

## **AGENDA**

Cumberland Special Town Council Meeting  
Town Council Chambers

**WEDNESDAY, October 8, 2014**

**7:00 P.M. Call to Order**

**I. CALL TO ORDER**

**II. MANAGER'S REPORT**

**III. PUBLIC DISCUSSION**

**IV. LEGISLATION AND POLICY**

**14 – 163** To hear a report from the Town Manager and to accept public comment re: Harris Road Referendum.

**V. NEW BUSINESS**

*Waste Collection Events:*

- October 11<sup>th</sup> Hazardous Household Waste Collection 8:00 a.m. – 1:00 p.m.
- October 13<sup>th</sup> – 17<sup>th</sup> Bulky Item Pickup Week
- October 18<sup>th</sup> Universal Waste Collection 8:00 a.m. – 1:00 p.m.

**VI. EXECUTIVE SESSION** pursuant to Title 36 M.R.S.A., Section 841(2) to consider an application for tax abatement based on hardship.

**VII. ADJOURNMENT**

# MOTIONS

14 – 163      No action.

**I move to recess** to Executive Session pursuant to Title 36 M.R.S.A., Section 841(2) to consider an application for tax abatement based on hardship. *Bingham / Edes 7-0 9:00 p.m.*

**I move to *approve/deny*** the application for tax abatement for fiscal year 2013 in the amount of \$1,819.13.

*motion by Bingham 2nd by Stiles  
to cancel the Oct. 27, 2014 T.C. Meeting*



# Harris Road Question 2





# Contract Zone

In February, Justin Fletcher requested the Town Council grant a Contract Zone for his property located at 3 Longwoods Road to allow him to divide the property and build two homes or two duplexes. In exchange, he would give the Town 1 acre of land so that a Town road could be built from Harris Road to Route 9 / Longwoods Road.

The current Zoning is RR 1 which requires 4 acres of land to build a home. The Contract Zone approved on July 14<sup>th</sup> allows for 1 duplex and 1 single family on a 4 Acre lot.

In exchange for the CZA, the Town will get 1 Acre of Land to build a Connector Road from RT 9/ Longwood Road to Harris Road.





## Question 2



“Do you support the following Town Council’s action on July 14, 2014: Adoption of Ordinance approving Contract Zone amendment for property located at 3 Longwoods Road, Cumberland, Maine to create two lots and to convey to the Town of Cumberland a right-of way from Longwoods Road to Harris Road.”



# What is a Contract Zone?

- A Contract Zone is simply a zone change.
- The Town Council assigns special conditions such as setback and density and asks the Planning Board for their recommendation.
- Both the Town Council and Planning Board unanimously agreed, the CZA was consistent with the Comp Plan, improved traffic flow and improved Public Safety.
- Comp Plan – 66% supported connecting major roads  
66% supported an interconnected network  
47% approved of connecting Harris to Rt. 9



# What's in this Contract Zone?

<b>Lot Regulations</b>	<b>Current RR1 District</b>	<b>New Contract Zone</b>
Lot Frontage	200 feet	200 feet
Front Setback	50 feet	50 feet
Rear Setback	75 feet	75 feet
Side Setback	30 feet; combined width at least 75 feet	15 feet; combined width at least 40 feet
Sheds	15 feet from side and rear	10 feet from side and rear and 100 feet from front
Driveways	15 feet from side and rear	10 feet from side
Minimum Lot Size	Four acres or two acres for lots served by sewer	.98 acres
Duplex/Multiplex	2.5 acres per dwelling unit or one acre per dwelling unit for lots served by sewer	.49 acres per dwelling



# Recent Contract Zone

Main St – 6 Units of Affordable Senior Housing

Main St – 4 units of 55 and Older Housing

Rt One- Commercial development – Home to SEAFAX, Exactitude and Pack Edge

Main St- AFR Credit Union

Village Green- 58 Units of Housing – Village Master Plan

Morrison Hill & Castle Rock- 34 units of Affordable Housing

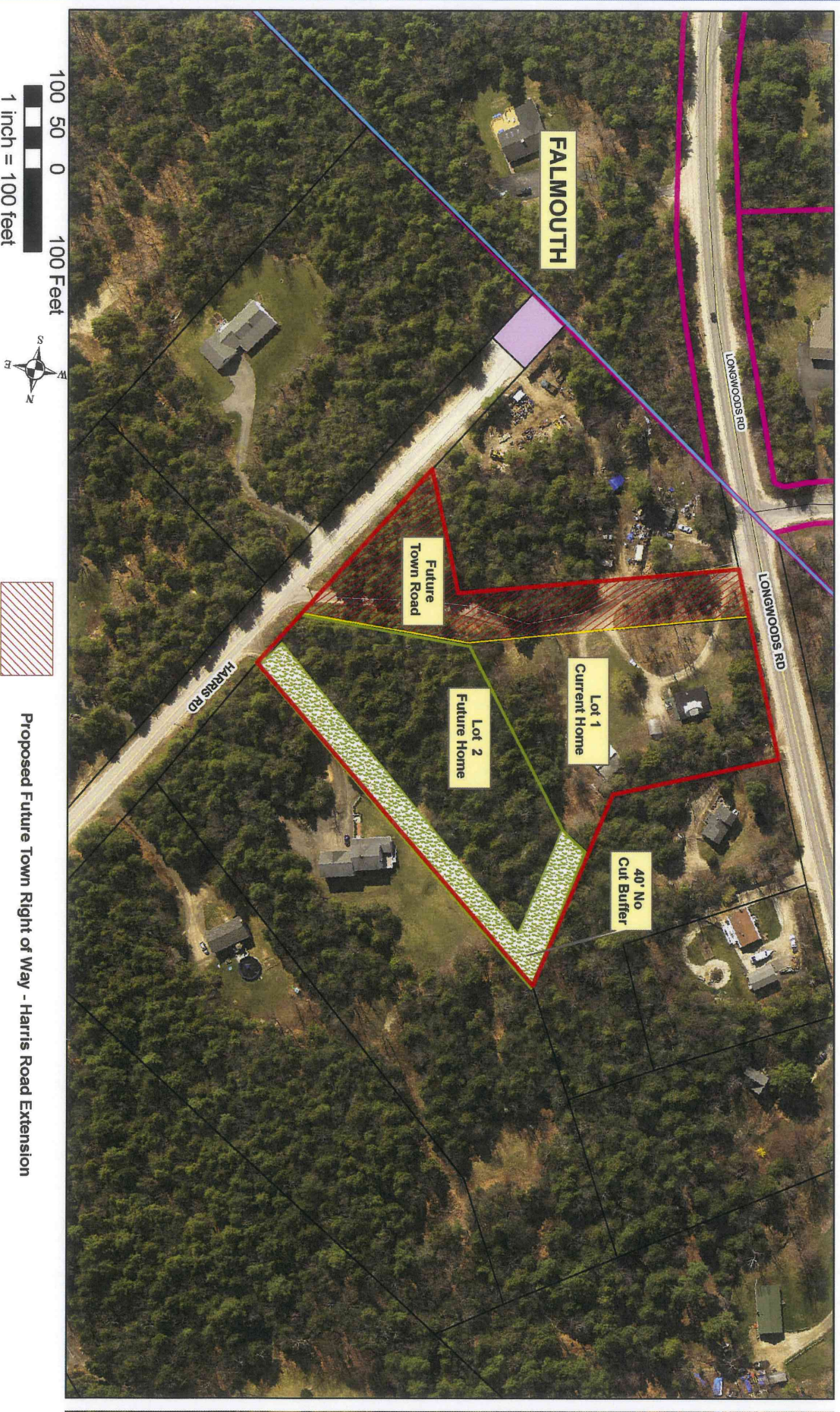


# Harris Road

- 75 properties along or on Harris Road
- Posted MDOT Speed limit of 35 mph
- Paving Scheduled for 2017 - expected PCR 2.3-2.7 (fair low end)
- Longest Dead End Road in Town – 8,500' – 1.6 Miles Greely Rd Extension 1.5 miles or 7,800'
- **Extension through to Route 9 of Harris Road Dissolved** in Falmouth in the 1990's when paper streets were being turned back by Towns to abutting owners. ( Next Slide)

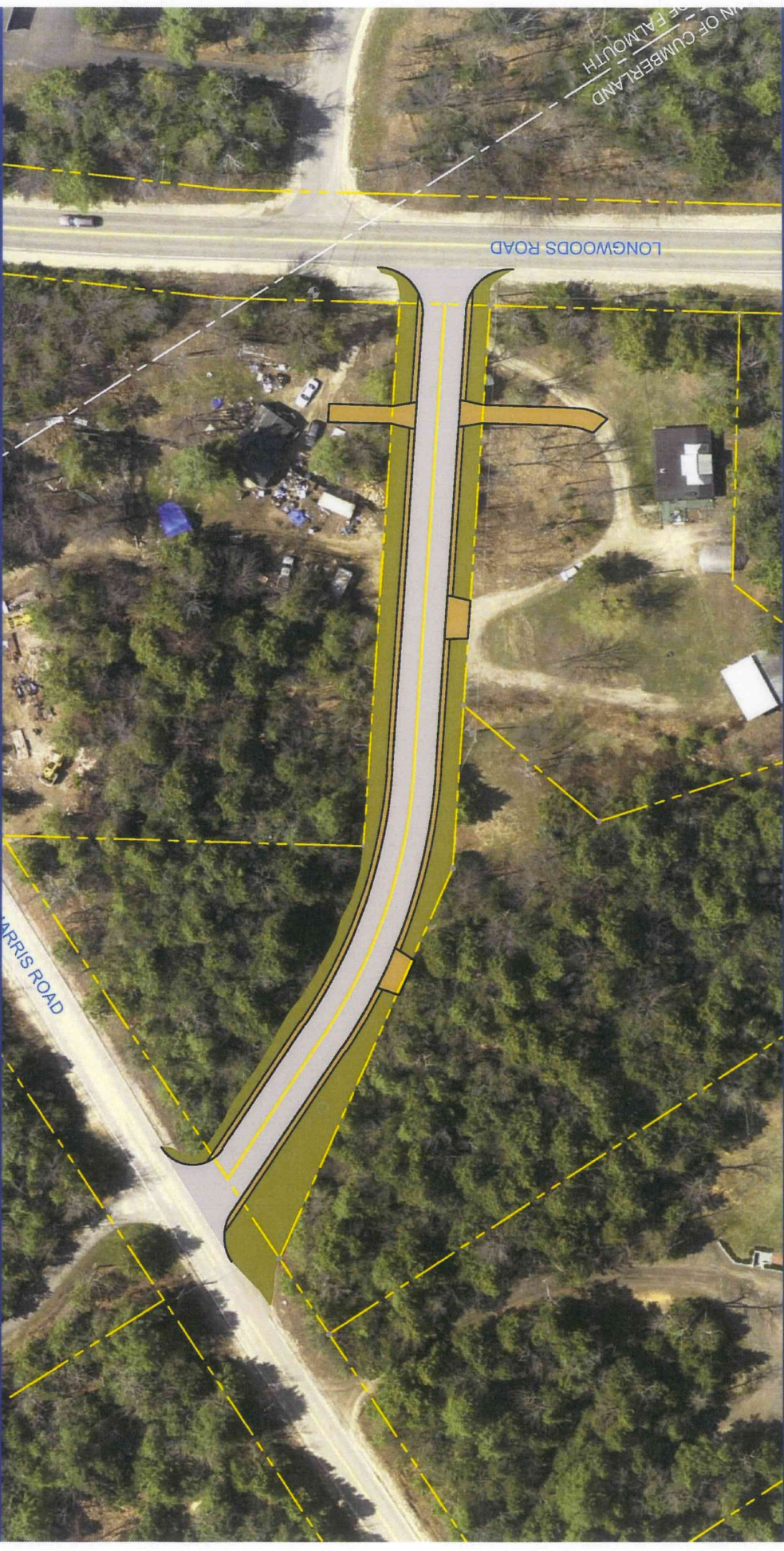


# Contract Zone – The Big Issue





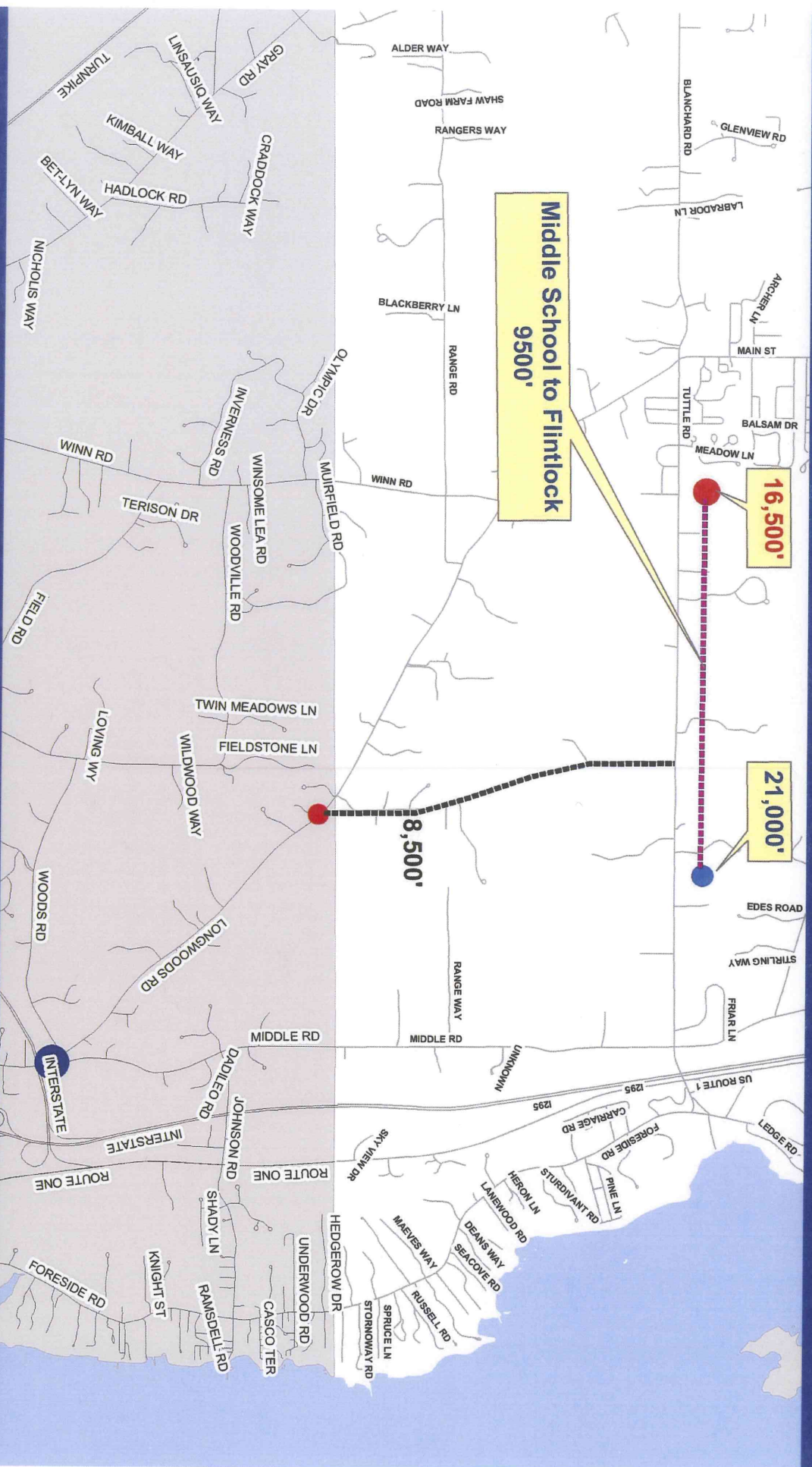
# Contract Zone – The Big Issue





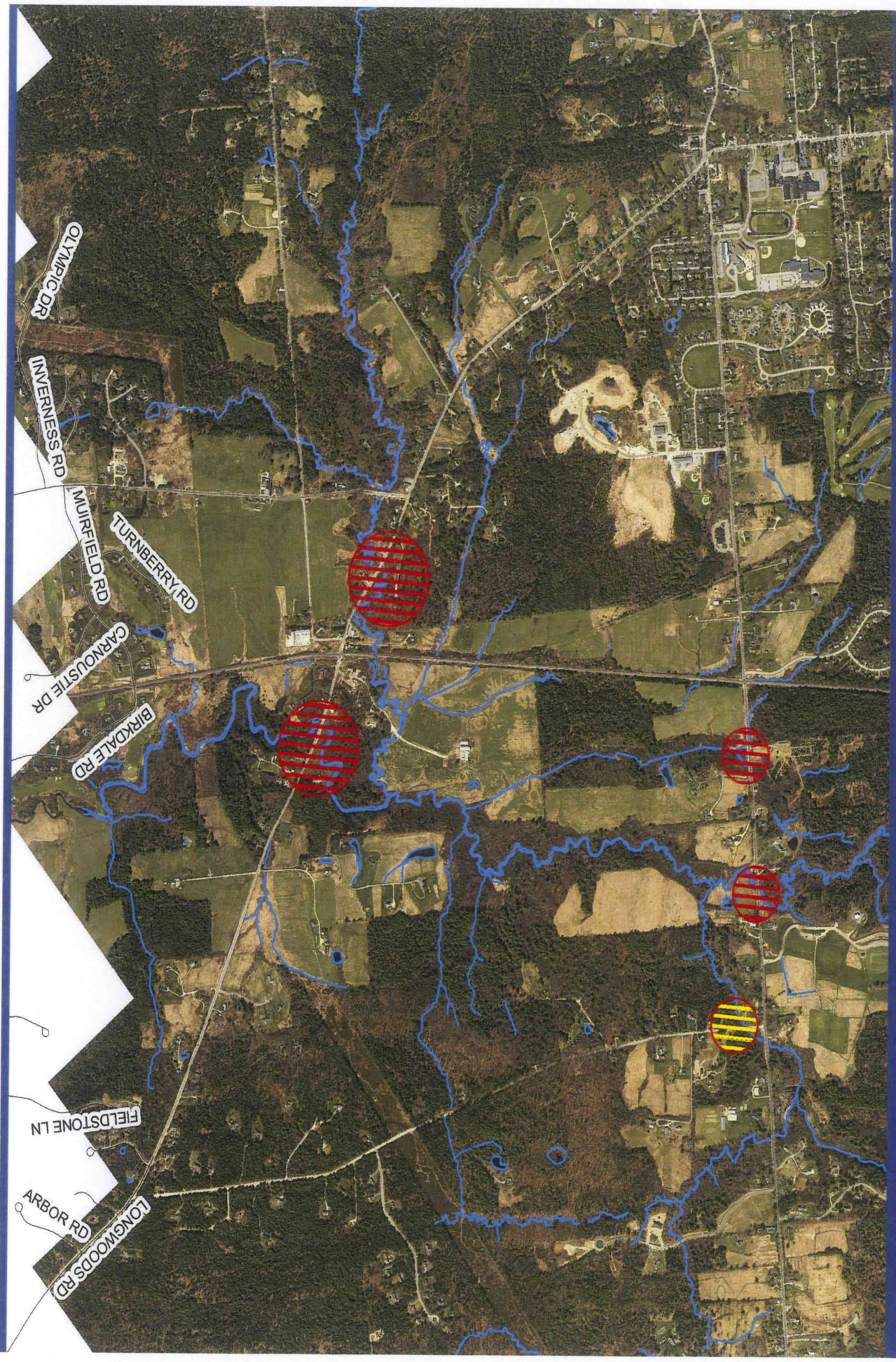
# Contract Zone – 118 Properties Flintlock to Middle School

*Labor Day Tournament – 17 Towns – 4 from the South*





# Flood Areas- August 2014





## Cost for Harris Road

Paving	\$ 26,000
Excavation & Gravel	\$ 40,000
Clean-up	\$ 5,000
Contingency -20%	<u>\$ 13,500</u>

**Total for Budget Purposes    \$ 84,500**

Most likely will not be added but replace an existing project in  
\$890,000 Annual Road program

**If Added to Tax Rate:**

**One Year Tax Impact \$00.068 per thousand**

\$100k = \$6.80      \$350k= \$ 23.80      \$ 500k= \$34



## Question 2 is about the CZA

- Speed bumps, future paving, signage, truck restrictions, speed limits, and other issues.....
- All are questions related to budget and policy not Question 2.
- I won't be asking for additional monies in FY 16 for the improvements, I will be requesting a reallocation and re-prioritization of our existing project list.
- What I've presented is a safe, reliable and interconnected road network that benefits the entire community.





**Town of Cumberland**  
**Tuesday, November 4, 2014**  
**7:00 AM to 8:00 PM**

**Question 2 – Municipal Ballot**

**Absentee Voting Now Available**  
**Monday – Thursday**  
**8 AM - 5 PM**



