or homeowner's association, to maintain the facilities as necessary, but no less than annually, such that they will continue to meet the standards contained herein. The Fire Chief shall have the right periodically to inspect the facility to ensure proper maintenance.

10.7 Fire Pond Closure

If public water service becomes available to the subdivision for firefighting purposes and the Fire Chief certifies that the fire pond is no longer needed for fire protection, the owner(s) of the land in which the fire pond is located shall within one year after such certification apply to the Planning Board for permission to fill, grade, and seed the pond according to the specifications of the Town engineer if the pond is to be closed.

(NOTE: Additions are underlined and deletions ~~struck out~~.)

DATED: _____

TOWN OF CUMBERLAND
MINUTES OF THE MEETING OF THE TOWN COUNCIL
JUNE 25, 1984

Present: All

I. The meeting was called to order by the Chairman at 7:00 P.M.

II. Approval of the Minutes
Councilor Humphreys moved to approve the minutes of the previous meeting as written.
Seconded by Councilor Johnson Yes - 6
Abstention - 1(Bates)

III. Managers Report (Deferred until later in the meeting.)

IV. Public Discussion
Dr. Kenneth Partyka informed the Council that the local bank is going to close and has applied to the Banking Commission, and that within 30-60 days the Commision will make a determination whether, in fact, the bank branch can be closed. He requested the Council send a resolution to the Banking Commission of the State of Maine requesting that they look at this application carefully and hopefully we can keep this institution in town.

Councilor Ahlers moved the Town Council send a resolution to the Banking Commission of the State of Maine reiterating the Council's feelings on continuing having banking services for the Town of Cumberland and would ask them to intercede on our behalf so that we may try to convince Sun Savings to continue at this location or have the Banking Commission assist us in finding another financial institution to take their place.
Seconded by Councilor Humphreys Yes - 6
Abstention - 1(Warren)

V. Legislation and Policy

84-53 To consider request of Northland Inc. to defer action on their petition to vacate certain roads on Wildwood Park Plan until July 9, 1984.
So moved by Councilor Warren.
Seconded by Councilor Bates Unanimous

84-54 To hold a public hearing on amendment to subdivision ordinance.
The hearing was opened by the Chairman at 7:10 P.M. and the following proposed amendment was read by the Chairman:
Section 7.5 Paragraph C - "Where the proposed subdivision is located on or may provide access to the ocean shore, a lake, pond, river, or stream, a portion of the waterfront area or access thereto, when feasible, shall be included in the reserved land. The land so reserved shall be at least 200 feet wide measured perpendicularly from the normal high water mark.
Councilor Johnson read a letter from Mr. Gleason, Chairman of the Planning Board, in which he stated it is the unanimous opinion of the Board that the proposed amendment is ill-conceived and inadvisable and stating the reason therein.
Councilor Johnson then read into the record her letter to the Council stating her feelings regarding Mr. Gleason's letter and why she supported the proposed amendment.

Following some discussion between the Council members and from a few residents in attendance at the hearing, the public hearing was closed at 7:45 P.M. and the follcwing motion was made:

I. Call to order at the Town Office at 7:00 P.M.

II. Approval of the Minutes

III. Manager's Report

IV. Public Discussion

V. Legislation and Policy

81-127 To hear presentation of County Budget

81-128 To consider proposed amendment to LD 1670 - An Act t
Clarify the Regulation of Sewer Districts

81-129 To act upon State request for funding of the Gypsy
Suppression Project - aerial spraying of BT

81-130 To hear progress report on golf course and to autho
the Town Manager to request bids for clearing of th
proposed back nine

81-131 To discuss proposed closing of the Cumberland Branch
Eagle Savings and Loan

81-132 To authorize issuance of liquor license to Cumberla
Municipal Golf Course

81-133 To set date for public hearing on amendment to the
Mass Gathering Ordinance

81-134 To consider transfer of 1981 State Aid appropriatio
to a Landfill Reserve Account

81-135 To award used equipment bids

81-136 To award cutting edge bids

81-137 To update Dispatch Committee membership and to set
date for meeting

VI. Correspondence

VII. New Business

VIII. Adjourn to workshop on: 1) Fees for landfill haulers
2) Chebeague Island roads

* Note: There will be an executive session on Monday, December
1981, at 7:00 P.M. Subject: Manager Evaluation

A TRUE COPY:
ATTEST: Christine A. St.Peter
CHRISTINE A. ST.PETER
TOWN CLERK

I. The meeting was cal

II. Approval of the Min
Councilor Partyka m
meeting as written.
Seconded by Council

III. Manager's Report
The Town Manager in
asked to be excused
and requested that
be postponed.

The Crystal Lane sit
have been installed
are no longer being
letter for the Counc
Council may wish to
meeting.

IV. Public Discussion
Present at the meeti
informed the Council
and apparently the s
established. He sug
the limits of the Tu

Also present was Mrs
thing in writing tha
area. This request
sell his land and if
allow the extration
cial purposes.

V. Legislation and Polic

81-127 To hear prese
Present at the
and Mazziotti

81-128 To consider pr
Clarify the Re
(Tabled to lat

81-129 To act upon St
Suppression Pr
Councilor Alle
Seconded by Co

81-130 To hear progre
the Town Manag
proposed back
The Town Manag
course to date
cost to constr
broken down in
stumping, 2)se
and 3)cost to
Estimates have
acre to stump,
Warren subcont
the operation.
be between $20
greens and tee
Mr. Benson req
and mark the p
he would like
town could col
back nine.

Councilor Partyka moved to authorize the Town Manager to expend $500.00 from the contingent account for architectural services and to request bids for the sale of the timber on the back nine.
Seconded by Councilor Webster. Unanimous

81-131 To discuss proposed closing of the Cumberland Branch of Eagle Savings and Loan
Councilor Murray moved the Council resolve that it strongly objects to the loss of its only banking facility and requests that if Eagle Savings and Loan leaves Cumberland, the Superintendent of Banking find another banking institution to replace it.
Seconded by Councilor Yes - 4
No - 1 (Allen)
Abstention - 1 (Partyka)

81-132 To authorize issuance of liquor license to Cumberland Municipal Golf Course
Councilor Webster moved to authorize the issuance of the liquor license to Cumberland Municipal Golf Course.
Seconded by Councilor Allen. Unanimous

81-133 To set date for public hearing on amendment to the Mass Gathering Ordinance
An amendment was introduced to the Mass Gathering Ordinance, Section II - A "No person may sponsor, promote, operate or hold any festival, exhibition, amusement show, fair, theatrical performance, music concert or other activity, which ~~1,000~~ 599 or more ..."
Councilor Webster moved to hold the public hearing on the amendment on December 28, 1981 at 7:10 P.M.
Seconded by Councilor Allen. Unanimous

81-134 To consider transfer of 1981 State Aid appropriations to a Landfill Reserve Account
Councilor Webster moved to transfer the $18,000 State Aid appropriation in 1981 to a landfill reserve account for 1) a study that may be requested by D.E.P. or 2) used for a recycling program after the committee submits its report.
Seconded by Councilor Storey. Unanimous

81-135 To award used equipment bids
The town requested bids on 1)dump truck with plow, 2) police dog wagon, 3)1946 fire truck, 4)E-Z Go, and 5) Olivetti calculator.
Councilor Storey moved to accept the high bids on items 1, 4 and 5 and reject the bid on item 3.
Seconded by Councilor Partyka Unanimous
(No bids were received for item 2)

81-136 To award cutting edge bids
Councilor Storey moved to split the bid and award items 1 and 2 to R. C. Hazelton, items 3,4,5 to Howard P. Fairfield and item 6 to Municipal Sales for a total of $1,879.
Seconded by Councilor Partyka Unanimous

81-137 To update Dispatch Committee membership and to set date for meeting
Councilor Storey moved to refer to the appointments committee.
Seconded by Councilor Partyka Yes - 4
No - 2 (Allen, Webb)
Councilor Allen requested the Town Manager activate the present committee and get them working.

Councilor Partyka ~~suggested~~ each member be asked if they are still interested in serving on the committee.

81-128 To consider proposed amendment to LD 1670 - An Act to Clarify the Regulation of Sewer Districts

The purpo
under Cha
do not se
collector
contract
located.
Councilor
this bill
Seconded

VI. Correspondence

1. Letter from
Town's preap
sewer projec
it must make
the letter.
It was the c
appeal to ke
Jordan Co. a

2. Letter from

3. Letter to th
Resources ap
be sold in

VII. New Business
At the To
to hold
at 7:05
to opera
Seconded

VIII. Adjourn
Councilor Webst
on fees for lan
Seconded by Cou

VI.
VII.
VIII.

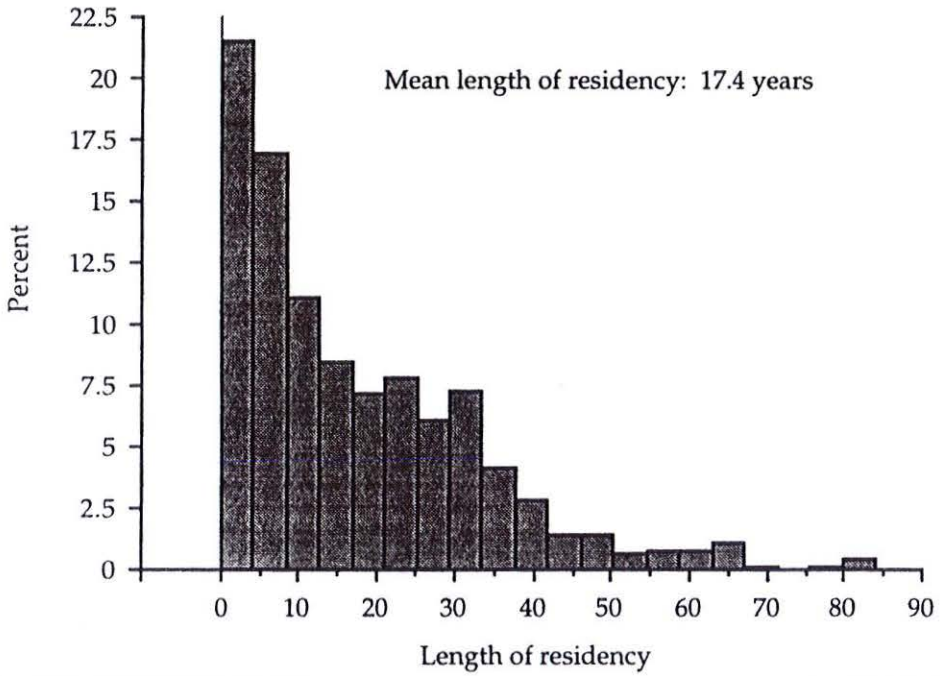
A TRUE CO
ATTE

TRUE COPY
ATTEST Christi
CHRISTI
TOWN C

What year was this done?

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

OVERALL RANKING OF SURVEY TOTALS

Table 2 shows overall ranking of responses based on the median. It prioritizes the importance of issues to the Cumberland community, setting an informal agenda.

TABLE 2

QUESTION 1: FUTURE COMMUNITY CHARACTER

Question number 1, relating to the future character of the community, asked how important it was to have certain facilities and services available in Cumberland. Responses are on a gradient of 1-5, 1 being very important and 5 being not important. In general but with interesting exceptions, the issues that emerge as important are maintenance of a rural character and outdoor recreation opportunities. Not important are suburban amenities such as local shopping and easy highway access.

MEDIAN	
1.2	Undeveloped fields and woods
1.4	Trails for walking, biking, cross-country skiing, snowmobiling, etc.
1.4	Working farms
1.5	Strong recycling program
1.5	Public access to waterbodies
1.7	Churches/Places of worship
1.8	Brush dump maintained on mainland and Chebeague
1.8	Ball fields, courts and playgrounds
1.9	Full range of recreational programs
2.0	Housing affordable to a range of incomes
2.2	Adequate daycare within Town
2.2	Teen center
2.3	Full range of medical services
2.3	Multi-purpose recreation/community center
2.5	Well defined Town center
2.8	Capability for Touch Tone phones
2.8	Public transportation to Portland
2.9	More commercial activity to expand the tax base
3.5	Access to I-295 in Cumberland
3.7	Local TV access channel
4.0	Access to Turnpike off Blackstrap Road
4.1	Ability to earn a living within Town
4.2	Expanded shopping facilities in the center
4.2	Shopping facilities elsewhere in Town
4.2	Continued ability to do hunting

QUESTIONS 2-3: CHEBEAGUE RESOURCES

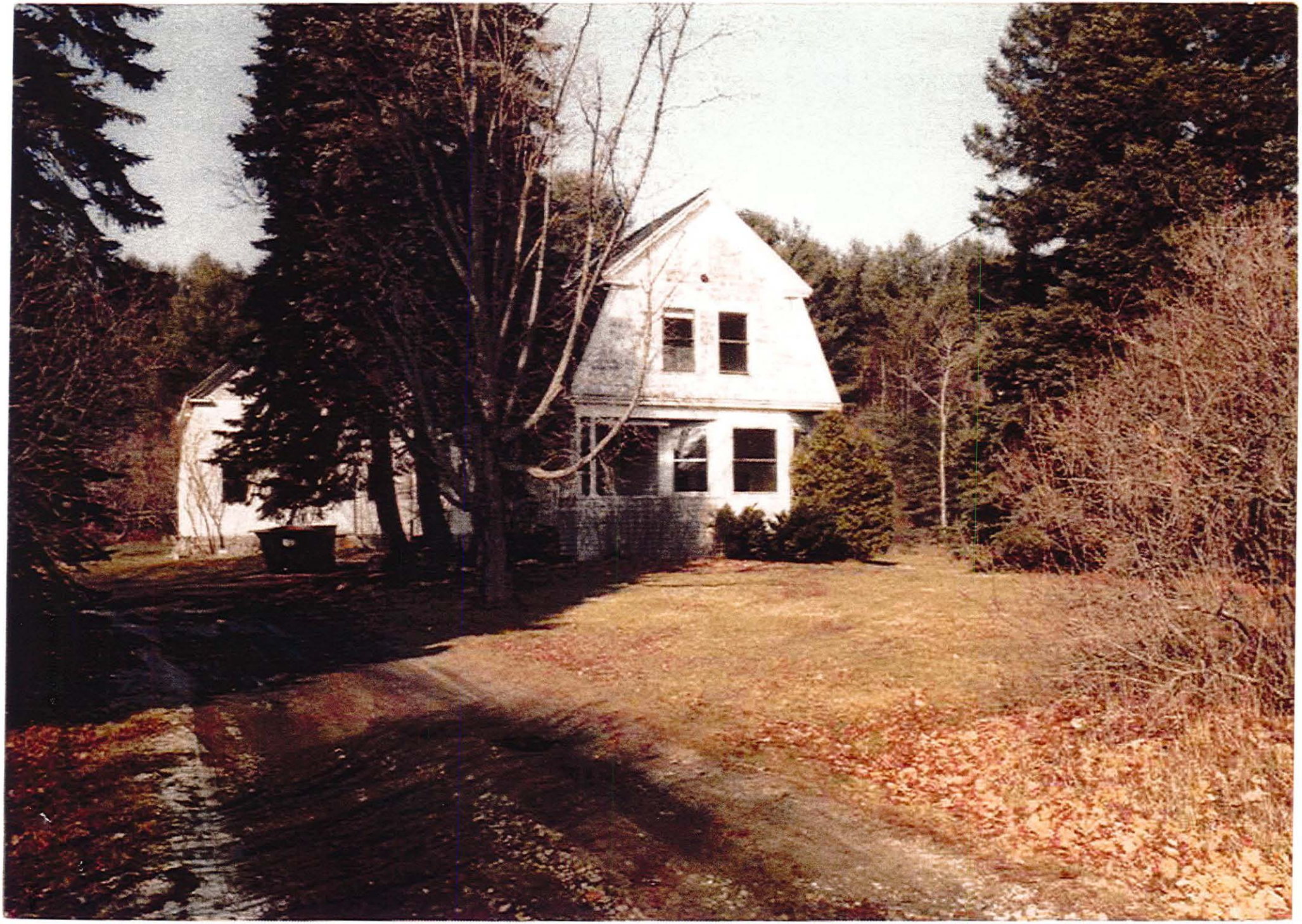
Questions 2 and 3 pertain to Chebeague Island marina and water resources. Breakdowns of responses by residential area appear elsewhere in this report and indicate opinions of islanders and mainlanders separately.

Question 10: Weighted Responses Cross-tabulated by Residency Location

All Cumberland Residents	Weight	Ranking	Chebeague Summer Residents	Weight	Ranking	Chebeague - Year Round Residents	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	Weight	Ranking	Foreside Residents	Weight	Ranking	West Cumberland Residents	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 - light manufacturing	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



FOR

William Shane

From: David F. Cidorowich [katadave@maine.rr.com]
Sent: Saturday, October 04, 2003 7:41 AM
To: William Shane
Subject: Town & country

Hi Mr. Shane,
I would like to express my support for having a Town & Country Credit Union branch to be located on Main St. It would be good for the local economy and offer residents a more convenient banking option.
David Cidorowich
36 Hillcrest Dr.
Cumberland

William Shane

From: Carolyn Pratt [cpratt2@maine.rr.com]
Sent: Friday, October 03, 2003 7:53 PM
To: William Shane
Subject: Support for Town & Country

My name is Ruth Libby
Address 9 Lake Road
Cumberland, Maine 04021
829-3820
I am a member of the Town and Country Credit Union and I am in favor of have a branch located on Main Street In Cumberland.

Thank You
Ruth Libby

William Shane

From: John & Pam Miner [jpscaminer1@worldnet.att.net]
Sent: Monday, October 06, 2003 1:32 PM
To: William Shane
Subject: Town Council Meeting Oct 6, 2003

Dear Mr. Shane,

I am emailing you in regards to the meeting on October 6. I have been a Town and Country Federal Credit Union member for 17 years now. I have enjoyed doing business with them and would love to see a branch in Cumberland. I have dealt with them many times in regards to loans and we just recently refinanced our house through them. I was currently living in So. Portland when I opened my account, and my husband and I moved to Cumberland 6 1/2 years ago. I didn't want to switch to another CU since I had no complaints about Town and Country. I had always thought that it would be nice to have a branch closer to home and now I am hoping that the town council will allow them to open a branch on Main Street. It would be a great asset to our neighborhood.

Thank you very much.

Pam Miner

(2)

William Shane

(1)

From: ROGERS, VIRGINIA A. [VROGERS@Amica.com]
Sent: Monday, October 06, 2003 12:12 PM
To: William Shane
Subject: Town & Country FCU....I'm for it!!

Dear Mr. Shane,

I didn't make it to the other meeting that was held about having The TOWN & COUNTRY FCU in Cumberland. I REALLY wanted to!!
My husband & I personally have been with TCFCU for approx 10-15 yrs. We have lived in Cumberland for the past 10 yrs (my husband grew up there)

I think it will be a very POSITIVE thing for the town & the community. They aren't a BIG bank. They are small & very friendly....people would be able to WALK to them....As far as the noise concern, I can't imagine using an ATM would be very noisy. We live in the center of town, the real traffic issue is because of the school on Main street(which I feel will be diminished greatly when the middle school is completed) The hours of the credit union are not the same as the starting or ending school times, so that shouldn't be a contributing factor.

I can't think of any reason why it WOULD NOT be a good thing. Please count me & my husband as 2 votes FOR the TOWN & COUNTRY FCU to be on Main street in Cumberland.

Thanks, for letting me give my input. ☺

Virginia (Ginny) Rogers
I reside at 3 Linda Street., Cumberland.

Underwriting Technical Asst II
Amica Mutual Insurance Company
Maine Office
Voice: 1(800)897-7402 ext. 325
Fax: (207)774-6432
E-mail:vrogers@amica.com

****
This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the sender and postmaster@amica.com.
****

(2) Shirley Noyes - Cumberland Foreside Supports!

3 - IN FAVOR

William Shane

(1)

From: colleen allen [colleen_allen78@hotmail.com]
Sent: Monday, October 06, 2003 9:58 AM
To: William Shane
Subject: Credit union

Dear Bill---As I am unable to attend the meeting this week, I wanted to let you know how pleased I was to hear that Town and Country Credit Union may be acquiring Dr. Paulding's old office on Main St. It would be great to have some business in Cumberland, and a local bank couldn't be a more perfect fit. Not as congested as a store or restaurant would be, and so much more practical. Yarmouth has the kind of old-fashioned main street that Cumberland will never have, but I do not think that a bank (with it's business-type hours) should bother residents, or add much to traffic there. Extending our tax base wouldn't hurt either. I would love to see my credit union here in my home town. Thank you. Colleen Allen

Add MSN 8 Internet Software to your existing Internet access and enjoy patented spam protection and more. Sign up now!

(2) Bob Axelsen 141 middle ROAD

IN FAVOR - ASSETT to community

(3) Annette Thompson moose ROAD

IN FAVOR - good for the Town

October 6, 2003

To Members of the Cumberland Town Council-

I write regarding the proposed use of the existing commercial property at 342 Main Street by a Credit Union.

My wife Linda has you written independently concerning this, but in discussing it with her, I do have a couple of additional concerns that I would like to voice to you.

Linda and I do live directly across the street from the entrance to the parking lot at 342 Main Street, and yes, lights do shine into our windows. We do hear vehicles in that parking lot at night, whether they were couriers picking up specimens to be tested, or CPD patrols doing building checks or watching traffic. But unlike many of our neighbors, we bought our home knowing there was a commercial building there.

I continue to be in favor of having selected businesses integrated into the center, but like many others do not want Main Street to mirror Yarmouth's or Falmouth's Route 1 corridor. Given the reality of there being some commercial use of that building, I am encouraged by the prospect of it being used by a Credit Union. Pejorative or not, I would rather have a financial institution across the street rather than a video store, or dry cleaners.

I do, however, hear our neighbor Mary Edwards and her very real concerns. I think they need not only to be heard ,but also to be addressed. When the Pauldings owned both properties, it was natural and convenient for the two to be blended. The Pauldings 'commuted' back and forth, and employees and patients parked in the yard when the Health Center parking lot was crowded. Any boundary was blurred.

This blurring of boundaries is no longer appropriate and I would support as part of any site use approval that, if requested by Ms. Edwards, a suitable buffer be established to separate and shield the Edwards residence from the parking lot of any commercial usage of 342 Main Street.

Likewise, I would be opposed to any substantive reduction of the buffer between 342 Main Street and the Porch's property next door, or any abutters behind the property.

My final concern, is that Cumberland and/or the state expended both planning effort and funds in assuring that Main Street would remain a tree lined street. Trees were carefully, if not well, planted at the time of Route 9's reconstruction. This adds a lot of the village character, charm and property value, which we all benefit from and enjoy. I am strongly opposed to any plan and for any use of 342 Main Street, that would entail or permit removal of any trees from along the street.

Thank you for your patience in reading my thoughts and for your careful and deliberative action on all of our behalf.

K C Putnam

Kendall C. Putnam
341 Main Street
Cumberland, ME 04021

October 5, 2003

To the Cumberland Town Councilors,

I'm writing in connection with the proposed usage of the property at 342 Main Street.

KC and I reside at 341 Main Street, directly across from what was the Health Center and is now the proposed credit union. When we bought our house 14 years ago, the Health Center was there. Since a business has been there, I find it hard to argue that a business shouldn't be there. In fact, I like the idea of a mixed-use neighborhood. And financial institution would be a good fit for the property.

My concern lies with the 24 hour ATM. I honestly don't think that there will be a lot of middle-of-the-night usage. I see most use of a credit union being during the commute hours, and perhaps on weekends. But 24-hour ATM access would necessitate adequate parking lot lighting all night long to ensure the comfort and safety of the customers. And any cars coming out of the parking lot shine their lights directly into the front of our house – the living room downstairs and the bedroom upstairs.

I would prefer compromise. If the Credit Union does get to use the building, I would like to see the ATM access limited to certain hours. 7 am to 9 or11pm, for instance. With the parking lot lighting reduced after hours. And on this I feel very strongly. I feel all-night access would be detrimental to the character of the neighborhood and against the intent of the good planning that's in place.

I respect and value my neighbors. I feel that they have valid concerns of their own I don't want to stand up and publicly disagree with them. So I'm writing this letter.

Yours truly,

Linda Putnam

TOWN & COUNTRY
FEDERAL • CREDIT • UNION
Member Owned

October 3, 2003

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

Dear Bill,

I attached a summary document of the branch location study performed by Critical Insights in June 2002. The study was conducted with initial considerations given to specific locations that would serve members in the Greater Portland Area. Town & Country was interested in assessing consumer perceptions of each of the sites being considered. The objectives sought to examine in all of the areas studied the resident's favorability for a location, perceptions of the convenience of that location, and the degree to which they visit the area where the branch would be located. Other objectives of the study included, awareness and favorability toward selected institutions, financial relationships, receptivity to change, image, and many other areas.

The method in which the study was conducted was by telephone interviews lasting approximately 10 minutes in length. Sample selection was accomplished through randomly selecting respondents from geographical lists provided by Genesys Sampling. A radius tract-based sampling was employed for each the considered locations. One hundred interviews were conducted in Cumberland of residents living within two miles of the location in consideration. That location was: Cumberland: in Cumberland Center area at the **intersection** of Tuttle Road, Route 9, Main Street, and Blanchard Road.

69 % of the Cumberland respondents reported the location as "very convenient". 72% of the residents responding visit or pass by this location five or more days per week with 55% seven days a week. Please see the attached summary document for the exact wording of the questions and detail on how the survey was conducted.

If you or any of the Town Council members have any questions please call me at the office at 773-5656 ext 102 or my cell phone at 650-5656.

Sincerely,

Chris Daudelin
President

Town & Country FCU
Branch Location Study
Completed in June 2002 by:
Critical Insights
120 Exchange Street
Portland, Maine 04101
Phone: 207-772-4011

The following is a summary of the branch location study performed by Critical Insights in June 2002 for a branch location in Cumberland Center.

Branch Location Assessment
Respondents from each area were provided with a hypothetical scenario where a credit union would open for business in their area at a particular location.

For Cumberland that location was as follows:
Cumberland: in the Cumberland Center area at the intersection of Tuttle Road, Route 9, Main Street, and Blanchard Road.

After being provided with the possible branch location, respondents were then asked how likely they would be to do business with a credit union sited at this location, how convenient they believe that location to be for them, and how frequently (in a given week) they visit or travel by that location.

Question:
If a credit union were to open in that area, how likely would you be to consider doing business with this credit union?
Cumberland Center Results on a scale of "1 not at all likely" to "5 very likely":
(mean 3.2, 50% "likely or very likely").
50% of the respondents were most receptive to doing business with a credit union.

Question:
How convenient a location is that area for a credit union branch?
Cumberland Center Results on a scale of "1 not at all likely" to "5 very likely":
(mean 4.2, 69% "very convenient").
69% of the respondents perceived that area as "very convenient"

Question:
Thinking about the location in that area, on how many days do you visit or pass by this location?
Cumberland Center Results: (mean 5.8, 55% visit or pass by daily-seven days a week).
72% reported five or more days per week.

received
10/3/03

BARBARA A. MCMANUS
21 STARBOARD LANE
CUMBERLAND FORESIDE, ME 04110

To the Members of the Cumberland Town Council:

I am writing in support of the attached letter written by Beth and John Fitzgerald of Cumberland Center.

Simply stated, why were zoning laws written? I am assuming to protect property owners from exactly what is proposed by Town and Country Federal Credit Union.

If we wanted a commercial business on that property then it would have been zoned accordingly when the laws were written.

It is inappropriate to now start "making exceptions" and thereby creating a feeling of disregard for the law. What happens when the next "business" asks for an "exception"? How could you refuse them? Won't that put the town open for a law suit?

I'm sure that if Town and Country is serious about being a "good neighbor" and not thinking only about "corporate gain" they won't have much much finding a suitably zoned property in the Town of Cumberland.

Sincerely,

Barbara A. McManus

Barbara A. McManus
Sept. 30, 2003

September 20, 2003

Dear Friends and Neighbors,

You may have recently received a letter from the Town of Cumberland in which you were notified that the Town would consider allowing an alternative use for the Bowdoin Medical Center at 342 Main Street. Some years ago the 'medical center' was allowed a 'special exception' to the enacted zoning laws as an 'in home' occupation. At the time the exception was granted the owner of the property was told in no uncertain terms that this would be the only use allowed for the property. The owner was more than grateful for the exception and gladly agreed to the terms and conditions of its granting.

The current use for which the 'medical center' is being considered is that of a branch for the Town and Country Federal Credit Union. You may or may not agree that we need a 'bank' in Cumberland but you are probably aware that the current zoning (Medium Density Residential) does not condone that use. Since there are areas in the community which are currently zoned for commercial use, and the prospective use is prohibited, we would ask the Town Council to deny Town and Country's application for a contract zone and require that they maintain the integrity of our legally enacted zoning statutes.

As members of the community we would ask you to attend the Council Meeting scheduled for 7 PM on Monday, October 6th at the Cumberland Town Hall on Tuttle Road to show your support for keeping Main Street as a residential neighborhood. There is strength in numbers.

If the Council were to allow such a commercial use we would argue that it would be the beginning of the end for a unique neighborhood. There are few, if any, Main Streets in southern Maine which are as attractive as ours (morning traffic notwithstanding). You need not travel far to see the implications of commercial invasion. Yarmouth, Falmouth, Freeport, Gray, Windham and others have all suffered under the guise of proffering commercial services to the citizenry. To allow the commercialization of Main Street would devalue the properties thereon and deny those taxpayers, who have worked so hard and invested so much, the promise of protection, offered by our Medium Residential Zoning Laws.

Town and Country will argue that their studies show a 'need' for banking services in the community. That may be so...but when queried on their studies they were not very forthcoming. In the obfuscation of statistics it's not so much what you ask as how you ask it. If you were to ask the question 'Would you like to have banking services in Cumberland?' we believe most people would answer in the affirmative. If however, you were to ask 'how would you like a well lit, 24-hour access ATM in an unspecified residential neighborhood in Cumberland?' or 'how would you like a bank in your neighborhood?' we would argue that the positive responses would be negligible. Harry Truman was right..."there are lies, there are damned lies, and then there are statistics!"

Town and Country also tells us that because they respect our zoning laws they won't be putting in a drive through teller. How considerate! Actually, we would argue from experience that there is not enough room on the property to install a drive through. In fact when we

questioned the officers of Town and Country as to their respect for some of our zoning laws and disrespect for others they were speechless. When offered the possibility of using a property south of the center of town, the officers of Town and Country felt it was not nearly as attractive as the neighborhood's center. In other words, one might argue, they would prefer to prey on the hard work and diligence of our neighbors who maintain their property rather than improve an undervalued neighborhood. If they were indeed intent on being 'good neighbors' they might consider improving parts of the community that clearly need it instead of devaluing parts that don't.

Look at the houses on Main Street. To the last one they are well cared for and maintained. Ask yourself 'how would I enjoy listening to car doors slamming, radios blaring, tires squealing and dogs barking at suspected invaders at all hours of the night and day?' That is what is in store for the residents of the neighborhood we call Main Street if we let this camel's head under the tent.

Please join us and just say NO!

Thank you for your time and consideration,

Beth and John Fitzgerald
356 Main Street
Cumberland Center

Jensen Baird
Gardner & Henry

KENNETH M. COLE III
NICHOLAS 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 II
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 G. HENRY
WALTER B. WEBBER
JAMES B. KAPLAN
OF COUNSEL

RAYMOND E. JENSEN
(1906-2002)
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

October 1, 2003

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

Re: ***Changes in Nonconforming Use***

Dear Bill:

Thank you for your e-mail regarding the question of non-conforming uses. Nadeen Daniels and Barbara McPheters have forwarded me materials in regard to the specific issue. The question actually is twofold. Initially, assuming something is a non-conforming use, i.e., it predated zoning, and was a use not permitted under current zoning, I would agree with the analysis that a grandfathered use may continue so long as it has not been abandoned (not used for the non-conforming purpose for one year per Sec. 501.3) and may change, over time, so long as the new commercial use is no more intensive and is not expanded either physically or as to the use itself, except as permitted in the Town Zoning Ordinance at Section 501.

The second question, however, and the one that may be relevant to the credit union issue, relates to a use that was permitted as a special exception under the zoning ordinance and now wishes to morph into something that is not permitted. My understanding from the historic materials that were sent to me is that the doctor's office actually was approved as a special exception in April of 1981 and that the Board of Appeals later confirmed its conclusion that this use was limited to medical professionals. That being the case, we are not dealing with a grandfathered use since it was actually a permitted use under the ordinance and therefore the rights attached to the site are only those rights that relate directly to an authorized used within the ordinance. Therefore, to the extent that banking and/or credit union offices are not permitted under the existing ordinance, they are not allowable since they cannot be construed as an expansion of a nonconforming use, but rather must fall within the terms of the permitted use under the ordinance. In other words, no grandfathered status was obtained because the site itself was always in conformance with the ordinance and therefore cannot now become out of conformance absent a contract zone or an actual zone change approved by the Town Council.

I hope this answers your question in this regard. If there is anything further that you need from me, please let me know.

Very truly yours,

Kenneth M. Cole III

KMC/ab
cc: Barbara McPheters, CEO

MEMORANDUM

PLANNING DEPARTMENT
TOWN OF CUMBERLAND, MAINE

Date: October 2, 2003

To: Bill Shane, Town Manager

From: Carla Nixon, Planning Director

Subject: Historical Uses on Main Street

You asked that I provide a listing of historical, non-residential uses along Main Street. I have used two sources of information. The first is a map dated 1884, which shows two stores on Main Street. One was located next to the Greely Institute (the Thomas and Blanchard store) and the other was located in what appears to be the vicinity of the Prince Memorial Library (the Mrs. MJ Merrill store.)

I also contacted the Cumberland Historical Society. Hope and Herb Foster provided a list of businesses that were present in 1900's. They included the following:

- Store and post office (277 Main St.)
- Brown's Texaco (still the Texaco station)
- Black Smith Shop (next to the church)
- Osgood's Butcher shop, meat store then grocery store (where the Food Stop is now)
- Chase's Greenhouse (same location as now)
- Poultry processing plant (in the 1940's, located across from high school)
- Stockholm's Ice Cream Parlor (in the 50's-60's, located where the Stockholm farmhouse is currently)
- Tea room, Dr. Hansen's home, medical building (in the 30's, this was all in the house before Dr. Paulding's---his former residence)
- TV Repair and retail (50's-60's, near Dr. Partyka's old office)
- Pharmacy (went in after the TV repair shop closed)
- Dentists (Dr. Partyka and Dr. Frost)
- Verrill's Turkey Farm (one right before Greely, in the 50's, before that was a horse farm)
- Arno Chases Greenhouse (next to fire station fronting on Main St.)
- Wells and Farwell Realtors
- Merrill's Real Estate (across from church)
- Bed and Breakfast (Lalumiere's)
- Bank (same building as Partyka's, in the 70's)

TOWN & COUNTRY
FEDERAL • CREDIT • UNION
Member Owned

Mail Correspondence:
P.O. Box 9420
South Portland, Maine
04116-9420

207-773-5656
1-800-649-3495
Fax 207-772-3624
www.tcfcu.com

March 31, 2003

Robert Benson, Town Manager
Town of Cumberland, Maine
290 Tuttle Road
Cumberland Center, ME 04021

Dear Bob:

Thank you for meeting with Dave Libby and myself. As you know, Town & Country is interested in developing an office in Cumberland. In 2002 Critical Insights surveyed 100 families in Cumberland regarding locating a Town & Country office in town. An overwhelming majority of respondents indicated they would be very happy to have a Town & Country office in your town.

The reason I am writing today is to enlist your help in trying to determine if it would be possible, or even feasible, to pursue a change in the zoning rules to allow us to open a branch on Main Street in Cumberland. From our discussions you mentioned that you recalled a bank branch being located on Main Street in Cumberland some years ago. Apparently that type of business is no longer permitted within the Main Street area. Specifically, Town & Country would like to locate a branch at 342 Main Street, the site currently occupied by the Bowdoin Medical Group. The medical practice is relocating to a site in Portland. The 342 Main Street site is located within the medium density residential (MDR) zone. The current owner (Dr. Stephen Paulding) applied for and received various permits to build a medical office in the 80's.

On Tuesday March 25th we met with Barbara McPheters, Cumberland code enforcement officer, to review the current zoning for this site. She recommended a visit to the planning office and perhaps applying for a "contract zone" or a change to the town ordinance regarding permitted uses.

At this time we have no blue prints developed for the site, but we would not expand the paved parking area of the current site or reduce the overall level of vegetation. We would make substantial improvements to the office to allow for a retail banking use. We would be very open to working with the town planning officer on any site plans and/or building plans that make sense to the town and to the residents of Cumberland. As far as site and street traffic is concerned, we feel that our traffic flow and customer parking would be very similar to the current use.

TOWN & COUNTRY
FEDERAL • CREDIT • UNION
Member Owned

Mail Correspondence:
P.O. Box 9420
South Portland, Maine
04116-9420

207-773-5656
1-800-649-3495
Fax 207-772-3624
www.tcfcu.com

Thank you in advance for your anticipated help. We look forward to hearing from you on this matter. We value any input you or the planning staff can give us in our pursuit of developing an office in Cumberland.

Sincerely,

Chris M. Daudelin
President

THORNTON HEIGHTS
557 Main Street
South Portland, Maine

WATERFRONT MARKET
170 Ocean Street
South Portland, Maine

SCARBOROUGH
257 U.S. Route 1
Scarborough, Maine

William Shane

From: Nancy/Bob [rnhutch@yahoo.com]
Sent: Sunday, September 28, 2003 11:04 AM
To: mfport@aol.com
Subject: Town & Country Credit Union

Greetings:
Since we will be out of town still on Oct 6th and will not be able to attend the public hearing re. T & C Credit Union's application we would like to express our support in their favor. We are members and would find it to be very convenient to have a branch in town. We feel they would be a good neighbor and a definite asset to the town.
Thanks in advance for your consideration of our opinion.

Best regards,
Robert & Nancy Hutchins
79 Harris Road
Cumberland
e-mail: rnhutch@yahoo.com
phone: 829-3964 655-7996

Do you Yahoo!?
The New Yahoo! Shopping - with improved product search

T&C
Council Info Packets

Nadeen Daniels

From: William Shane

Sent: Monday, September 29, 2003 5:15 PM

To: Steve Moriarty (smoriarty@nhdlaw.com); Bill Stiles (wcstiles@maine.rr.com); Donna Damon (publicservant1@aol.com); Harland Storey (cstorey@gwi.net); Jeffrey.Porter@mail.doc.gov; Mark Kuntz (chinook96@msn.com); Mike Savasuk (mxslaw@maine.rr.com); William Shane; Nadeen Daniels

Subject: Credit Union Back-up

You will be receiving additional information this week in your packets regarding this topic. Here is a brief synopsis of the History of the property from Barbara McPheters:

Dr. Stephen B. Paulding received special exception approval from the Board of Adjustment and Appeals on April 23, 1981 to construct a professional medical building. The site plan submitted with the application shows the existing residence, attached office and patient parking area. It also shows the proposed new office, future expansion and new patient parking area.

The special exception approval was amended on August 19, 1982 "with the following restrictions: That the plans, existing 08/19/82, be completely reversed so that the parking area is located on the northwest side, between the Paulding residence and the medical building, and that the existing growth on the north side be maintained in existing form, and with recommendation that the back buffer not be changed."

On June 5, 1986, the Board of Adjustment and Appeals "found that the current use of the building located at 342 Main Street is limited to medical professionals..." with the finding that Dr. Paulding had the right to apply for a new special exception that would comply with the zoning ordinance.

The Board of Adjustment and Appeals issued an interpretation on March 14, 1996 that the Paulding property "had been functionally divided into two grandfathered lots". The enabled the split and sale of the residence from the medical office building lot.

I find no evidence that the August 1975 ordinance as amended required Planning Board site plan review for a professional medical building in 1981 or that Planning Board review was conducted.

I realize that this seems like a lengthy answer to a simple question but I knew that this research could be pertinent to the continued discussion relating to the property.

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

Town of Cumberland, Maine

290 Tuttle Road

Cumberland Center, Maine 04021-9321

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

September 17, 2003

Dear Main Street Area Resident:

This notice is to inform you of an upcoming public hearing with the Cumberland Town Council regarding the proposed contract zoning for the Bowdoin Medical Group building at 342 Main Street. The meeting will be held on October 6th at 7:00 p.m. in the Cumberland Town Hall Council Chambers.

Town and Country Credit Union is proposing to utilize contract zoning to establish a branch office in this location. Under current zoning, this type of use is not permitted, however, contract zoning allows a municipality to permit an otherwise un-permitted use by establishing a very specific "contract" which sets out the way in which the use will be operated.

There was a public information meeting held on September 3, which was arranged and hosted by credit union representatives. This meeting on October 6th will be the first official "town" meeting on the proposal. The Town Council will hear public comments on the proposal and decide that evening whether to refer it on to the Planning Board for their consideration and approval. After this step, the Council will again hold a public hearing before taking action to grant or deny the contract zone. The proposal could be rejected either at the first or second Town Council meeting. If it is rejected by the Council at the first meeting on October 6th, then that is the end of the matter and the Planning Board will not be asked to weigh in.

It is the right of the applicant to pursue the option of contract zoning for this use. The Town Council is the decision-making body that will determine if it is the best interests of the Town to grant the contract zone. In granting such a request, the Council needs to determine if there is a public interest being served by the proposal.

Residents have a number of ways in which to express their opinion to Town Council members. On the reverse side of this letter is the list of Town Counselors and their phone numbers, email and home addresses. Of course appearing at the meeting and speaking is another option. Also, this meeting will be televised on Channel 2, should you wish to view it from home. If you have any questions about this issue, you may call me at 829-2206.

Yours Truly,

Carla Nixon

Carla Nixon
Director of Planning and Development

Jensen Baird Gardner & Henry

KENNETH M. COLE III
NICHOLAS 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 G. 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

September 11, 2003

received
9/16/03

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

Re: ***Conflict of Interest***

Dear Bill:

Based on the e-mails that you and Carla have forwarded to me in regard to the possible conflict of interest of one of the Planning Board members relating to a matter before the Board at this time, I would offer the following advice.

As I understand it, the Board is considering a site plan on Main Street and the Planning Board member has indicated to the applicant that if, for whatever reason, the Main Street site did not work out, he owned other property that might be appropriate for the applicant. The mere offer of this property to the applicant absent any contract or negotiations is not sufficient to create an actual conflict of interest. However, so that there will not even be the appearance of a conflict of interest, my advice is that the individual board member should disclose this contact on the public record and clearly state that the possibility of such a negotiation has not in any way affected his judgment on the matter before him and that he can impartially review the application and render an unbiased decision. Once he has made that disclosure and statement, the remaining members of the Board who themselves are not, for whatever reason, recused should indicate their acceptance, assuming they do accept, of this explanation.

I hope this answers the question before you. As we discussed on the phone, the incidental contact involved is not sufficient to create a pecuniary interest on the part of the particular board member, however, so that there would be no ambiguity in that regard it is best to disclose it and have the remaining board members act on the disclosure.

Thank you for your attention to this matter.

Very truly yours,

Kenneth M. Cole III

cc: Carla Nixon, Town Planner

William Shane

From: Jeffrey.Porter@mail.doc.gov
Sent: Friday, October 03, 2003 10:26 AM
To: William Shane
Cc: Nadeen Daniels
Subject: Support for Commercial Development Along Route 9 in Cumberland

Please add to the packets. Jeff

==========

Jeffrey W. Porter
Senior International Trade Specialist
U.S. Department of Commerce, Commercial Service
511 Congress Street
Portland, Maine 04101

Phone (207) 541-7430
Fax (207) 541-7420
Jeffrey.Porter@mail.doc.gov
----- Forwarded by Jeffrey Porter/MAINE/USFCS/USDOC on 10/03/2003 10:27 AM

"Richard Coyle" <coyle@mitc.com> To: <jeffrey.porter@mail.doc.gov>
cc:
10/03/2003 10:26 AM Subject: Support for Commercial Development Along Route 9 in Cumberland

Jeff,

I wanted to let you know that I would support the establishment of a credit union along Route 9 in Cumberland, as well as other commercial development along this corridor. From my home, I find that I need to travel 20 minutes into Falmouth for almost all shopping and errands, due to the lack of development in Cumberland. Although I do not want Route 9 to become like Route 1, I believe additional development is warranted and would be welcomed.

Richard J. Coyle
President
Maine International Trade Center

William Shane

From: David Libby [dlibby@tcfcu.com]
Sent: Friday, October 03, 2003 10:15 AM
To: William Shane
Subject: Critical Insights Survey Information

Cumberland Center Survey Resul...

Cumberland Bill Shane Letter.d...

Bill,

Due to time constraints I am unable to forward this information in a formal manner. I have attached a letter from Chris and a summary page of the information concerning the survey completed by Critical Insights. If you could print these and forward to the council members I would appreciate it. Please explain that we were not able to get you the letter on letterhead.

If you have any questions, comments or need anything else please let me know. See you Monday.

Dave

<<Cumberland Center Survey Results.doc>> <<Cumberland Bill Shane Letter.doc>>

TOWN & COUNTRY
FEDERAL • CREDIT • UNION
Member Owned

October 3, 2003

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

Dear Bill,

I attached a summary document of the branch location study performed by Critical Insights in June 2002. The study was conducted with initial considerations given to specific locations that would serve members in the Greater Portland Area. Town & Country was interested in assessing consumer perceptions of each of the sites being considered. The objectives sought to examine in all of the areas studied the resident's favorability for a location, perceptions of the convenience of that location, and the degree to which they visit the area where the branch would be located. Other objectives of the study included, awareness and favorability toward selected institutions, financial relationships, receptivity to change, image, and many other areas.

The method in which the study was conducted was by telephone interviews lasting approximately 10 minutes in length. Sample selection was accomplished through randomly selecting respondents from geographical lists provided by Genesys Sampling. A radius tract-based sampling was employed for each the considered locations. One hundred interviews were conducted in Cumberland of residents living within two miles of the location in consideration. That location was: Cumberland: in Cumberland Center area at the **intersection** of Tuttle Road, Route 9, Main Street, and Blanchard Road.

69 % of the Cumberland respondents reported the location as "very convenient". 72% of the residents responding visit or pass by this location five or more days per week with 55% seven days a week. Please see the attached summary document for the exact wording of the questions and detail on how the survey was conducted.

If you or any of the Town Council members have any questions please call me at the office at 773-5656 ext 102 or my cell phone at 650-5656.

Sincerely,

Chris Daudelin
President

Town & Country FCU
Branch Location Study
Completed in June 2002 by:
Critical Insights
120 Exchange Street
Portland, Maine 04101
Phone: 207-772-4011

The following is a summary of the branch location study performed by Critical Insights in June 2002 for a branch location in Cumberland Center.

Branch Location Assessment
Respondents from each area were provided with a hypothetical scenario where a credit union would open for business in their area at a particular location.

For Cumberland that location was as follows:
Cumberland: in the Cumberland Center area at the intersection of Tuttle Road, Route 9, Main Street, and Blanchard Road.

After being provided with the possible branch location, respondents were then asked how likely they would be to do business with a credit union sited at this location, how convenient they believe that location to be for them, and how frequently (in a given week) they visit or travel by that location.

Question:
If a credit union were to open in that area, how likely would you be to consider doing business with this credit union?
Cumberland Center Results on a scale of "1 not at all likely" to "5 very likely":
(mean 3.2, 50% "likely or very likely").
50% of the respondents were most receptive to doing business with a credit union.

Question:
How convenient a location is that area for a credit union branch?
Cumberland Center Results on a scale of "1 not at all likely" to "5 very likely":
(mean 4.2, 69% "very convenient").
69% of the respondents perceived that area as "very convenient"

Question:
Thinking about the location in that area, on how many days do you visit or pass by this location?
Cumberland Center Results: (mean 5.8, 55% visit or pass by daily-seven days a week).
72% reported five or more days per week.

received
10/3/03

BARBARA A. MCMANUS
21 STARBOARD LANE
CUMBERLAND FORESIDE, ME 04110

To the Members of the Cumberland Town Council:

I am writing in support of the attached letter written by Beth and John Fitzgerald of Cumberland Center.

Simply stated, why were zoning laws written? I am assuming to protect property owners from exactly what is proposed by Town and Country Federal Credit Union.

If we wanted a commercial business on that property then it would have been zoned accordingly when the laws were written.

It is inappropriate to now start "making exceptions" and thereby creating a feeling of disregard for the law. What happens when the next "business" asks for an "exception"? How could you refuse them? Won't that put the town open for a law suit?

I'm sure that if Town and Country is serious about being a "good neighbor" and not thinking only about "corporate gain" they won't have much much finding a suitably zoned property in the Town of Cumberland.

Sincerely,

Barbara A. McManus

Barbara A. McManus
Sept. 30, 2003

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

(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

(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

(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

(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

(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

(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

(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

(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

(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
Foreside	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
Foreside	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
Foreside	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
Foreside	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 cente 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

(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

(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

(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

(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

(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

(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

(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

(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

(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

(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

(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

(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

(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

(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

(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

(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

(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

(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

(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

(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

(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

(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

(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

(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

(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

(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

(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	Weight	Ranking	Chebeague Summer Residents	Weight	Ranking	Chebeague - Year Round Residents	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	Weight	Ranking	Foreside Residents	Weight	Ranking	West Cumberland Residents	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 - light manufacturing	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 thnk 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

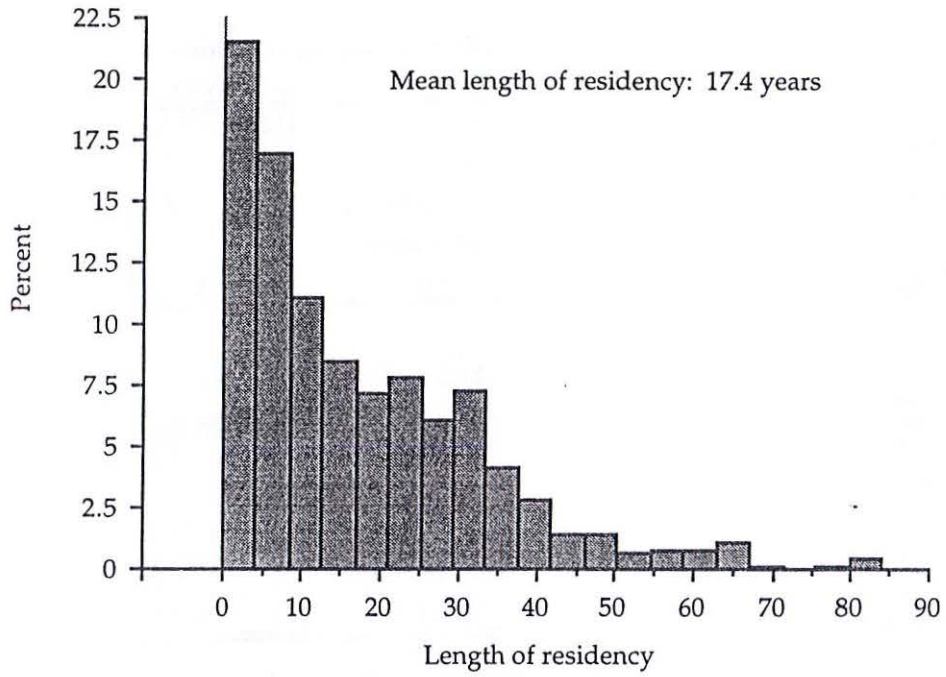
	Count	Percent
yes	252	36.3
no	59	8.5
no opinion	382	55.0
no answer	1	.1
Total	694	100.0

(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 schoold 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
Foreside	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 exisisting 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 extisting plan/bicycle paths/exisisting 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 acces 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 detremental 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 Tuttletown
- 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 residental with some businness 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 comercial 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 becasue 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 "commitee" should be telecast like Town Council
- Mantain 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 inappropraiate - 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)?
- Improvments 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 mantained
- Stone pier is heavilly 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 reccomendations
- 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, senoir housing
- Bike/walking trails, community/teen recreational center
- Rent at $1.00 annualy 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 cemetary
- 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 develope 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 perserve
- 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 chebeaque island property owners
- Scenic view
- Baseball fields; trails for cross country skiing and walking
- Preservation for vista
- Leave natural and undeveloped
- Mulitipurpose 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
- Perserve nature
- Maintained and kept for public use -- hiking, snowmobiling -- no hunting
- Trails for cross country for running, walking -- snowmobile one seperate 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 accessable to public for recreational purposes
- Leave undeveloped
- Leave undevelooped except for walking paths
- Recrational center; community things -- playground, walking trails
- Affordable housing
- Additonal 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 audobon 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 porposes--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 unorganizes 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 heavilly 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 developmnet of houses or retail businesses
- Keep as is with paths for hikers and bikers
- Shopping facilities; groceries, drugstore, etc...
- Parking for Chebeaque Island
- Recreational trails; wildlife; no hunting
- Walking, x-c skiing, nature trails; possible recreational facilities
- Trails; scout and school use for ecology lessons through Audobon
- 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 fo 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 tak 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,winterx-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 relace ones lost on schooner ridge & greely rd.
- Town park with picnic sights -- no fires, walking trails
- Park -- Possible informal ballfield like Bradbury Mountian -- family oriented - no houses
- Open space, trails, wildlife
- Let it stay as is
- Wildlife sancuary, 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
- Farmining, 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 perserve
- Walking trails and wildlife preserve
- Sell for cemmercial development
- Family recreational activites; 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 trais, 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 crts, 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 moterized 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 farmimg, 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 interdispersed with trails
- Non-commercial use; comm. Center w/ pool and indoor track; trails
- Definitly not houseing 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 sancuary/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 farmimg, 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 raod 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
- Chebeaque 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 devlopments
- 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 concensus-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 QuestionTen

- 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 expanansion reason for locating here
- Not familiar with area
- Maintain rural community residental
- 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 perserve 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 residental
- 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 ordinences
- Re. - Taxes for elderly: assess case by case & help after all assests gone
- Do not expand any further; does not incurr 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 ratail (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 busines
- 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, Cheasp & 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
- Definitly use rail service
- Bus service to neighboring towns
- Train
- Shuttle van/train going North on Rt. 1 if affordable
- No viable alternative for commuting Chebeaque 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 facillities open till 9 pm
- Hopes newly renovated Wilson School will be open for public use
- Memorial school unavailable to girl scouts
- New facilites @ Mabel Wilson (computers) should be made accessable
- Wilson library should be open off hours adn 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-sponsered day care like Carning Place on Rt. 115 in Yarmouth

Final Comments

- Lack of shopping a minor inconvienience. 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 businness, 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 fromula 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 developmement 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...

- 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 specificly 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 charcter
- 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 commercializaiton on outskirt of town to help tax base
- Who'd access public access to good ole H20?
- Increase mininmum lot size in rural residental 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
- Mantain rural character; encourage cluster, discourage commercial develpment
- Protect Chebeague form 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

- 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 lans 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 resonable development if area residents agree or do not object
- Water access is very important tax dollars should be spent on improvements and maintence, 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 litagation
- 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 taz 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

GORRILL-PALMER CONSULTING ENGINEERS, INC.
PO BOX 1237 15 SHAKER ROAD
GRAY, MAINE 04039

Telephone # 207-657-6910 Fax #207-657-6912 E-Mail mailbox@gorrillpalmer.com

FACSIMILE TRANSMITTAL SHEET

To:	David Lloyd	Fax:	772-4056
	Chris Daudelin		772-3624
From:	Peter Hedrich	Pages:	11
Re:	Traffic assessment	Date:	10-3-03

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ For Your Information

Hard copy is in the mail today.

Please contact me with any questions.

Thank you.

Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services

PO Box 1237
15 Shaker Rd.
Gray, ME 04039

207-657-6910
FAX: 207-657-6912
E-Mail:mailbox@gorrillpalmer.com

October 2, 2008

Mr. Chris Daudelin
Town & Country Credit Union
557 Main Street
South Portland, ME 04116-9420

Subject: Traffic Assessment for Proposed Credit Union
Cumberland, Maine

Dear Mr. Daudelin:

Gorrill-Palmer Consulting Engineers, Inc. has completed this traffic assessment for your proposed facility in Cumberland planned to be located at 342 Main Street. The site is currently a 1,920 square foot family medical practice office that will be renovated as the Credit Union. There will be a 24 hour ATM, but there will be no drive thru lanes of any kind. We have completed a site visit, traffic generation projections and evaluations based on traffic volumes from the Greely Campus Master Plan traffic study prepared by DeLuca-Hoffman Associates in January 2002. Our findings are as follows:

Existing Conditions

Main Street along the site frontage is a paved roadway with bituminous curbs and a sidewalk along the east side, which is on the opposite side from the site. There are 12 foot travel lanes and 6 foot shoulders in each direction of travel and the posted speed is 35 miles per hour. The driveway has single entrance and exit lanes and there is a street light approximately 75 feet to the south on the opposite side of the road. The site is currently a 1,920 square foot family medical practice office with associated parking area.

Traffic Generation

We have utilized the Institute of Transportation Engineers publication Trip Generation, Sixth Edition to forecast traffic for the proposed facility. Based on Land Use Code 911, Walk in Bank, the facility is forecast to generate 43 and 84 peak hour trip ends (one in plus one out equals two trip ends) in the AM and PM periods, respectively. We also utilized Land Use Code 720, Medical Office to estimate previous traffic at the site. The AM and PM peak traffic for this use is forecast to be 5 and 7 trip ends for the AM and PM periods respectively. This would result in net traffic increases of 38 AM and 77 PM trips for permitting purposes. This amount of traffic is not sufficient to require a State Traffic Movement Permit. We have copied this letter to Randy Dunton, the MDOT Division Traffic Engineer for concurrence with our findings in this regard.

Sight Distances

The Maine Department of Transportation has established guidelines for sightlines for a roadway on a non-mobility corridor, as is the case with the proposed development access. These are as shown in the following table:

MDOT Standards for Sight Distance –Nonmobility Corridor

Posted Speed (mph)	Sight Distance
25	200
30	250
35	305
40	360
45	425
50	495
55	570

Gorrill-Palmer Consulting Engineers, Inc. has evaluated the available sight lines at the proposed driveway in accordance with MDOT standards.

The MDOT standards are as follows:

Driveway observation point:	10 feet off major street travel way
Height of eye at driveway:	3 ½ feet above ground
Height of approaching vehicle:	4 ¼ feet above road surface

The result of the sight line analysis exiting the site drive is summarized in the following table:

Driveway Sight Line Evaluation

Direction	Posted Travel Speed (mph)	Recommended Sight Line (ft)	Actual Sight Line (ft)
Exiting Driveway onto Main Street Looking:			
Left	35	305	500+
Right	35	305	500+

As shown, the sight lines for this location exceed MDOT requirements. Gorrill-Palmer Consulting Engineers, Inc. recommends that all plantings, which will be located within the sight triangle, not exceed 3 feet in height and be maintained at or below that height. Signage should not interfere with sight lines.

Auxiliary Turn Lane Evaluation

Gorrill-Palmer Consulting Engineers, Inc. has evaluated the potential need for turn lanes on Main Street to serve the proposed Credit Union. The Maine DOT utilizes figures from their Highway Design Guide to make this evaluation. We have utilized traffic volumes from the referenced Greely Campus traffic study as a basis for this review. The 2003 afternoon volumes in that report were adjusted to 2004 by a 2% growth factor and the forecast traffic added at the driveway. These volumes are shown in the attached turning movement diagram. We have determined that a right turn lane would not be needed since the right turn volume into the site from Main Street is not forecast to meet the 40 vehicle minimum required in the peak hour to meet this warrant. The attached Figure 8-19 shows that for the afternoon peak volumes of the school campus, combined with the peak hour of the generator for the Credit Union, a left turn lane is not warranted.

Safety Review

Gorrill-Palmer Consulting Engineers, Inc. has obtained crash data from MDOT for 2000 to 2002 and determined that Main Street along the site frontage has not experienced any reportable crashes in the three year reporting period. A detailed report for Main Street is attached.

Summary

The proposed Credit Union would occupy an existing building and is forecast to generate a net increase of 38 AM and 77 PM peak hour trip ends. This traffic volume does not require a State Traffic Movement Permit, but the projects location outside of an Urban Compact does result in the need for an MDOT Entrance Permit. Town & Country Credit Union should file for this permit with the MDOT division office in Scarborough. Gorrill-Palmer Consulting Engineers, Inc. concludes that no traffic mitigation measures are needed to accommodate the forecast traffic volumes.

Should you have any questions or require any additional information please contact our office.

Sincerely,

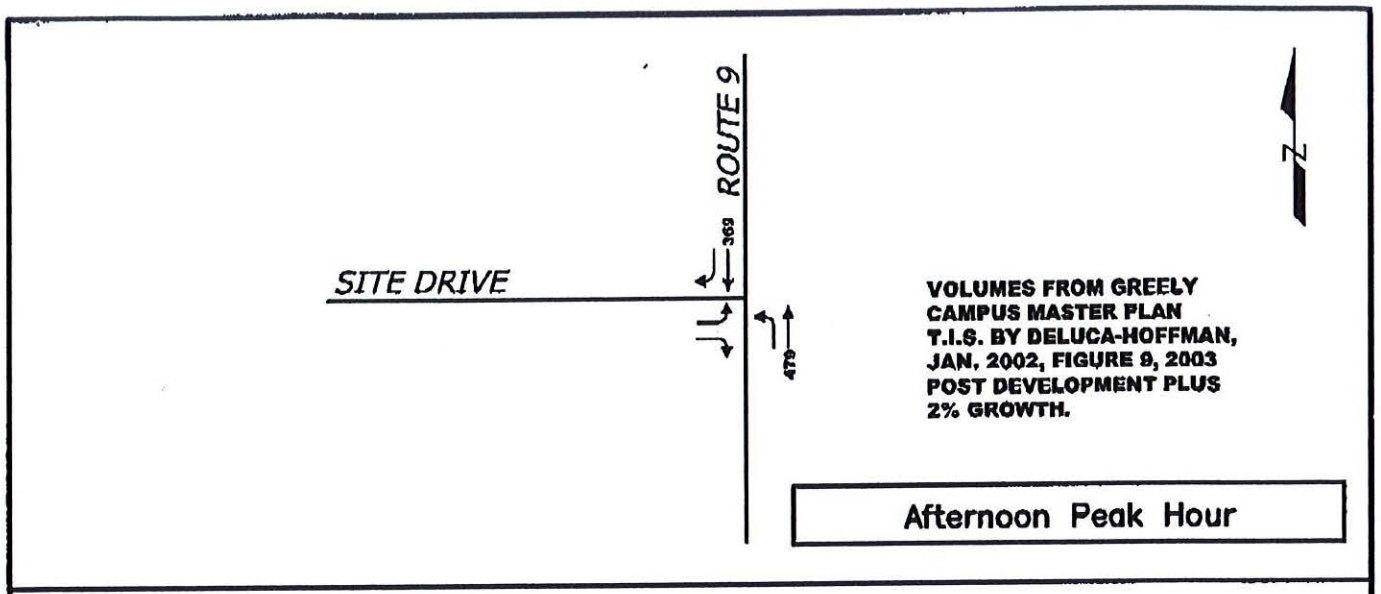
Gorrill-Palmer Consulting Engineers, Inc.

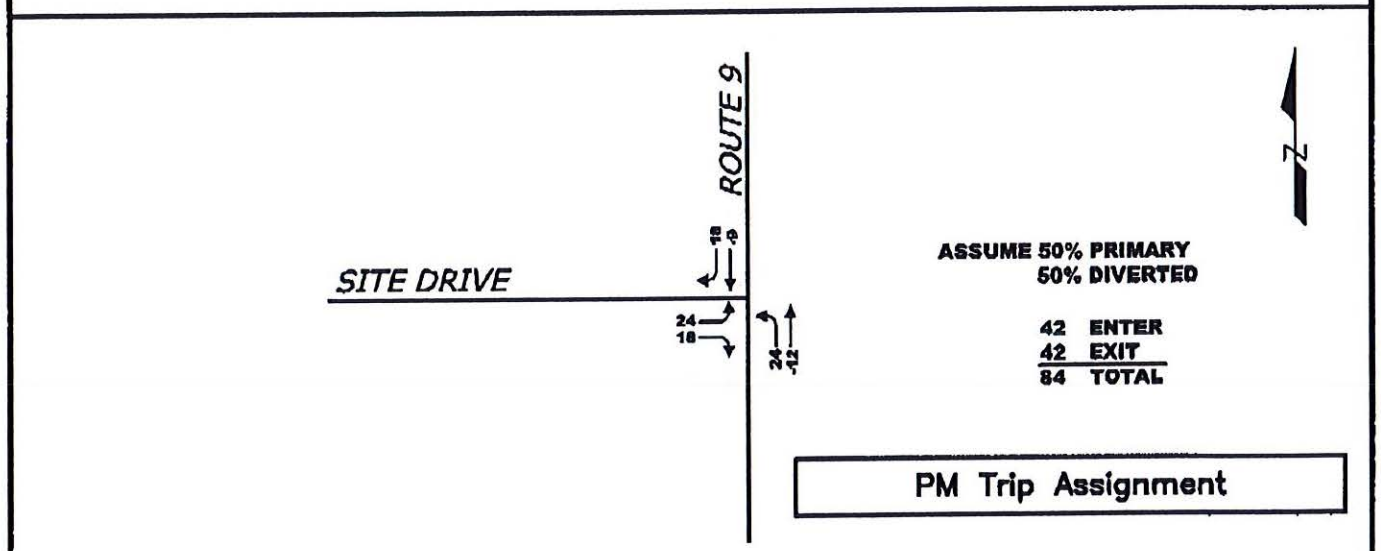
Peter A. Hedrich

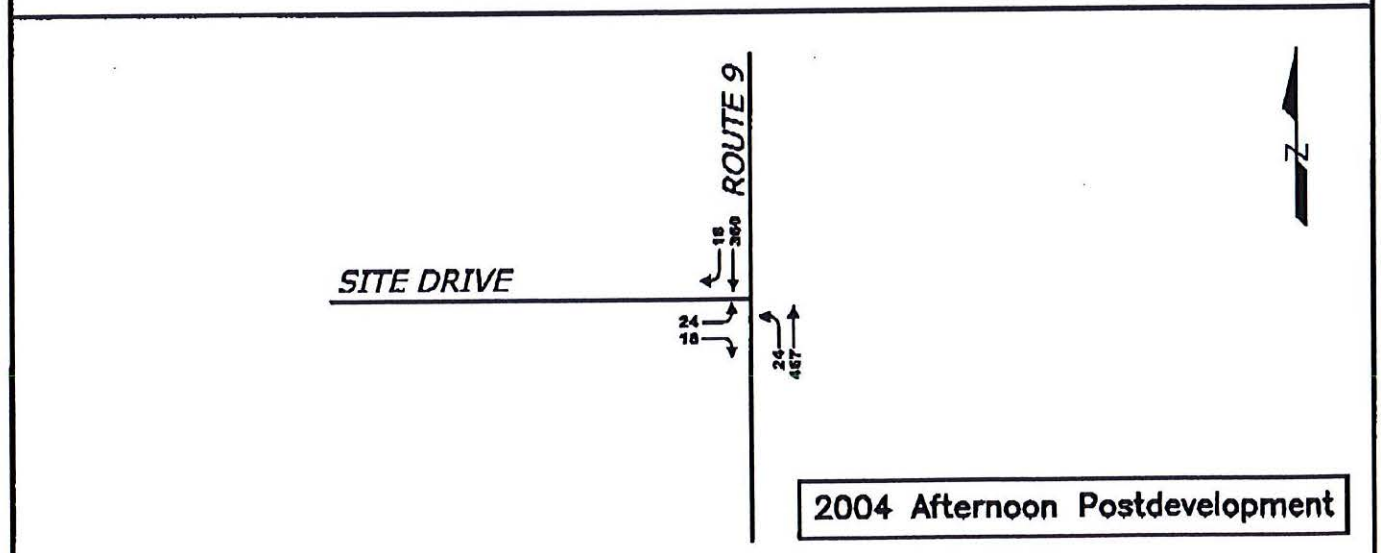
Peter A. Hedrich, P.E., PTOE
Vice President of Transportation

C: David Lloyd
Randy Dunton, MDOT

PAH/pah/677/Daudelin10-2-03







Design: PAH	Date: OCT 03
Draft: DB	Job No.: 877
Checked: JAB	Scale: NONE
File Name: 877-TRAF.DWG	

Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
PO Box 1237
15 Shaker Road
Gray, ME 04039
Phone: 207-657-6910
Fax: 207-657-6912
Email: mailbox@gorrillpalmer.com

Drawing Name: Driveway Traffic Volumes

Project: TOWN & COUNTRY CREDIT UNION
CUMBERLAND, MAINE

Figure No. 1

S:\Land Projects\877\DWG\877-TRAF.dwg, FIG1, 10/03/2003 10:12:51 AM, DB

GORRILL-PALMER
CONSULTING ENGINEERS, INC.
P.O. Box 1237
GRAY, MAINE 04039
(207) 657-6910
FAX (207) 657-6912

JOB E77 DOWN & COUNTRY CU
SHEET NO. 1 OF 1
CALCULATED BY PAH DATE 9-30-03
CHECKED BY DATE
SCALE

PURPOSE: DETERMINE TRIP GEN FOR CREDIT UNION

ASSUMPTIONS: EXISTING 2000 SF MEDICAL OFFICE TO BE REDUCED WITH A 2000 SF CREDIT UNION WITHOUT DRIVE THRU

REF: ITE TRIP GEN, 6TH EDITION

CALCULATIONS:

MEDICAL OFFICE: LUC 720

AM PEAK ADJ ST: T= 2.43X
T= 5

PM PEAK ADJ ST: T= 3.66X
T= 7

WALK-IN BANK: LUC 911

AM PK GEN: T= 21.19X
T= 43

PM PK GEN: T= 42.02X
T= 84

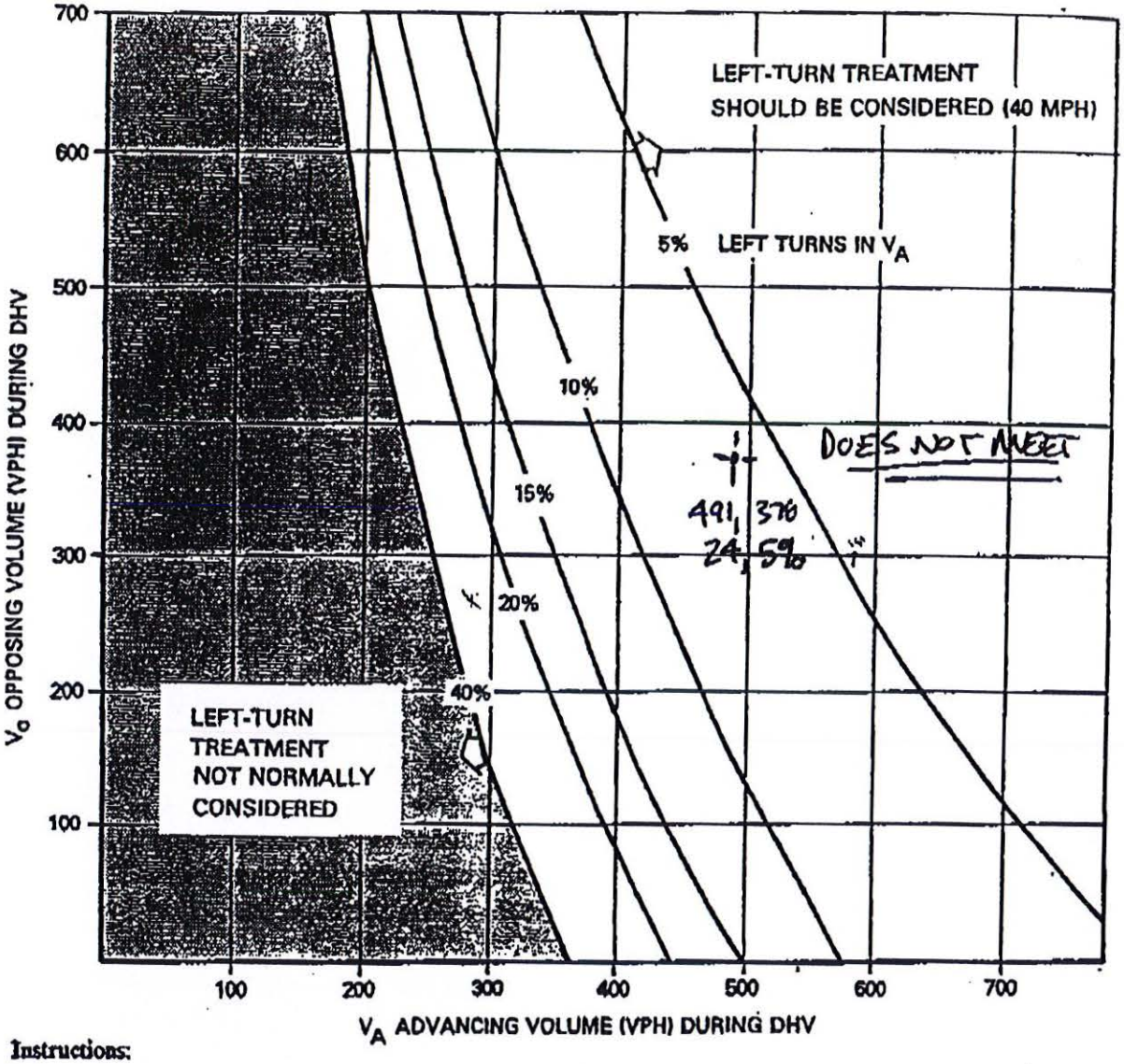
NET TRIP GEN:

AM PEAK: T= 43-5 = 38

PM PEAK: T= 84-7 = 77

PRODUCT 2014-1 (Single Sheets) 2015-1 (Pads/Sets)

TOWNE COUNTY LN TO MAIN STREET
AFTERNOON PEAK HOUR



Instructions:

1. The family of curves represent the percent of left turns in the advancing volume (V_A). The designer should locate the curve for the actual percentage of left turns. When this is not an even increment of 5, the designer should estimate where the curve lies.

2. Read V_A and V_O into the chart and locate the intersection of the two volumes.

3. Note the location of the point in #2 relative to the line in #1. If the point is to the right of the line, then a left-turn lane is warranted. If the point is to the left of the line, then a left-turn is not warranted based on traffic volumes.

VOLUME WARRANTS FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON 2-LANE HIGHWAYS (40 mph)

Figure 8-19

SEP 30,2003 AT 11:46

TINACC30

MAINE DEPARTMENT OF TRANSPORTATION
TRAFFIC ENGINEERING, ACCIDENT RECORDS SECTION

ACCIDENT SUMMARY INPUT

TYPE OF STUDY: NODES AND LINKS TYPE OF REQUEST: ACCIDENT I & II WITH LINK DETAIL
STUDY PERIOD: FROM MONTH 01 YEAR 2000 TO MONTH 12 YEAR 2002

INPUT COMMENTS

REQUEST: MAIN ST (RTE 9) FROM LAWN AVE TO GREELY RD
TOWN: CUMBERLAND

INPUT DATA

ROUTE	COUNTY	FIRST NODE	EXCLUDE FIRST	DISTANCE	SECOND NODE	LAST NODE	EXCLUDE LAST	DISTANCE
0009X	05	05283	0	0.00	05284	05099	0	0.00

TINACC30

MAINE DEPARTMENT OF TRANSPORTATION
TRAFFIC ENGINEERING, ACCIDENT RECORDS SECTION

ACCIDENT SUMMARY I

COUNTY TOWN#	LOW NODE	HIGH NODE	STREET NAME OR ROUTE #	U/R	TOTAL ACCTS	LINK LENGTH	INJURY ACCIDENTS K	A	B	C	PD	PERCENT INJURY	ANNUAL HM VEH-MILES	ANNUAL M ENT-VEHS	ACCIDENT-RATES LINK	NODE	CRITI RATE	CRF
05	05283	CUM,RTE 9,	LAWN AVE	1	1		0	0	0	1	0	100.0		2.748		0.12	0.42	0.00
05	05284	CUM,RTE 9,	FARWELL-PRINC	1	0		0	0	0	0	0	0.0		2.741		0.00	0.42	0.00
05	05285	CUM,RTE 9,	COTTAGE FARM	1	0		0	0	0	0	0	0.0		2.654		0.00	0.42	0.00
05	05286	CUM,RTE 9,	PINEWOOD DR	1	0		0	0	0	0	0	0.0		2.690		0.00	0.42	0.00
05	05287	CUM,RTE 9,	WOODSIDE DR	1	0		0	0	0	0	0	0.0		2.579		0.00	0.42	0.00
05	05288	CUM,RTE 9,	HILLCREST DR	1	0		0	0	0	0	0	0.0		2.445		0.00	0.43	0.00
05	05289	CUM,RTE 9,	HEDGEROW DR	1	0		0	0	0	0	0	0.0		2.408		0.00	0.43	0.00
05	05290	CUM,RTE 9,	KAROLE LN	1	0		0	0	0	0	0	0.0		2.343		0.00	0.43	0.00
05	05291	CUM,RTE 9,	BEA LA	1	0		0	0	0	0	0	0.0		2.298		0.00	0.43	0.00
05	05099	TL,CUMBERLAND-NORTH YAR		1	5		0	0	2	0	3	40.0		2.623		0.64	0.42	1.52
			NODE SUBTOTALS-		6		0	0	2	1	3	50.0		25.529		0.08	0.24	0.00

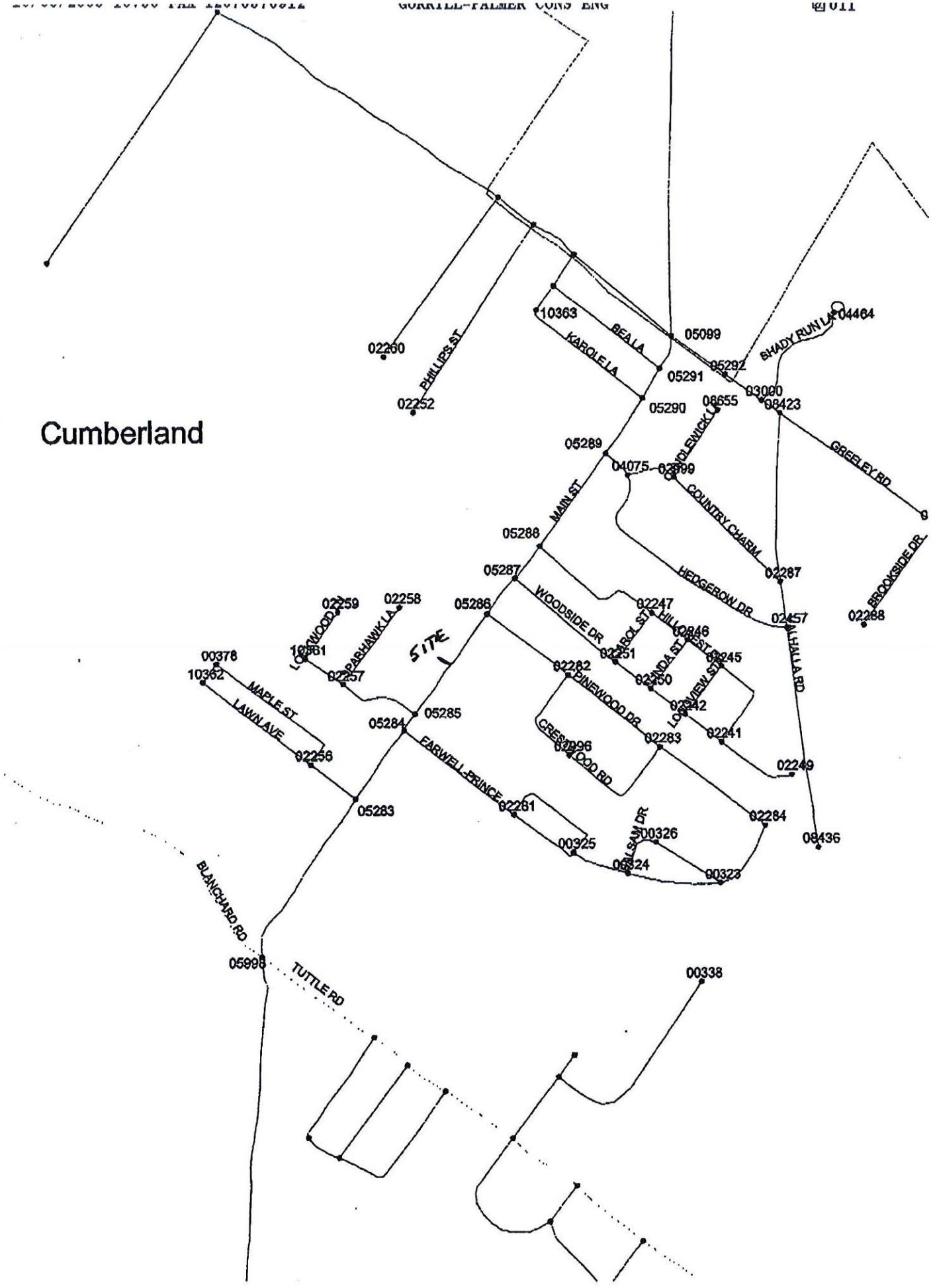
TINACC30

MAINE DEPARTMENT OF TRANSPORTATION
TRAFFIC ENGINEERING, ACCIDENT RECORDS SECTION

ACCIDENT SUMMARY I

COUNTY TOWN#	LOW NODE	HIGH NODE	STREET NAME OR ROUTE #	U/R	TOTAL ACCTS	LINK LENGTH	INJURY ACCIDENTS K	A	B	C	PD	PERCENT INJURY	ANNUAL HM VEH-MILES	ANNUAL M ENT-VEHS	ACCIDENT-RATES LINK	NODE	CRITI RATE	CRF
05060	05283	05284	MAIN ST	1	3	0.11	0	0	0	2	1	66.7	0.00296		337.84		457.56	0.00
	05284	05285		1	0	0.03	0	0	0	0	0	0.0	0.00079		0.00		630.35	0.00
	05285	05286		1	0	0.17	0	0	0	0	0	0.0	0.00445		0.00		411.87	0.00
	05286	05287		1	0	0.06	0	0	0	0	0	0.0	0.00157		0.00		538.28	0.00
	05287	05288		1	1	0.06	0	0	0	1	0	100.0	0.00147		226.76		547.13	0.00
	05288	05289		1	1	0.14	0	0	1	0	0	100.0	0.00337		98.91		442.43	0.00
	05289	05290		1	0	0.10	0	0	0	0	0	0.0	0.00234		0.00		486.29	0.00
	05290	05291		1	0	0.04	0	0	0	0	0	0.0	0.00092		0.00		610.48	0.00
	05099	05291		1	0	0.05	0	0	0	0	0	0.0	0.00113		0.00		582.82	0.00
			LINK SUBTOTALS-		5	0.76	0	0	1	3	1	80.0	0.01900		87.71		293.26	0.00
			GRAND TOTALS-		11	0.76	0	0	3	4	4	63.6	0.01900	25.529	192.98		347.54	0.56

10/30/2003 10:48 FAX 1207 782 0824 GUKKILL-PALMER CONS ENG 010


Cumberland
10363
BEA LA
KAROLE LA
05099
02260
PHILLIPS ST
02252
05292
SHADY RUN LA
04464
05291
03000
05290
08655
08423
05289
GLENWICK LA
GREELEY RD
04075
02999
COUNTRY CHARM
MAIN ST
05288
05287
HEDGEROW DR
02287
BROOKSIDE DR
02259
02258
05286
02247
HILLCREST
02457
02288
WOODSIDE DR
CAROL ST
02246
LORWOOD DR
PARHAWK LA
10361
SITE
02251
LINDA ST
02245
00378
10362
02282
02250
LONGVIEW ST
MAPLE ST
02257
PINEWOOD DR
02242
05285
05284
LAWN AVE
02283
02241
CRESTWOOD RD
02256
FARWELL-PRINCE
02249
05283
02281
02284
00326
08436
00325
ISAM DR
08324
00323
BLANCHARD RD
05998
TUTTLE RD
00338

Jensen Baird Gardner & Henry

KENNETH M. COLE III
NICHOLAS 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 G. 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

October 14, 2003

received
10/16/03

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

Dear Bill:

Following our telephone conversation of Friday, October 10, 2003, I have revised the proposed License Agreement in regard to the structure in the Range Road to be between the Town and Benjamin A. Waterhouse. I have also, upon reflection, added an acknowledgment to the license because it would seem appropriate that it be recorded in the Registry of Deeds to be a public notice of the arrangement in the event that Mr. Waterhouse should resell the property.

If you have any question with regard to the enclosed, please let me know.

Very truly yours,

Kenneth M. Cole III

KMC/ab
Enclosure

LICENSE AGREEMENT

This Agreement made this 6th day of November, 2003, by and between the Town of Cumberland, a municipal corporation located in the County of Cumberland and State of Maine, and Benjamin A. Waterhouse, also of said Cumberland in said County and State;

WITNESSETH:

WHEREAS, Mr. Waterhouse has purchased property on the Range Road in Cumberland, the residence on which a survey discloses encroaches by twenty (20) feet into the public right of way; and

WHEREAS, the Town of Cumberland, as the owner of the public right of way, is willing to permit the encroachment to continue; and

WHEREAS, the Town requires that the owner of the premises benefited by this license indemnify it for any damage or injury caused by the continued encroachment,

NOW THEREFORE, the parties hereto hereby agree as follows:

1. The Town of Cumberland grants to Mr. Waterhouse a certain license to continue an existing structural encroachment in the Range Road, the location of said encroachment being more particularly described in the survey attached hereto as Exhibit A, which said license shall facilitate the continued location and maintenance of said structure in said public way.

2. The Town reserves the right to require licensee to remove said encroachment but acknowledges that its long standing existence could lead a court to allow it to remain. Neither party waives its rights in that regard, the purpose of this license being to avoid the time and expense of such litigation.

3. Licensee agrees that in consideration of the Town's decision to permit said encroachment, he shall defend, hold harmless and indemnify the Town for any cost, damages or liabilities incurred by virtue of this license and the underlying encroachment in the public way.

4. The terms of this license shall automatically continue for so long as the structure that is the subject of the license continues on the licensees premises.

5. This agreement shall be construed according to the laws of the State of Maine and shall further be binding upon the heirs, successors and assigns of the parties hereto; however, said license shall not be extendable to any new owner of the premises.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals all as of the day and year first above written.

WITNESS

TOWN OF CUMBERLAND

By: _____
William R. Shane
Its Town Manager

_____

_____
Benjamin A. Waterhouse

Licensee

Town of Cumberland, Maine

290 Tuttle Road
Cumberland Center, Maine 04021-9321

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

November 6, 2003

Kenneth M. Cole III, Attorney
Jensen, Baird, Gardiner & Henry
Ten Free Street
P.O. Box 4510
Portland, ME 04112

Dear Ken,

Bill Shane has asked me to forward this License Agreement to you for recording. I'm sure you have a better knowledge of this document than I do, but please feel free to contact me with any questions.

Sincerely,

William H. Healey
Assessor
Town of Cumberland

GENERAL ASSISTANCE ORDINANCE
APPENDIXES A-C
2003-2004

The Municipality of CUMBERLAND adopts the MMA Model Ordinance GA Appendixes (A-C) for the period of Oct. 1, 2003—Oct. 1, 2004. These appendixes are filed with the Department of Human Services (DHS) in compliance with Title 22 M.R.S.A. §4305(4).

Signed the 8TH (day) of OCTOBER (month) 2003 (year) by the municipal officers:

(Print Name)	(Signature)
MICHAEL X. SAVASUK	
DONNA MILLER DAMON	
HARLAND E. STOREY	
MARK E. KUNTZ	
JEFFREY W. PORTER	
STEPHEN W. MORIARTY	
WILLIAM C. STILES	

MMA
9/16/03

How to Use .PDF Documents and Download Acrobat Reader

Appendixes A, B, C & Summary Sheet
Adoption Sheet

To: Municipal Officials/Welfare Directors/General Assistance Administrators

From: Antoinette Mancusi, Technical Advisor

Re: 2003-2004 General Assistance Ordinance Appendixes A, B & C

Date: September 12, 2003

Enclosed please find the following items:

- MMA's new (October 1, 2003–October 1, 2004) sample "**General Assistance Ordinance Appendixes**" (A, B and C) Municipalities should adopt the new maximums (Appendixes) by October 1, 2003, or as soon as possible thereafter, realizing that there is often a delay in getting the new Appendixes to municipalities.* Municipalities should commence utilizing the Appendixes on October 1 even if there is a delay in their adoption.

- **"GA Maximums Summary Sheet"** which consolidates GA maximums onto one document. Municipalities do have to insert individual locality maximums from Appendix A and C onto the summary sheet where indicated in order to complete the information. The "summary" does not have to be adopted, as it is not an Appendix but a tool for municipal officials administering GA.

- **"GA maximums adoption form"** which was developed so that municipalities could easily send DHS proof of GA maximums adoption. Once the selectpersons adopt the new maximums, the enclosed form should be signed and submitted to DHS in the return addressed envelope provided with this packet *(see "Filing of GA Ordinance and/or Appendixes" below for further information).*

- **Federal Fair Market Rents (FMR)** rates

The following is a synopsis of the information contained in the Appendixes—addressing some of the more notable changes and generally describing the process of ordinance adoption and amendments (i.e., revising Appendixes).

Appendixes A, B & C

The enclosed Appendixes A, B and C have been revised for your municipality's General Assistance Ordinance. If your municipality has adopted the MMA sample GA ordinance (1998 is the last revision date) and/or last year's maximums, these new Appendixes, **once adopted**, should replace the existing Appendixes dated October 1, 2002–October 1, 2003. The various maximum levels of General Assistance that are controlled by these values are established as a matter of law or regulation based on certain federal values that are made effective on the first day of October each year.

Even if you have already adopted MMA's model General Assistance Ordinance, **the municipal officers must approve/adopt the new Appendixes yearly**—this holds true even though older versions of the MMA model ordinance direct towns to insert the Appendixes at designated places. This replacement assumes **prior** adoption. Please feel free to call MMA Legal Services for information regarding

"Ordinance Enactment."

Appendix A

Appendix A is a listing of the overall maximum levels of assistance pertaining to all municipalities in Maine. These new overall maximum levels of assistance have been calculated on the basis of the 2003-2004 HUD Fair Market Rent (FMR) values that will become effective on October 1, 2003. These maximum levels of assistance are established by Maine General Assistance law *(22 MRSA (4305(3-B))* and **cannot** be altered by action of the municipal officers.

Unlike last year, only a negligible change occurred with Appendix A numbers this period. This year the overall maximum levels of assistance have increased an average of **$11.80** (per household) statewide. The largest increase (as per the norm) occurred in York SMSA where an average increase of **$48** was noted. Most locations saw no more than a **$9-$10** increase in the overall maximums per household.

Appendix B

Appendix B is a listing of the maximum levels of assistance for food. These maximum levels are the same as the USDA 2003-2004 Thrifty Food Plan, which are presumed to be reasonable by regulation of the Department of Human Services (DHS). If the municipal officers wish to amend these maximum levels of food assistance, a local survey must be developed and provided to DHS to justify the proposed alterations.

Appendix C

Appendix C is a listing of the maximum levels of assistance for housing (both heated and unheated). These maximum levels were developed by MMA using 2003-2004 HUD Fair Market Rent values that include utility costs. Because the FMR numbers include utility and heating costs, the applicable average utility and heating allowances, as developed by the Maine State Housing Authority (MSHA), are "backed out" or subtracted from the FMR in order to obtain a pure "housing" cost.

In view of the fact that the FMR's showed only modest increases from last year, the FMR increases were generally insufficient to offset last year's high utility and heating averages. As a result, most locations exhibited small decreases in housing maximums, which is not consistent with housing cost trends. It is for this reason that in most locations, housing maximums were kept constant—unchanged from last year's maximums.

As an aside, the Maine Legislature has put together a committee that is currently reviewing the feasibility of the GA maximums. Perhaps by this time next year, with the advise of this committee, we will have new methodology to help generate housing figures which are more consistent with actual costs.

For the time being, what should your municipality do if the housing maximums contained in this packet are unreasonably low (or high) given the rental rates in your area? First, the preferred option is to conduct a local rental survey. A local rental survey can be developed fairly easily, and municipalities should explore this option by contacting DHS for guidance on conducting such a survey.

Another option is to forgo adopting housing maximums (the law does not actually require housing maximums—the other two maximums are required however). If you are a municipality that has to perform "emergency analysis" each and every time an applicant requests housing assistance and you are not planning to perform a market survey (although you probably should), then perhaps working without housing maximums is an option.

Emergency analysis should be an exception, not the rule. If it has become the "rule" in your

Appendix A

Effective: 10/01/03-10/1/04

GA Maximums

COUNTY	Persons in Household 1	2	3	4	5	6*
Androscoggin SMSA: Auburn, Greene, Lewiston, Lisbon, Mechanic Falls, Poland, Sabattus, Turner, Wales	388	474	619	774	873	948
Androscoggin Non-SMSA	388	481	637	796	892	967
Aroostook	388	457	584	743	856	931
Cumberland SMSA: Brunswick, Cape Elizabeth, Casco, Cumberland, Falmouth, Freeport, Gorham, Gray, North Yarmouth, Portland, Raymond, Scarborough, South Portland, Standish, Westbrook, Windham, Yarmouth	563	649	859	1116	1264	1339
Cumberland Non-SMSA	569	580	772	1048	1205	1280
Franklin	396	457	584	743	856	931
Hancock	418	513	635	800	888	963
Kennebec	404	505	606	762	856	931
Knox	388	499	649	867	912	987
Lincoln	506	562	639	889	1048	1123
Oxford	388	457	584	743	856	931

* Please Note: Add $75 for each additional person.

MMA
9/16/03

Appendix A

Effective: 10/01/03-10/1/04

	Persons in Household					
COUNTY	**1**	**2**	**3**	**4**	**5**	**6***
Penobscot SMSA: Bangor, Brewer, Eddington, Glenburn, Hampden, Hermon, Holden, Kenduskeag, Milford, Old Town, Orono, Orrington, Penobscot Indian Township, Veazie	404	485	621	801	889	964
Penobscot Non-SMSA	388	457	584	743	856	931
Piscataquis	388	457	584	743	856	931
Sagadahoc	547	625	772	1027	1267	1342
Somerset	407	464	584	743	878	953
Waldo SMSA: Winterport	404	485	621	801	889	964
Waldo Non-SMSA	388	457	584	743	856	931
Washington	388	457	584	743	856	931
York SMSA: Berwick, Biddeford, Eliot, Kittery, Saco, Sanford, South Berwick, York,	573	672	879	1116	1319	1394
Buxton, Hollis, Limington, Old Orchard Beach	519	634	840	1052	1177	1252
Please Note: 24 CFR Part 888—HUD regulations (May 9, 2001) re: Fair Market Rents (FMR), allocate Cumberland SMSA FMR rates for Buxton, Hollis, Limington & Old Orchard Beach.						
York Non-SMSA	481	549	735	920	1030	1105

*** Please Note: Add $75 for each additional person.**

MMA
9/16/03

Effective Date: 10/1/03
Effective Until: 10/1/04

APPENDIX B

Food Maximums

Please Note: The maximum amounts allowed for food are established in accordance with the U.S.D.A. Thrifty Food Plan. Through October 2004, those amounts are:

Number in Household	Weekly Maximum	Monthly Maximum
1	32.79	141
2	60.23	259
3	86.28	371
4	109.53	471
5	130.23	560
6	156.28	672
7	172.79	743
8	197.44	849

Please Note: For each additional person add $106 per month.

MMA
9/10/03

Appendix C

Efffective: 10/01/2003-10/01/2004

GA Housing Maximums
(Heated & Unheated Rents)

NOTE: NOT ALL MUNICIPALITIES SHOULD ADOPT THESE SUGGESTED HOUSING MAXIMUMS! Municipalities should ONLY **consider** adopting the following numbers, if these figures are consistent with local rent values. If not, a market survey should be conducted and the figures should be altered accordingly. The results of any such survey must be presented to DHS prior to adoption. **Or**, no housing maximums should be adopted and eligibility should be analyzed in terms of the Overall Maximum--Appendix A. *(See Instruction Memo for further guidance.)*

Androscoggin County	**Unheated**		**Heated**	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	61	264	70	299
1	76	326	86	371
2	100	430	115	495
3	125	539	144	620
4	136	584	158	681

Aroostook County	**Unheated**		**Heated**	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	59	253	69	297
1	67	289	81	347
2	84	363	103	445
3	108	465	132	568
4	121	521	150	644

Cumberland County	**Unheated**		**Heated**	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	99	425	108	465
1	99	425	108	465
2	127	548	144	621
3	177	762	199	854
4	200	860	226	970

Franklin County	**Unheated**		**Heated**	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	62	265	72	308
1	69	296	82	352
2	86	370	105	450
3	110	475	134	575
4	124	532	152	653

Hancock County	**Unheated**		**Heated**	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	66	283	76	326
1	80	342	93	398
2	96	412	114	491
3	121	521	144	620
4	129	554	157	673

Kennebec County	**Unheated**		**Heated**	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	65	278	73	313
1	81	348	91	393
2	93	402	108	466
3	118	508	137	588
4	128	551	151	648

Knox County	**Unheated**		**Heated**	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	61	263	70	301
1	79	341	91	391
2	102	438	118	509
3	139	599	160	689
4	139	597	164	704

Lincoln County	**Unheated**		**Heated**	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	86	369	95	408
1	92	397	104	448
2	100	429	116	500
3	144	619	165	709
4	167	720	192	828

Oxford County	**Unheated**		**Heated**	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	61	264	70	299
1	71	304	81	349
2	89	383	104	447
3	114	491	133	571
4	128	551	151	648
Penobscot County	**Unheated**		**Heated**	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	58	248	68	293
1	66	282	79	340
2	82	354	102	437
3	106	454	130	559
4	118	507	147	632
Piscataquis County	**Unheated**		**Heated**	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	60	259	69	297
1	68	291	80	345
2	85	367	103	443
3	109	469	131	565
4	122	526	149	641

Sagadhoc County	**Unheated**		**Heated**	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	94	405	103	445
1	105	453	117	505
2	127	548	144	621
3	173	743	194	835
4	213	916	239	1027
Somerset County	**Unheated**		**Heated**	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	64	275	74	318
1	70	303	83	359
2	86	370	105	450
3	110	475	134	575
4	128	552	157	673

Waldo County	**Unheated**		**Heated**	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	61	264	70	299
1	71	304	81	349
2	89	383	104	447
3	114	491	133	571
4	128	551	151	648
Washington County	**Unheated**		**Heated**	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	60	256	70	299
1	68	291	81	347
2	85	366	103	445
3	109	469	132	568
4	122	525	150	644
York County	**Unheated**		**Heated**	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	80	346	90	385
1	90	385	101	436
2	120	515	137	587
3	150	646	171	737
4	163	703	189	811

Standard Metropolitan Statistical Areas

Please Note: Municipalities in SMSA's *(Standard Metropolitan Statistical Areas),* areas with populations greater than 50,000, should **consider** the following figures. Refer to Appendix A to determine if your municpality falls within a SMSA.

SMSA

Androscoggin County	**Unheated**		**Heated**	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	61	262	69	297
1	73	313	83	359
2	92	396	107	462
3	116	497	135	579
4	127	548	150	645
Cumberland County	**Unheated**		**Heated**	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	97	415	106	455
1	125	537	137	590
2	164	704	181	778
3	206	884	227	977
4	225	966	251	1079
Penobscot County	**Unheated**		**Heated**	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	64	276	75	321
1	77	332	91	390
2	97	418	117	501
3	130	557	154	662
4	131	565	160	690
York County	**Unheated**		**Heated**	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	119	512	128	552
1	141	607	153	660
2	180	775	197	849
3	233	1001	254	1094
4	285	1225	311	1338

GA MAXIMUMS SUMMARY SHEET
(Oct. 1, 2003-Oct. 1, 2004)

OVERALL MAXIMUMS

County	Persons in Household					
	1	2	3	4	5	6

NOTE: For each additional person add $75 per month.

(The applicable figures from Appendix A, *once adopted,* should be inserted here.)

FOOD MAXIMUMS

Number in Household	Weekly Maximum	Monthly Maximum
1	32.79	141
2	60.23	259
3	86.28	371
4	109.53	471
5	130.23	560
6	156.28	672
7	172.79	743
8	197.44	849

NOTE: For each additional person add $106 per month.

HOUSING MAXIMUMS

	Unheated		Heated	
Number of Bedrooms	Weekly	Monthly	Weekly	Monthly
0				
1				
2				
3				
4				

(The applicable figures from Appendix C, *once adopted*, should be inserted here.)

FOR MUNICIPAL USE ONLY

MMA
9/03

UTILITIES

ELECTRIC

NOTE: For an electrically heated dwelling also see "Heating Fuel" maximums below. But remember, an applicant is ***not automatically*** entitled to the "maximums" established—applicants must demonstrate need.

1) Electricity Maximums for Households *Without Electric Hot Water*: The maximum amounts allowed for utilities, for lights, cooking and other electric uses ***excluding*** electric hot water and heat:

Number in Household	Weekly	Monthly
1	$14.00	$60.00
2	$15.70	$67.50
3	$17.45	$75.00
4	$19.20	$82.50
5	$21.00	$90.00
6	$22.70	$97.50

NOTE: For each additional person add $7.50 per month.

2) Electricity Maximums for Households *With Electrically Heated Hot Water*: The maximum amounts allowed for utilities, hot water, for lights, cooking and other electric uses ***excluding*** heat:

Number in Household	Weekly	Monthly
1	$16.30	$70.00
2	$18.60	$80.00
3	$21.00	$90.00
4	$23.30	$100.00
5	$25.60	$110.00
6	$27.90	$120.00

NOTE: For electrically heated households, the maximum amount allowed for electrical utilities per month shall be the sum of the appropriate maximum amount under this subsection and the appropriate maximum for heating fuel as provided below.

HEATING FUEL

Month	Gallons	Month	Gallons
September	50	January	225
October	100	February	225
November	200	March	125
December	200	April	125
		May	50

NOTE: When the dwelling unit is heated electrically, the maximum amount allowed for heating purposes will be calculated by multiplying the number of gallons of fuel allowed for that month

by the current price per gallon. When fuels such as wood, coal and/or natural gas are used for heating purposes, they will be budgeted at actual rates, if they are reasonable. No eligible applicant shall be considered to need more than 7 tons of coal per year, 8 cords of wood per year, 126,000 cubic feet of natural gas per year, or 1000 gallons of propane.

PERSONAL CARE & HOUSEHOLD SUPPLIES

Number in Household	Weekly Amount	Monthly Amount
1-2	$8.20	$35.00
3-4	$9.30	$40.00
5-6	$10.50	$45.00
7-8	$11.60	$50.00
NOTE: For each additional person add $1.25 per week or $5.00 per month.		

SUPPLEMENT FOR HOUSEHOLDS WITH CHILDREN UNDER 5

When an applicant can verify expenditures for the following items, a special supplement will be budgeted as necessary for households with children under 5 years of age for items such as cloth or disposable diapers, laundry powder, oil, shampoo, and ointment up to the following amounts:

Number of Children	Weekly Amount	Monthly Amount
1	$10.50	$45.00
2	$15.10	$65.00
3	$20.90	$90.00
4	$25.60	$110.00

SCHEDULE B - PROPOSED FAIR MARKET RENTS 2004 FOR EXISTING HOUSING PAGE 17

LOUISIANA

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE
Alexandria, LA MSA	302	377	473	655	666	Rapides
*Baton Rouge, LA MSA	347	430	535	741	876	Ascension, East Baton Rouge, Livingston, West Baton Rouge
Houma, LA MSA	298	348	446	619	733	Lafourche, Terrebonne
Lafayette, LA MSA	315	363	431	594	703	Acadia, Lafayette, St. Landry, St. Martin
Lake Charles, LA MSA	347	403	512	670	839	Calcasieu
Monroe, LA MSA	326	365	487	656	681	Ouachita
New Orleans, LA MSA	463	531	661	899	1089	Jefferson, Orleans, Plaquemines, St. Bernard, St. Charles, St. John the Baptist, St. Tammany
St. James Parish MSA*	297	336	447	557	624	St. James
Shreveport--Bossier City, LA MSA	367	418	524	701	861	Bossier, Caddo, Webster

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Allen	287	312	385	504	562	Assumption	314	338	401	504	562
Avoyelles	287	312	385	504	565	Beauregard	350	382	452	590	651
Bienville	287	312	385	511	604	Caldwell	287	312	385	504	562
Cameron	287	312	385	504	562	Catahoula	287	312	385	504	562
Claiborne	287	312	385	504	562	Concordia	287	312	385	504	562
De Soto	287	312	385	504	567	East Carroll	287	312	385	504	562
East Feliciana	287	312	385	504	562	Evangeline	287	312	385	504	562
Franklin	287	312	385	504	567	Grant	287	312	385	504	562
Iberia	304	316	393	504	562	Iberville	287	312	385	504	579
Jackson	287	312	385	504	562	Jefferson Davis	287	312	385	504	571
La Salle	287	312	385	504	567	Lincoln	338	340	424	582	698
Madison	287	312	385	504	562	Morehouse	287	312	385	504	562
Natchitoches	307	314	407	563	567	Pointe Coupee	287	312	385	504	610
Red River	287	312	385	504	567	Richland	287	312	385	504	567
Sabine	287	320	385	504	593	St. Helena	287	312	385	504	562
St. Mary	314	337	423	577	602	Tangipahoa	308	320	412	540	575
Tensas	287	312	385	504	562	Union	287	312	385	504	567
Vermilion	287	312	385	504	562	Vernon	330	368	419	543	641
Washington	287	312	385	504	562	West Carroll	287	312	385	504	562
West Feliciana	287	375	501	626	703	Winn	287	312	385	504	562

MAINE

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Components of FMR AREA within STATE
Bangor, ME MSA	382	467	598	782	839	Penobscot county towns of Bangor city, Brewer city, Eddington town, Glenburn town, Hampden town, Hermon town, Holden town, Kenduskeag town, Milford town, Old Town city, Orono town, Orrington town, Penobscot Indian Island Reservation, Veazie town Waldo county towns of Winterport town
Lewiston--Auburn, ME MSA	352	425	546	683	776	Androscoggin county towns of Auburn city,

MAINE continued

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Components of FMR AREA within STATE
						Greene town, Lewiston city, Lisbon town, Mechanic Falls town, Poland town, Sabattus town, Turner town, Wales town
Portland, ME MSA	507	653	859	1076	1204	Cumberland county towns of Cape Elizabeth town, Casco town, Cumberland town, Falmouth town, Freeport town, Frye Island town, Gorham town, Gray town, Long Island town, North Yarmouth town, Portland city, Raymond town, Scarborough town, South Portland city, Standish town, Westbrook city, Windham town, Yarmouth town
						York county towns of Buxton town, Hollis town, Limington town, Old Orchard Beach town
Portsmouth--Rochester, NH--ME PMSA	604	723	930	1193	1463	York county towns of Berwick town, Eliot town, Kittery town, South Berwick town, York town

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	Towns within nonmetropolitan counties
Androscoggin	353	437	579	724	811	Durham town, Leeds town, Livermore Falls town, Livermore town, Minot town
Aroostook	353	415	531	675	778	Allagash town, Amity town, Ashland town, Bancroft town, Blaine town, Bridgewater town, Caribou city, Cary plantation, Castle Hill town, Caswell town, Central Aroostook UT, Chapman town, Connor UT, Crystal town, Cyr plantation, Dyer Brook town, Eagle Lake town, Easton town, Fort Fairfield town, Fort Kent town, Frenchville town, Garfield plantation, Glenwood plantation, Grand Isle town, Hamlin town, Hammond town, Haynesville town, Hersey town, Hodgdon town, Houlton town, Island Falls town, Limestone town, Linneus town, Littleton town, Ludlow town, Macwahoc plantation, Madawaska town, Mapleton town, Mars Hill town, Masardis town, Merrill town, Monticello town, Moro plantation, Nashville plantation, New Canada town, New Limerick town, New Sweden town, Northwest Aroostook UT, Oakfield town, Orient town, Oxbow plantation, Penobscot Indian Island Reservation, Perham town, Portage Lake town, Presque Isle city, Reed plantation, Sherman town, Smyrna town, South Aroostook UT, Square Lake UT, St. Agatha town, St. Francis town, St. John plantation, Stockholm town, Van Buren town, Wade town, Wallagrass town, Washburn town, Westfield town, Westmanland town, Weston town, Winterville plantation, Woodland town
Cumberland	517	527	702	953	1095	Baldwin town, Bridgton town, Brunswick town, Harpswell town, Harrison town, Naples town,

SCHEDULE B - PROPOSED FAIR MARKET RENTS 2004 FOR EXISTING HOUSING PAGE 19

MAINE continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	Towns within nonmetropolitan counties
Franklin	360	415	531	675	778	New Gloucester town, Pownal town, Sebago town Avon town, Carrabassett Valley town, Carthage town, Chesterville town, Coplin plantation, Dallas plantation, East Central Franklin UT, Eustis town, Farmington town, Industry town, Jay town, Kingfield town, Madrid town, New Sharon town, New Vineyard town, North Franklin UT, Phillips town, Rangeley plantation, Rangeley town, Sandy River plantation, South Franklin UT, Strong town, Temple town, Weld town, West Central Franklin UT, Wilton town, Wyman UT
Hancock	380	466	577	727	807	Amherst town, Aurora town, Bar Harbor town, Blue Hill town, Brooklin town, Brooksville town, Bucksport town, Castine town, Central Hancock UT, Cranberry Isles town, Dedham town, Deer Isle town, East Hancock UT, Eastbrook town, Ellsworth city, Franklin town, Frenchboro town, Gouldsboro town, Great Pond town, Hancock town, Lamoine town, Mariaville town, Mount Desert town, Northwest Hancock UT, Orland town, Osborn town, Otis town, Penobscot town, Sedgwick town, Sorrento town, Southwest Harbor town, Stonington town, Sullivan town, Surry town, Swans Island town, Tremont town, Trenton town, Verona town, Waltham town, Winter Harbor town
Kennebec	367	459	551	693	778	Albion town, Augusta city, Belgrade town, Benton town, Chelsea town, China town, Clinton town, Farmingdale town, Fayette town, Gardiner city, Hallowell city, Litchfield town, Manchester town, Monmouth town, Mount Vernon town, Oakland town, Pittston town, Randolph town, Readfield town, Rome town, Sidney town, Unity UT, Vassalboro town, Vienna town, Waterville city, Wayne town, West Gardiner town, Windsor town, Winslow town, Winthrop town
Knox	353	454	590	788	829	Appleton town, Camden town, Criehaven UT, Cushing town, Friendship town, Hope town, Isle au Haut town, Matinicus Isle plantation, North Haven town, Owls Head town, Rockland city, Rockport town, South Thomaston town, St. George town, Thomaston town, Union town, Vinalhaven town, Warren town, Washington town
Lincoln	460	511	581	808	953	Alna town, Boothbay Harbor town, Boothbay town, Bremen town, Bristol town, Damariscotta town, Dresden town,

MAINE continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	Towns within nonmetropolitan counties
						Edgecomb town, Hibberts gore, Jefferson town, Monhegan plantation, Newcastle town, Nobleboro town, Somerville town, South Bristol town, Southport town, Waldoboro town, Westport town, Whitefield town, Wiscasset town
Oxford	353	415	531	675	778	Andover town, Bethel town, Brownfield town, Buckfield town, Byron town, Canton town, Denmark town, Dixfield town, Fryeburg town, Gilead town, Greenwood town, Hanover town, Hartford town, Hebron town, Hiram town, Lincoln plantation, Lovell town, Magalloway plantation, Mexico town, Milton UT, Newry town, North Oxford UT, Norway town, Otisfield town, Oxford town, Paris town, Peru town, Porter town, Roxbury town, Rumford town, South Oxford UT, Stoneham town, Stow town, Sumner town, Sweden town, Upton town, Waterford town, West Paris town, Woodstock town
Penobscot	353	415	531	675	778	Alton town, Argyle UT, Bradford town, Bradley town, Burlington town, Carmel town, Carroll plantation, Charleston town, Chester town, Clifton town, Corinna town, Corinth town, Dexter town, Dixmont town, Drew plantation, East Central Penobscot UT, East Millinocket town, Edinburg town, Enfield town, Etna town, Exeter town, Garland town, Greenbush town, Howland town, Hudson town, Kingman UT, Lagrange town, Lakeville town, Lee town, Levant town, Lincoln town, Lowell town, Mattawamkeag town, Maxfield town, Medway town, Millinocket town, Mount Chase town, Newburgh town, Newport town, North Penobscot UT, Passadumkeag town, Patten town, Plymouth town, Prentiss UT, Seboeis plantation, Springfield town, Stacyville town, Stetson town, Twombly UT, Webster plantation, Whitney UT, Winn town, Woodville town
Piscataquis	353	415	531	675	778	Abbot town, Atkinson town, Beaver Cove town, Blanchard UT, Bowerbank town, Brownville town, Dover-Foxcroft town, Greenville town, Guilford town, Kingsbury plantation, Lake View plantation, Medford town, Milo town, Monson town, Northeast Piscataquis UT, Northwest Piscataquis UT, Parkman town, Sangerville town, Sebec town, Shirley town, Southeast Piscataquis UT, Wellington town, Willimantic town
Sagadahoc	497	568	702	934	1152	Arrowsic town, Bath city, Bowdoin town, Bowdoinham town, Georgetown town, Perkins UT, Phippsburg town, Richmond town, Topsham town,

SCHEDULE B - PROPOSED FAIR MARKET RENTS 2004 FOR EXISTING HOUSING PAGE 21

MAINE continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	Towns within nonmetropolitan counties
						West Bath town, Woolwich town
Somerset	370	422	531	675	798	Anson town, Athens town, Bingham town, Brighton plantation, Cambridge town, Canaan town, Caratunk town, Central Somerset UT, Cornville town, Dennistown plantation, Detroit town, Embden town, Fairfield town, Harmony town, Hartland town, Highland plantation, Jackman town, Madison town, Mercer town, Moose River town, Moscow town, New Portland town, Norridgewock town, Northeast Somerset UT, Northwest Somerset UT, Palmyra town, Pittsfield town, Pleasant Ridge plantation, Ripley town, Seboomook Lake UT, Skowhegan town, Smithfield town, Solon town, St. Albans town, Starks town, The Forks plantation, West Forks plantation
Waldo	353	415	531	675	778	Belfast city, Belmont town, Brooks town, Burnham town, Frankfort town, Freedom town, Islesboro town, Jackson town, Knox town, Liberty town, Lincolnville town, Monroe town, Montville town, Morrill town, Northport town, Palermo town, Prospect town, Searsmont town, Searsport town, Stockton Springs town, Swanville town, Thorndike town, Troy town, Unity town, Waldo town
Washington	353	415	531	675	778	Addison town, Alexander town, Baileyville town, Baring plantation, Beals town, Beddington town, Calais city, Centerville town, Charlotte town, Cherryfield town, Codyville plantation, Columbia Falls town, Columbia town, Cooper town, Crawford town, Cutler town, Danforth town, Deblois town, Dennysville town, East Central Washington UT, East Machias town, Eastport city, Grand Lake Stream plantation, Harrington town, Jonesboro town, Jonesport town, Lubec town, Machias town, Machiasport town, Marshfield town, Meddybemps town, Milbridge town, North Washington UT, Northfield town, Passamaquoddy Indian Township Reservation, Passamaquoddy Pleasant Point Reservation, Pembroke town, Perry town, Princeton town, Robbinston town, Roque Bluffs town, Steuben town, Talmadge town, Topsfield town, Vanceboro town, Waite town, Wesley town, Whiting town, Whitneyville town
York	437	499	668	836	936	Acton town, Alfred town, Arundel town, Biddeford city, Cornish town, Dayton town, Kennebunk town, Kennebunkport town, Lebanon town, Limerick town, Lyman town,

MAINE continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	Towns within nonmetropolitan counties
						Newfield town, North Berwick town, Ogunquit town, Parsonsfield town, Saco city, Sanford town, Shapleigh town, Waterboro town, Wells town

MARYLAND

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE
Baltimore, MD PMSA	596	727	888	1176	1345	Anne Arundel, Baltimore, Carroll, Harford, Howard, Queen Anne's, Baltimore city
Columbia, MD MSA*	612	822	958	1267	1583	Columbia
Cumberland, MD-WV MSA	361	435	539	712	812	Allegany
Hagerstown, MD PMSA	401	482	602	787	899	Washington
*Washington, DC--MD--VA--WV PMSA	913	1039	1218	1660	2002	Calvert, Charles, Frederick, Montgomery, Prince George's
Wilmington--Newark, DE--MD PMSA	502	661	771	1048	1266	Cecil

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Caroline	396	427	534	700	795	Dorchester	354	457	534	696	795
Garrett	354	474	534	696	877	Kent	358	441	589	735	886
St. Mary's	577	685	790	1102	1259	Somerset	422	473	534	740	876
Talbot	468	496	660	827	1084	Wicomico	398	460	594	755	832
Worcester	354	427	535	742	795						

MASSACHUSETTS

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Components of FMR AREA within STATE
Barnstable--Yarmouth, MA MSA	541	724	967	1212	1357	Barnstable county towns of Barnstable Town city Brewster town, Chatham town, Dennis town, Eastham town, Harwich town, Mashpee town, Orleans town, Sandwich town, Yarmouth town
Boston, MA--NH PMSA	1007	1135	1419	1775	2084	Bristol county towns of Berkley town, Dighton town, Mansfield town, Norton town, Taunton city Essex county towns of Amesbury town, Beverly city, Danvers town, Essex town, Gloucester city, Hamilton town, Ipswich town, Lynn city, Lynnfield town, Manchester-by-the-Sea town, Marblehead town, Middleton town, Nahant town, Newbury town, Newburyport city, Peabody city, Rockport town, Rowley town, Salem city, Salisbury town, Saugus town, Swampscott town, Topsfield town, Wenham town Middlesex county towns of Acton town, Arlington town, Ashland town, Ayer town, Bedford town, Belmont town, Boxborough town, Burlington town, Cambridge city, Carlisle town, Concord town, Everett city,

Land Use Consultants, Inc.

David A. Kamila PE
Frederic J. Licht PE
Thomas N. Emery RLA
J. David Haynes RLA

planners
engineers
landscape
architects

September 22, 2003

1527.4

Carla Nixon, Town Planner
Town of Cumberland
290 Tuttle Road
Cumberland Center, ME 04021

Falmouth-on-the-Green Homeowners Association: Sewerage System Extension

Dear Carla:

This letter follows up on our telephone conversation last Thursday during which we discussed whether Planning Board or Town Council approval was necessary for Cumberland residents (32 lots) on Hazeltine, Turnberry, Muirfield and Birkdale Roads to connect into the Town of Falmouth sewerage system. My understanding is that you will discuss the situation with Bill Shane and Adam Ogden to determine what approvals, if any, might be required by the Town for Falmouth-on-the-Green to implement this improvement.

We have submitted an application with the Falmouth Planning Board for an amendment to our original Subdivision and Site Plan Review approval of 1986. For your information, I am enclosing a copy of our submission. Our understanding is that the Falmouth Planning Board will consider this item as part of the Administrative Consent agenda.

As you can see from the attached schedule, timing of approvals is critical to getting the sewer extended along Winn Road before winter weather. Therefore, we await your response. In the meantime, let us know if you have any questions or if you need any additional information, documentation, etc.

Thanks for you assistance with this matter.

Very truly yours,

J. David Haynes RLA

enclosure
cc: Deborah Fritzson, Pres., Falmouth-on-the-Green Homeowners Assoc.
Jim O'Donnell, Dirigo Management Company
Michael Millett, PE, Millett Associates

966 RIVERSIDE STREET
PORTLAND, MAINE 04103

voice (207) 878 3313
fax (207) 878 0201
www.landuse@gwi.net

Land Use Consultants, Inc.

David A. Kamila PE
Frederic J. Licht PE
Thomas N. Emery RLA
J. David Haynes RLA

planners
engineers
landscape
architects

September 15, 2003

1527.4

Falmouth Planning Board
c/o Mr. George Thebarge
Director of Planning and Enforcement
271 Falmouth Road
Falmouth, ME 04105

Falmouth-on-the-Green Homeowners Association: Sewerage System Extension

Dear Board Members:

On behalf of the Falmouth-on-the-Green Homeowners Association we respectfully request your approval of this application to amend the Subdivision and Site Plan Review approval for the Falmouth Country Club and related residential development to permit extension and connection to the Town of Falmouth municipal sewerage system.

Background

The Planning Board granted final Subdivision and Site Plan Review approval for the Falmouth Country Club development on November 12, 1986. Approvals included construction of an eighteen hole golf club with clubhouse and amenities surrounded by 122 clustered lots for single family homes. Sewage disposal for the individual lots was provided by means of a gravity collection system, pump stations with force mains, and a large concrete chamber type absorption bed situated in the vicinity of the eighteenth tee complex at the corner of Inverness Drive and Winn Road.

Over the years, the Homeowners Association (FOG) which owns the system has encountered problems with maintaining the absorption bed in a healthful working condition. Effluent ponding on top of the system and side slope "breakout" have been indications the of the system being overburdened by the volume of effluent being pumped into it. More recently FOG has tried to correct the problem by expanding the absorption area of the bed and by installing an aeration pre-treatment system for more efficient treatment. These improvements along with periodic septic tank pumping have proved to be inadequate solutions to the problem.

Seeking a permanent solution to the problem, FOG asked the town to assess the feasibility of extending the existing sanitary sewer out Winn Road to service the Falmouth Country Club. In the fall of 2000, the Town Engineer contracted with Millett Associates to study the feasibility of extending the sewer. The "West Falmouth Sewer Extension - Country Club Connection" study report was produced. The most recent update of this study compares the feasibility of the Winn Road extension versus an extension over Woodville Road.

966 RIVERSIDE STREET
PORTLAND, MAINE 04103

voice (207) 878 3313
fax (207) 878 0201
www.landuse@gwi.net

LUC

This summer FOG asked the Town Council to select and approve an alignment for construction, which would be financed by the FOG Homeowners Association. On August 25, 2003, the Town Council approved the Winn Road sewer extension routing by 6-1 vote reading: "To approve the Winn Road sewer extension route with a resolution stating that it is the Council's intent not to allow any new subdivisions or developments to connect to the sewer extension until after the FLUP (Future Land Use Plan) is either approved or not approved."

Proposed Improvement

Following up on the Council's affirmative vote, Falmouth on-the-Green engaged the services of the Town's civil infrastructure consultant, Millett Associates, to complete detailed design and construction plans for the sewer extension. Plans are to extend the existing gravity sewer in Winn Road approximately 2200 l.f. at which point a 6 in. force main will be installed approximately 5000 l.f. to the existing sewage pump station at the intersection of Baltusrol and Inverness Roads. By converting a holding tank at the head of the existing absorption bed to a pump station all effluent from the three (3) other existing pump stations will be collected and pumped to the Baltusrol-Inverness station. All the sewage pump stations will be evaluated and upgraded with pumps, motors, telemetering, etc., as necessary, to meet Town standards. Also, the condition of existing piping will be assessed to identify breaks, leaks, infiltration, etc. so it can be repaired. Upon completion of the sewer extension and related upgrades to the satisfaction of the Town Engineer and Sewer Department, ownership and maintenance of the sewerage system with appropriate easements will be transferred to the Town.

Schedule

The goal of FOG is to have the proposed improvements installed and operational by late this fall. Design and construction plans are currently under review by the Town Engineer and Department of Environmental Protection. The anticipated schedule is as follows:

September 22, 2003:	Falmouth on-the-Green Homeowners Association meeting to authorize acceptance of the design plans and issue for construction bids.
September 23, 2003:	Deliver plans to selected contractors
October 3, 2003:	Bid opening and evaluation
October 7, 2003:	Planning Board approval of Subdivision and Site Plan Review Amendment
October 8, 2003:	Authorization to start construction
October 13, 2003:	Construction start
November 15, 2003:	Construction completed along Winn Road so that pavement can be restored before winter shut-down of paving plants.
Nov. - December:	Pump station upgrades, etc.
December 31, 2003:	Activate new system

LUC

Obviously, the proposed construction schedule is very aggressive, but with the cooperation and timely approval of the parties involved, FOG homeowners can have new sewer service by late fall or early winter.

This submission includes the following documentation:

1. Cover letter prepared by Land Use Consultants, Inc., dated September 15, 2003 explaining the proposed amendment request
2. Falmouth Planning Board Request for Hearing
3. Application Fee: $40.00
4. Letter of Authorization dated September 12, 2003 by Deborah Fritzson, President, Falmouth- on-the- Green Homeowners Association, authorizing Land Use Consultants, Inc. to prepare and submit this Amendment Application.
5. Copy of Actions of the Falmouth Town Council, dated August 25, 2003, Item 6: approval of request by Falmouth-on-the-Green Homeowners Association to extend public sewer service to residents.
6. Plans: Falmouth-on-the-Green Sewer Extension, Falmouth, Maine, prepared by Millett Associates, Sheets 2-8.
7. Review and approval of proposed improvement plans by Tony Hayes, Town Engineer (to be submitted under separate cover).
8. Review and approval of proposed improvement plans by DEP Bureau of Health Engineering (to be submitted under separate cover).

We trust the enclosed narrative and documentation is helpful to your review of this application to amend the Subdivision and Site Plan Review approval for the Falmouth Country Club development. We would be pleased to respond to any questions or comments. We look forward to meeting with the Board at it's next regular scheduled meeting on October 7, 2003.

Very truly yours,

J. David Haynes, RLA

enclosures

cc: Deborah Fritzson, President
Dirigo Management Company
Michael Millett, P. E.

MEMORANDUM

TOWN OF CUMBERLAND, MAINE
290 TUTTLE ROAD
CUMBERLAND, MAINE 04021
TEL: 207-829-2205 FAX: 829-2224

October 2, 2003

Re: Verrill – Chase Driveway

Dear Bruce Hill Rd Ext. Resident:

Council Chairman Jeff Porter, Vice Chairman Bill Stiles, and I had a conference call this morning with Town Attorney Ken Cole. The meeting focused on the issued raised by the neighborhood regarding the status of the Town Road and the discontinuance of the Roadway.

I have attached a copy of a legal memo the Town had prepared twenty years ago regarding the former Abbott Road now known as Bruce Hill Road Ext. The memo clearly supports the Town's position and our attorney's position, that this has been a private roadway and, furthermore, the 1995 acceptance of the paved portion of the roadway identifies only that paved section. Because the unpaved extension was never a Town Road, we had no right to discontinue it. The confusion related to the County action is addressed in the memo.

I need to stress that the Town Council and my office has worked on this issue for several months, and this item has been discussed at several Council meetings publicly as well as in several of my reports to the Town Council. Councilors Stiles and Porter have been advised and have raised many of the same questions the neighborhood had relating to the road status. Although the documentation appears to be contradictory at best, we strongly believe and can defend that the portion of the roadway beyond the pavement on Bruce Hill Road Extension is private and therefore the remaining issues are strictly between Landowners. Our Town Attorney advised me that if the Town issued a Stop Work Order on the project we then imply ownership over the roadway, and the abutting landowners would lose their civil rights to defend their properties.

We have worked diligently on this issue and have tried to be understanding and compassionate about your concerns. We will monitor the situation and try to provide you with any additional information that becomes available. Both Councilors Stiles and Porter reaffirmed their commitment to meet with the neighbors to discuss the issues further. Please contact me if you wish to set-up such a meeting.

Sincerely,

William R. Shane
Town Manager

Nadeen Daniels

From: William Shane

Sent: Thursday, October 02, 2003 3:29 PM

To: Steve Moriarty (smoriarty@nhdlaw.com); Bill Stiles (wcstiles@maine.rr.com); Donna Damon (publicservant1@aol.com); Harland Storey (cstorey@gwi.net); Jeffrey.Porter@mail.doc.gov; Mark Kuntz (chinook96@msn.com); Mike Savasuk (mxslaw@maine.rr.com); William Shane; Nadeen Daniels

Subject: Bruce Hill Road Ext

I have spent must of the day on this issue. I have met with each one of the neighbors who were home and discussed this situation . We should have an answer by late this afternoon on what is going to happen next. I have asked the Police Dept. to be onsite at 6:30 AM tomorrow to help with possible neighborhood blockades. If the neighbors are off the paved portion of the roadway, they are on private property with permission of the landowner and we have no standing nor will we require vehicles to be moved.

And you thought he Credit Union was going to be the Hot topic! I'll update you this afternoon on the Court decision to issue or not to issue a restraining order on the project.

As of 3:20 Pm- The Judge asked both the Orser's attorney and Verrill's attorney to work out a solution and report back at 3:00 PM. Ken was not optimistic that the Judge would grant a restraining order for the Orser's. The judge said he would schedule a TRO hearing either Friday or Monday. I have told the contractor IO would not issue approval of the Culvert design until the TRO hearing was completed.

As soon as I hear I'll send you out a note- the attached letter along with some history was delivered to the homeowners today.

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

Nadeen Daniels

From: William Shane

Sent: Thursday, October 02, 2003 1:45 PM

To: Steve Moriarty (smoriarty@nhdlaw.com); Bill Stiles (wcstiles@maine.rr.com); Donna Damon (publicservant1@aol.com); Harland Storey (cstorey@gwi.net); Jeffrey.Porter@mail.doc.gov; Mark Kuntz (chinook96@msn.com); Mike Savasuk (mxslaw@maine.rr.com); William Shane; Nadeen Daniels

Subject: FW: Bruce Hill Road Extension problems

FYI

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: Peter McKenney [mailto:pmckenney@stroudwater.biz]
Sent: Thursday, October 02, 2003 1:43 PM
To: wfaatz@maine.rr.com; charley@maine.rr.com; colette@howell-ltd.com; djandersen@ra.rockwell.com; jcb@mpmlaw.com; Lizzyor@aol.com; tgmiller49@msn.com; tfalla@maine.rr.com
Cc: William Stiles; William Shane
Subject: Bruce Hill Road Extension problems

As you are aware, Scott Verrill commenced road construction Wednesday morning despite the protestations of the abutting landowners and town officials.

The Orsers have filed a lawsuit and are seeking a Temporary Restraining Order. Their attorney was scheduled to meet with a judge on the TRO at 1:15 pm today. The Town has asked its attorney, Ken Cole, to attend the meeting to provide helpful information to the judge. Sid Stratton, the other abutting landowner, also is opposing the actions of Mr. Verrill.

The Town's attorney has advised the Town Manager and Council that the Town is not the owner of the road and it should not in any way act as an owner. Otherwise, he believes that such action could interfere with the rights of the abutting landowners.

Bill Shane, the Town Manager, has been working many hours on this issue, and using the services of the Town's attorney extensively. The Manager met this morning with Bill Stiles, Council Vice- Chair and Jeff Porter, Council Chair, for approximately 2 hours to discuss the current situation. Ken Cole participated in the meeting by phone. Afterwards, Mr. Shane sent out a letter to the residents of this road to inform them of their legal stance. If you do not yet have one, send an email to bshane@cumberlandmaine.com and I am sure he will forward a copy to you promptly. Mr. Shane anticipates being on-site Friday morning and will monitor the physical activity closely.

Mr. Shane mentioned to me that parking a vehicle (i.e., leaving it unattended) on the pavement of the improved road is not permitted. I am aware, however, that the Orsers and Mr. Stratton do not object to anyone parking a vehicle on their part of the former road. If anyone attempts to move someone else's vehicle without permission, they would be violating your rights and would be accountable for their actions.

Hopefully, the legal issues will start to be resolved shortly.

Peter C. McKenney, VP & CFO
Stroudwater Associates
443 Congress St.
Portland, ME 04101

207-756-6090, ext. 235
Fax 207-828-0821
Cellular 207-776-2033
pmckenney@stroudwater.biz

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 SEPTEMBER, 2003

The Cumberland Fire Department responded to 48 emergency incidents during the month of September 2003. Mutual Aid was given three times, and received two times.

A motor vehicle crash occurred on September 3rd. The early evening accident occurred on Main Street in the area of the Library, disrupting traffic until the scene could be secured. The single-vehicle accident involved a CMP pole and brought down power lines. The single occupant of the vehicle was removed from the vehicle after power was disconnected from the downed lines, and was treated and released by the Rescue Department.

The Department responded to provide mutual aid to the Town of Freeport for a structure fire in their community on September 20th. One Engine and the Ladder provided coverage.

The Department responded to a motor vehicle crash on September 26th. This accident also involved a CMP pole. The occupants of the vehicle were treated and released by Rescue Department personnel on scene. Blanchard Road was shut down for several hours until the pole, that was nearly broken in two, could be replaced due to the life-safety hazard.

Two department members have recently been promoted. Mark Stewart was promoted to Fire Captain on Ladder Company 7, Mark has been a member of the department since 1990 and most recently served as Fire Lieutenant on Engine Company 1. Adam Dews was promoted to Fire Lieutenant on Engine 1, Adam has been a member of the department since 1995 and was most recently assigned to Engine 1 as a Firefighter. Both of these individuals bring experience and professionalism with them to their positions, we congratulate them on their promotions.

The Department provided fire suppression coverage at the Cumberland Fair throughout the last week of September. A fair response vehicle, Engine 17, was put into service for the week and responded to all fire and EMS emergencies on the fairgrounds. This vehicle assists the Fire and Rescue Departments move personnel and patients throughout the grounds, and expedites transport. The vehicle utilized for Engine 17 is provided to us by Reynolds Motor Sports in Gorham. The Technical Rescue Team also provided an extrication demonstration on the opening day of the Fair.

The Fire Department is in the process of planning for Fire Prevention Week Activities during the week of October 5th. Department personnel will be visiting classrooms and providing tours of the Station throughout the week. The final event of Fire Prevention Week is the Open House, which will be held on Saturday October 11th from 10 am to 1 pm at Fire Headquarters on Tuttle Road. The Fire Prevention Division would like to take a moment to remind everyone to change their smoke detector batteries when the clocks change, and to have fire extinguishers and escape plans in place in their homes in the event of an emergency.

Cumberland Fire Department
List of Runs by Month and Call Type
September 2003

Date	Incident Number	Box Number	Type of Call
9/3/2003	321	103	Fire Alarm Activation
9/3/2003	322	318	Motor Vehicle Crash
9/4/2003	323	219	Public Assist
9/5/2003	324	202	Motor Vehicle Crash
9/5/2003	325	152	EMS
9/7/2003	326	400	EMS
9/10/2003	327	381	Water Problem
9/10/2003	328	135	Motor Vehicle Crash
9/11/2003	329	379	EMS
9/12/2003	330	318	Fire Alarm Activation
9/13/2003	331	318	Smoke Investigation
9/13/2003	332	400	Unauthorized Burn
9/13/2003	369	10	Station Coverage in North Yarmouth
9/14/2003	333	300	Mutual Aid to Yarmouth
9/16/2003	334	100	Mutual Aid to Falmouth
9/17/2003	335	400	EMS
9/19/2003	336	318	Fire Alarm Activation
9/19/2003	337	501	Vehicle Fire
9/20/2003	338	300	Mutual Aid to Freeport
9/21/2003	349	10	Engine 17 Grounds Coverage
9/21/2003	341	223	EMS
9/21/2003	350	10	Squad 1 Extrication Demonstration
9/21/2003	351	10	Ladder 7 Gate Coverage
9/21/2003	339	502	Motor Vehicle Crash
9/21/2003	340	223	EMS
9/22/2003	342	10	Engine 17 Grounds Coverage
9/22/2003	343	10	Demolition Derby
9/23/2003	344	10	Engine 17 Grounds Coverage
9/23/2003	345	347	Outside Electrical Problem
9/23/2003	346	501	EMS
9/23/2003	347	527	Outside Electrical Problem
9/23/2003	348	158	Outside Electrical Problem
9/24/2003	352	10	Mini Tractor Pulls
9/24/2003	353	10	Engine 17 Grounds Coverage
9/24/2003	354	223	EMS – Condemned Amusement Ride
9/24/2003	355	223	EMS
9/25/2003	356	10	Engine 17 Grounds Coverage
9/25/2003	367	10	Antique Tractor Pulls
9/26/2003	357	10	Engine 17 Grounds Coverage
9/26/2003	358	316	Motor Vehicle Crash
9/26/2003	359	10	4x4 Truck Drags
9/27/2003	360	167	Fire Alarm Activation
9/27/2003	361	10	Parade Detail
9/27/2003	368	10	Ladder 7 Gate Coverage
9/27/2003	362	534	Vehicle Fire
9/27/2003	363	10	2 and 4 wheel Truck Pulls
9/27/2003	364	317	Motor Vehicle Crash
9/28/2003	365	316	EMS

**Run Number 366 was assigned to a call in October.

CUMBERLAND FIRE DEPARTMENT

2003 RUN STATISTICS AS OF SEPTEMBER 30, 2003

LEGEND- *LYT = Last Year Total* *LYTD = Last Year to Date*
YTD = Year to Date *TFCM = Total for Current Month*

NUMBER OF RUNS ASSIGNED PER COMPANY

		LYT	LYTD	YTD	TFCM
Engine 1	=	183	129	086	008
Engine 2	=	088	070	078	005
Engine 3	=	193	142	087	013
Engine 4	=	052	044	012	002
Engine 5	=	133	098	080	006
Engine 6	=	002	002	002	000
Engine 8	=	002	002	003	000
Engine 9	=	001	001	002	000
Engine 17	=	016	016	018	016
Forestry 2	=	008	008	003	000
Ladder 7	=	141	095	104	011
Marine 1	=	001	001	000	000
Squad 1	=	256	172	163	017
Tank 1	=	001	001	002	000
FF/EMT	=	---	---	077	005

TYPE OF INCIDENTS REPORTED

		LYT	LYTD	YTD	TFCM
Structure Fire/Smoke in bldg.	=	029	019	011	000
Chimney Fire	=	007	006	006	000
Vehicle Accident	=	065	050	046	006
Vehicle Fire	=	011	009	009	002
Mutual Aid	=	080	064	057	004
RIT	=	053	037	014	000
Fire Alarm Activation	=	053	034	043	004
Flammable Liquid Spills	=	006	004	002	000
Grass/Brush/Woods Fire	=	040	036	018	002
Water Rescue	=	002	001	000	000
EMS	=	118	086	078	010
Carbon Monoxide	=	009	007	004	000
Water Problem	=	002	001	006	001
Outside Electrical Problem	=	022	014	020	003
Public Assistance	=	030	020	012	001
LP Gas Problem	=	008	005	002	000
Interior Electrical Problem	=	002	001	004	000
Station Staffing	=	004	003	001	000
Outside Event Coverage	=	028	028	029	015
Other	=	007	005	006	000
TOTALS	**=**	**584**	**430**	**369**	**048**

***Run # 366 was used in October**

Nadeen Daniels

From: William Shane

Sent: Thursday, October 02, 2003 4:32 PM

To: 'Peter McKenney'; wfaatz@maine.rr.com; charley@maine.rr.com; colette@howell-ltd.com; djandersen@ra.rockwell.com; jcb@mpmlaw.com; Lizzyor@aol.com; tgmiller49@msn.com; tfalla@maine.rr.com

Cc: Steve Moriarty (smoriarty@nhdlaw.com); Bill Stiles (wcstiles@maine.rr.com); Donna Damon (publicservant1@aol.com); Harland Storey (cstorey@gwi.net); Jeffrey.Porter@mail.doc.gov; Mark Kuntz (chinook96@msn.com); Mike Savasuk (mxslaw@maine.rr.com); William Shane; Nadeen Daniels

Subject: RE: Bruce Hill Road Extension problems

Dear Bruce Hill Rd Residents:

As some of you may know by now, the judge did not issue an opinion in this afternoons hearing. The Judge asked all attorneys present to submit written statements by noon on Monday regarding the issue. The Town will submit our opinion (we have no standing in the matter and believe it is private property) along with the other two opinions. Under advice of the Town Attorney, the **Town will not approve** the Culvert design until the Judge has issued his opinion on Monday afternoon.

The attorneys agreed that while waiting for the Judge's decision, it may be in everyone's best interest to cease work on the project. Whether Mr. Verrill will follow his attorney's recommendation is unknown.

Our Police Officers will be present in the morning to monitor the activity. I'll update you all as more information becomes available. Peter Mc has been extensively involved in the legal process and could provided additional information if requested.

Thank you,

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

Nadeen Daniels

From: William Shane

Sent: Thursday, October 02, 2003 4:33 PM

To: Steve Moriarty (smoriarty@nhdlaw.com); Bill Stiles (wcstiles@maine.rr.com); Donna Damon (publicservant1@aol.com); Harland Storey (cstorey@gwi.net); Jeffrey.Porter@mail.doc.gov; Mark Kuntz (chinook96@msn.com); Mike Savasuk (mxslaw@maine.rr.com); William Shane; Nadeen Daniels

Subject: FW: TRO schedule

FYI

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: Peter McKenney [mailto:pmckenney@stroudwater.biz]
Sent: Thursday, October 02, 2003 4:24 PM
To: William Shane; William Stiles; djandersen@ra.rockwell.com
Cc: Lizzyor@aol.com
Subject: TRO schedule

Justice Robert Crowley conducted a meeting this afternoon related to the case and request for TRO. Michael Traister represented the Orsers and Jeff Peters represented Susan Chase. Jeff was not yet familiar with the facts or legal issues. Ken Cole attended as an observer.

According to Michael, J. Crowley is heavily biased towards the mediation process and does not favor TROs in general. So he ordered the two parties to move to a conference room to see if a resolution of the dispute could be achieved today. The meeting was not a long one. For several reasons, a resolution was not possible. Ken Cole excused himself from this activity.

Afterwards, the judge scheduled a hearing on the TRO for Monday. Since this case primarily is about legal issues rather than dispute over the facts, there will be virtually no need for presentation of evidence or testimony. It will focus on the legal arguments. Monday was chosen in order to give Mr. Peters a chance to learn about his client's case and to prepare a response. A set of photos also will be presented.

Mr. Peters told Michael that he has advised his client to stop all work on the roadway. Since his advice had to be delivered prior to the start of the hearing today (1:15), and given that there were four men working most of this afternoon at the site, it appears his client is not taking his advice.

Without a TRO in effect at this moment, we cannot stop this activity- unless someone is interested in self-help remedy. The one remaining legal impediment to installing the culvert that I am aware of is the requirement for Bill Shane's formal approval of the bridge plan. I would hope that Bill's extremely busy schedule will prevent him getting to that administrative function until at least the TRO hearing next week.

Michael was fairly optimistic that the TRO will be granted.

Peter C. McKenney, VP & CFO
Stroudwater Associates
443 Congress St.
Portland, ME 04101

TOWN OF CUMBERLAND
PUBLIC HEARING NOTICES

The Cumberland Town Council will hold a Public Hearing on the following items beginning at 7:00 p.m., MONDAY, OCTOBER 6, 2003, in the Town Council Chambers, 290 Tuttle Road:

1. To adopt Section 6.8 of the MMA General Assistance Ordinance for the Period of October 1, 2003 to October 1, 2004;

2. To consider a renewal of the Chebeague Island Hall and Community Center Bottle Club liquor license;

3. To hear a report from the Fire Chief regarding sprinkler policies presently Enforced through the Cumberland Subdivision Ordinance; and

4. to receive a request for a Contract Zone for a branch office of the Town and Country Credit Union to be located at the former Bowdoin Medical Building, 342 Main Street. This item will be referred to the Planning board for recommendation and return to the Town Council for final action.

To allow homeowners in pt of Falm + not Cumb

TOWN OF CUMBERLAND

PUBLIC HEARINGS NOTICE

The Cumberland Town Council will hold a Public Hearing on the following items beginning at 7:00 p.m., **MONDAY, OCTOBER 6, 2003**, in the Town Council Chambers, 290 Tuttle Road:

1. To consider and act on the renewal application by Chebeague Island Hall Community Center for a Bottle Club Registration and a Special Amusement Permit for the period August 2003 through August 2004;

2. To hear a report from the Cumberland Fire Chief regarding an amendment to the current sprinkler policies;

3. To receive a request for a Contract Zone for a branch office of the Town and Country Credit Union to be located at the former Bowdoin Medical Building, 342 Main Street;

4. To adopt updated maximums to the MMA General Assistance Ordinance for the period of October 1, 2003 through October 1, 2004.

Jeffrey Porter,
Council Chairman

POSTING

TOWN OF CUMBERLAND
PUBLIC HEARING NOTICES

The Cumberland Town Council will hold a Public Hearing on the following items beginning at 7:00 p.m., **Monday, October 6, 2003**, in the Town Council Chambers, 290 Tuttle Road:

1. To adopt Section 6.8 of the MMA General Assistance Ordinance for the period of October 1, 2003 to October 1, 2004;

2. To consider a renewal of the Chebeague Island Hall and Community Center Bottle Club liquor license;

3. To hear a report from the Fire Chief regarding sprinkler policies presently enforced through the Cumberland Subdivision Ordinance;

4. To receive a request for a Contract Zone for the Town and Country Credit Union to open a business at the former Bowdoin Medical Building, 342 Main Street. This item will be referred to the Planning Board for recommendation and return to the Town Council for final action.

****
*** ACTIVITY REPORT ***
****

ST. TIME	CONNECTION TEL	CONNECTION ID	NO.	MODE	PGS.	RESULT
*09/24 05:24	97916920	PRESS HERALD NEW	0457	TRANSMIT ECM	2	OK 00'19
*09/24 05:29	97916925	PORTLAND PRESS H	0458	TRANSMIT ECM	2	OK 00'25
*09/24 05:31	97812060		0459	TRANSMIT ECM	1	OK 00'27
09/24 21:12	8838660	MIKE MARTIN PHB	5376	AUTO RX ECM	5	OK 02'44
09/24 21:22	97618599		0460	TRANSMIT	0	NG 00'00
						0 STOP
09/24 21:24	97618599	GOVERNMENT BANKI	0461	TRANSMIT ECM	2	OK 00'21
09/24 22:01	97756275		0462	TRANSMIT G3	2	OK 01'06
09/24 22:10	207 774 1116		5377	AUTO RX ECM	2	OK 00'23
09/24 22:18	97724096		0463	TRANSMIT ECM	2	OK 00'31
09/25 02:05			5378	AUTO RX ECM	2	OK 01'38
09/25 02:16	97979949	NIDELINGER APART	0464	TRANSMIT ECM	2	OK 01'11
09/25 03:06			5379	AUTO RX ECM	2	OK 01'24
09/25 08:04			5380	AUTO RX ECM	1	OK 00'45
09/25 21:08		GOVERNMENT BANKI	5381	AUTO RX ECM	3	OK 00'36
09/25 22:20			5382	AUTO RX ECM	1	OK 00'46
09/26 01:15	97916920	PRESS HERALD NEW	0465	TRANSMIT ECM	2	OK 00'36
09/26 01:58	98747287		0466	TRANSMIT ECM	4	OK 00'43
09/26 02:37	97812060		0467	TRANSMIT ECM	2	OK 00'39
09/26 02:39	97916920	PRESS HERALD NEW	0468	TRANSMIT ECM	2	OK 00'20
09/26 02:40	97916925	PORTLAND PRESS H	0469	TRANSMIT ECM	2	OK 00'20

TOWN OF CUMBERLAND, MAINE

290 Tuttle Road Cumberland, ME 04021
Phone: 207-829-2205
Fax: 207-829-2224

Fax

To:	Joan	**From:**	Nadeen Daniels, Town Clerk
Fax:	791-6920 or 791-6925	**Pages:**	2 (including cover)
Phone:		**Date:**	9/23/2003
Re:	PUBLIC HEARING AD	**CC:**	

X **Urgent** **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

• **Comments:**

Hi Joan,

Please run the attached Public Hearing(s) Notice for one day, Friday, September 26, 2003. Please call me to confirm.

Thank you,
Nadeen Daniels

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

Fax number:
781-2060

☒ Urgent
☐ For Review
☐ Please Comment
☐ Please Reply

From
Nadeen Daniels

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

Date sent: 9-23-03
Time sent: 5:30pm
Number of pages including cover page: 2

Message:

Hi Dottie—

Please run this ad in your OCTOBER 2nd issue.

Thanks
Nadeen

****
*** ACTIVITY REPORT ***
****

ST. TIME	CONNECTION TEL	CONNECTION ID	NO.	MODE	PGS.	RESULT
*09/22 21:12	97732525		0450	TRANSMIT ECM	2	OK 00'42
*09/22 21:32			5366	AUTO RX G3	2	OK 01'18
*09/22 22:19			5367	AUTO RX ECM	1	OK 00'54
*09/22 23:25	918008137868		0451	TRANSMIT ECM	1	OK 00'31
*09/22 23:27	92873842		0452	TRANSMIT ECM	1	OK 00'39
*09/22 23:29	207 878 7771		5368	AUTO RX ECM	2	OK 00'52
*09/22 23:38	2077724096		5369	AUTO RX ECM	3	OK 00'36
*09/23 01:24	97757935		0453	TRANSMIT ECM	3	OK 00'31
*09/23 01:46	98464956		0454	TRANSMIT G3	1	OK 00'40
*09/23 02:56			5370	AUTO RX ECM	1	OK 00'46
*09/23 03:04			5371	AUTO RX ECM	1	OK 00'38
*09/23 22:03			5372	AUTO RX ECM	2	OK 01'01
09/23 22:19			5373	AUTO RX ECM	2	OK 01'07
09/23 22:20	97970255		0455	TRANSMIT ECM	1	OK 00'50
09/23 22:59	207 829 5756		5374	AUTO RX ECM	2	OK 00'35
09/24 01:10	920 563 7395		5375	AUTO RX G3	3	OK 02'06
09/24 03:26	97724096		0456	TRANSMIT ECM	7	OK 01'01
09/24 05:24	97916920	PRESS HERALD NEW	0457	TRANSMIT ECM	2	OK 00'19
09/24 05:29	97916925	PORTLAND PRESS H	0458	TRANSMIT ECM	2	OK 00'25
09/24 05:31	97812060		0459	TRANSMIT ECM	1	OK 00'27

Legal Notice

The Cumberland Town Council will ~~be considering the following~~ hold a public hearing beginning at 7:00 PM, October 6, 2003 in the Town Council Chambers ~~of Town Hall, 290 Tuttle Road, Cumberland, Maine:~~ on the following items:

1. ~~Authorization of~~ for to locate a 4 lot SD on a a Contract Zone for Scott & Denise Morgan. ~~The property is~~ a nine acre parcel abutting the Town gravel pit ~~and is~~ accessed off of Forest Lake Road. The property is presently zoned Industrial ~~and the request is for a 4 lot subdivision.~~

2. Adoption of Section 6.8 of the MMA general assistance ordinance for the period of October 1, 2003 to October 1, 2004.

3. ~~To grant~~ a liquor license for the Chebeague Island Hall and Community Center.

4. To ~~consider~~ hear a report from the Fire Chief regarding sprinkler polices presently enforced through the Subdivision Ordinance

5. ~~To consider a request~~ To receive a request for a Contract Zone for the Town and Country Credit Union to open a business at the former Bowdoin Medical building, 342 Main Street. If approved, this will be referred to the Planning Board for recommendation ~~then~~ and back to the Town Council for final ~~authorization~~ action.

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.

8/28

Jeffrey Porter, *Council Chairman*

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 8, 2003. 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 8/28

Town of Cumberland
Rines Property Committee Volunteers

The Appointments Committee of the Town Council is requesting names of individuals interested in serving on an oversight committee for the management of the recently purchased Rines property on Range Road. The committee's tasks will include recommendations for the protection and proper management of this property.

The Town Council will be developing goals and objectives for this Committee and will designate a Council representative to serve as part of the group. The Town Council is looking for a diverse group of individuals to bring a variety of viewpoints.

If you are interested in being interviewed for this committee, please contact the Town Hall at 829-2205 for an application or visit the Town website at www.cumberlandmaine.com. Applications will be accepted until October 24, 2003.

to this committee.

download an application from

Hi Dottie –

Just a few changes

Thanks

Nadeen

M.I.

the FORECASTER

FAX 2

Number 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: 9-29-03

To: Jadeen **From:** Dotti

Good afternoon Jadeen! Here's the proof of your ad. Please get back to me by tomorrow morning with any changes or corrections. Thank you!

Council Chairman, Jeff Porter, asked me to prepare a list of accomplishments, and other information related to my first 6 months as Town Manager. Please note, without the assistance of our staff none of this would have been possible.

Accomplishments

- Reduced Town's contribution to Health Insurance costs by $118,000
- Developed an incentive plan to reduce sick leave
- Implemented purchasing and procurement policy and have required all Department Heads to follow through on the plan procedures
- Developed a service sharing agreement with MSAD 51 for custodial services in exchange for sweeping & snow plowing
- Ongoing efforts to build and maintain open and collaborative communications with the School Department
- Developed and implemented Annual Performance Evaluation System for all employees and have established monthly meetings with all Department Heads, both one-on-one and as a group
- Established ongoing communications with the Cumberland Farmers Club
- Continue work on Regionalization Efforts and brought the Town to the table as a player in the region regarding all municipal issues.
- Finalized the Stone Wharf work and contract schedule
- Improved relations with Chebeague Island residents
- Improved communications with Town Council -All Councilors receive all information
- Moved the Wharf Road project closer to reality with the Town of Yarmouth
- Created an internal CIP process – to begin shortly
- Assisted on the Closing of the Rines property acquisition
- Worked with CMIT and LMF to acquire development rights for Sunrise Acres Farm

Areas for Improvements

- Time Management - need to shift more time to staff to balance Council Work and Staff needs
- Need to develop stronger Team concept among a few staff members
- Need to help my staff improve computer skills and understand and use the GIS system
- Need to slow the train down sometimes to let people catch up and not feel overwhelmed
- Need to continue networking with area managers

General Observations

I have thoroughly enjoyed my first 6 months on the job and have appreciated the support and confidence the Town Council has had in me to perform my job. I came here knowing it will take two years to get my own style of management and programs in place. Some people may leave during that period and I will be saddened if they choose to do so. My commitment to the Town of Cumberland is 100%+. I am here to serve the Council and the residents with all my abilities and skills to keep this a great community. This is my first job working and living in the same Town and I will tell you it has been an eye opener - I wouldn't trade it for the world! Thank you again for your support.

Town Manager Salaries and Benefits

Town	Annual Salary	Vacation	Sick	Car or Car Allowance	Appraisal	Insurance	Retirement
Yarmouth	$94,800.00	4 weeks / year after 12 years	1 day per month, can accrue up to 120 days (since he was hired before 1994).	None Listed	No Set System, each council chooses their own style	90 % self and family. Same as all non-union employees	6% town / 5% Employee ICMA 401
Cape Elizabeth	$87,550.00	24 Days / Year	12 Days / Year	$4120 / Year	Informal	100% self	7% ICMA
Scarborough	$97,000.28	5 weeks / Year	12 Days / Year	$500 / month	Attached	Same as all other non-union	18% to 457 plan
Freeport	$94,627.90	5 weeks / Year	12 Days / Year	$0.36 per Mile	Attached	100% insurance coverage	11% ICMA and / or State Retirement
Gray	$71,200.00	3 weeks / Year	12 Days / Year	$250 / month	Attached	100% insurance coverage	11% ICMA
Falmouth	$96,600.00	20 Days / Year	10 Days / Year	$470 / month	Yes, no form, done orally	100% insurance coverage	8% ICMA 401A Plan / 5% ICMA 457 Plan
North Yarmouth	$47,800.00	5 weeks / Year	12 Days / Year	$0.36 per mile	Yes, no copy available	100% health and dental	8% ICMA
Windham	$80,000.00	Up to 4 weeks / Year	12 Days / Year	Town Vehicle - Is charged $3 per day for use of car	Yes, no copy available	100% health and dental, family plan	6% ICMA
Gorham	$85,683.00	4 weeks / Year after 9 years	12 Days / Year	$300 / month	Yes, No set evaluation form	100% health insurance, family plan	5% ICMA
Cumberland	$82,000.00	3 weeks / Year	12 Days / Year up to 132	"reasonable monthly reimbursement"	Process not yet set	100% health insurance for self, 90% for family	7% ICMA

EMPLOYMENT AGREEMENT

THIS AGREEMENT is made and entered into this 3 day of 24, 2003 between the TOWN OF CUMBERLAND, Maine (hereinafter called TOWN) and William R. Shane (hereinafter called EMPLOYEE) pursuant to these terms and conditions:

A. WHEREAS, the TOWN wishes to employ the services of William R. Shane as Town Manager of the Town of Cumberland; and

B. WHEREAS, the TOWN and EMPLOYEE desire to provide for certain procedures, benefits and requirements regarding the employment of EMPLOYEE by the TOWN; and

C. WHEREAS, EMPLOYEE wishes to accept employment as Town Manager of said Town under the terms and conditions stated herein.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and intending to be legally bound hereby, the TOWN and EMPLOYEE agree to the following:

1. DUTIES – TOWN agrees to employ William R. Shane as the Town Manager of the Town of Cumberland to perform all duties as specified by law, charter and ordinance including acting as Town Treasurer, Tax Collector, Overseer of the Poor and Sewer Superintendent, and to perform such other proper duties as assigned by the Town Council.

2. COMPENSATION. TOWN agrees to pay EMPLOYEE a starting salary of Eighty Two Thousand dollars ($82,000), payable in such installments as the TOWN may from time to time determine for all management employees. EMPLOYEE shall be given a performance review at the end of his first six months of employment and if found satisfactory his salary shall be raised by a minimum of 4% at that time. EMPLOYEE'S salary shall be subject to adjustments annually thereafter as the Town Council shall determine based upon an annual performance evaluation of EMPLOYEE.

3. TERMS OF EMPLOYMENT

(a) The first six (6) months of employment shall serve as a probationary period. At the end of said six (6) months, the EMPLOYEE or TOWN may decide to terminate the Employment agreement at their discretion, subject to the conditions contained herein.

(b) EMPLOYEE'S term of employment hereunder shall not exceed 3 years, subject to the conditions contained herein.

(c) Town Council will on an annual basis conduct a written evaluation of the EMPLOYEE'S performance. This evaluation will help define goals and performance objectives for the proper operation of the TOWN government, and help to set in place objectives for the future.

(d) Nothing in this Agreement shall prevent, limit, or otherwise interfere with the right of the Town Council to terminate the services of EMPLOYEE at any time and for any reason, with cause, subject only to the provisions set forth in Section 4, paragraph (a) of this Agreement. The Town Council shall provide a thirty (30) day written notice of termination.

(e) Nothing in this Agreement shall prevent, limit, or otherwise interfere with the right of the EMPLOYEE to resign at any time from his position with the TOWN, subject only to the provisions set forth in Section 4, paragraph (b) of this Agreement.

4. TERMINATION CONDITIONS AND PAY

(a) In the event EMPLOYEE is terminated by the Town Council while EMPLOYEE is willing and able to perform the duties of the Town Manager, TOWN shall continue to pay EMPLOYEE'S salary and benefits for a period of thirty (30) days following the specified date of termination, subject to the following conditions:

(1) If EMPLOYEE shall obtain employment elsewhere prior to the expiration of said thirty (30) day period, the salary and benefits payable to EMPLOYEE shall cease as of the date of such other employment.

(2) In the event EMPLOYEE is terminated because of a conviction of any felony, then, in that event, the TOWN shall have no obligation to pay the stipulated termination salary and benefits.

(b) EMPLOYEE may voluntarily resign his position at any time upon thirty (30) days written notice to TOWN. In the event of such termination, EMPLOYEE shall not be entitled to receive the termination pay provided for in paragraph (a) of this Section.

5. RETIREMENT PLAN – EMPLOYEE and TOWN will make contributions to the Retirement System at the rates prescribed by the Retirement System and the TOWN personnel policy, rules or guidelines.

6. AUTOMOBILE ALLOWANCE – EMPLOYEE will provide his/her own automobile for use on TOWN business and TOWN agrees to pay EMPLOYEE a reasonable monthly reimbursement for in-town automobile use. Reimbursement

for automobile use for out of town travel shall be at a rate paid to all TOWN employees for business travel.

7. INSURANCE COVERAGE

(a) TOWN shall provide a health insurance program, as provided for other TOWN employees, for EMPLOYEE and dependents at the rate of payment provided for all municipal employees as provided in the personnel policy.

(b) TOWN shall provide EMPLOYEE with life insurance in the amount of one times the EMPLOYEE'S annual salary.

(c) TOWN shall defend, hold harmless and indemnify EMPLOYEE against any tort, professional liability claim or demand or other legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of EMPLOYEE'S duties as Town Manager. TOWN will defend, compromise or settle as appropriate any such claim or suit and pay the amount of any settlement or judgment. This section does not apply to any claims resulting from EMPLOYEE'S willful misconduct or claims arising outside of EMPLOYEE'S duties as Town Manager and Town's obligation hereunder shall be subject to the provisions of 14 M.R.S.A. § 1801 et seq and any other provisions or limitations provided by law.

8. VACATION AND SICK LEAVE

(a) EMPLOYEE shall earn and accumulate vacation time at the rate prescribed by the existing personnel rules and regulations but shall initially be entitled to three (3) weeks of vacation annually.

(b) EMPLOYEE shall earn and accumulate sick leave at the rate prescribed by the existing personnel rules and regulations.

(c) Upon termination, whether voluntary or involuntary, TOWN shall compensate EMPLOYEE for all accrued vacation leave as outlined in the personnel rules and regulations. Said compensation shall be based upon EMPLOYEE'S salary as of the date of employment termination.

9. RESIDENCY-EMPLOYEE shall make his residence in the Town of Cumberland, which shall be his permanent and primary residence. EMPLOYEE shall not reside outside the Town without authorization of the Town Council.

10. BUSINESS EXPENSES – TOWN shall reimburse EMPLOYEE for all business-related expenses.

11. CONFERENCES, TRAINING AND EDUCATION

(a) The TOWN shall pay for membership dues and attendance at the Annual ICMA Conference, the Maine Town and City Managers Annual Meeting, and the Maine Municipal Association Annual Convention. Reimbursement for any dues, attendance at meetings, and expenses for other professional development activities of the EMPLOYEE are subject to Town Council approval.

12. GENERAL BENEFITS – In addition to the benefits cited herein, TOWN shall provide EMPLOYEE with any and all benefits that apply to other Administrative employees.

13. GENERAL PROVISIONS

(a) This Agreement shall become effective as of March 31, 2003.

(b) If any provision, or portion thereof, contained in this Agreement is held to be unconstitutional, invalid, or unenforceable, the remainder of this Agreement shall not be affected and shall remain in full force and effect.

(c) No term or provision of this Agreement shall be deemed to have been waived by either party unless such waiver is in writing and signed by the party making the waiver.

(d) This Agreement may be amended at any time only by a writing duly executed by both parties.

(e) The subject headings of the Sections of this Agreement are included for the purpose of convenience only and shall in no way affect the meaning, construction or interpretation of any provision of this Agreement.

IN WITNESS WHEREOF, and intending to be legally bound, the parties have, in good faith, executed this Agreement the day and year above written.

WITNESS

_____

TOWN OF CUMBERLAND

BY:_____

_____

_____

_____

TOWN OF CUMBERLAND

PUBLIC HEARING NOTICE

The Cumberland Town Council will hold a Public Hearing to consider and act on the renewal application by Chebeague Island Hall Community Center for a Bottle Club Registration and Special Amusement Permit for the period August 2003 through August 2004. The applications may be viewed at the office of the Town Clerk during regular business hours. Interested parties are invited and encouraged to attend.

Jeffrey Porter,
Council Chairman