

Planning Board Workshop - Minutes
Tuesday, September 15, 2009
Cumberland Town Hall
290 Tuttle Road, Cumberland, Maine
7:00 PM

I. Call to Order: 7:00 p.m.

Present: Bill Ward, Board Chair, Bill Richards, Vice-Chair, Bob Couillard, Chris Neagle, Pam Russell, Bob Vail, John Ferland

Staff: Carla Nixon, Town Planner, Pam Bosarge Board Clerk

1. Discussions: Revisions to the Sign Ordinance Section 424 of the Cumberland Zoning Ordinance.

The Committee reviewed the proposed changes to the Ordinance.

424.2 General Regulations

- The Committee discussed temporary signs and whether a sign was temporary for six months. The consensus was a temporary sign should not be issued for 6 months. (5 - 7 days was suggested)

.7 Signs may be installed on outfield fences of all baseball and softball diamond fields (suggested on fences of all athletic fields) subject to the following:

- .1 Individual signs are to be no more than 3' x 9' (suggested 4' x 8')
- .2 There shall be no more than one sign per business. (Suggested this be removed)
- .3 Text and graphics shall be on only one side of the sign, and the signs shall be installed so the text and graphics face in toward the field.

The Board discussed allowing signs on athletic fields at Twin Brook; currently the M.S.A.D. prohibits signs on athletic fences.

.19 No internally illuminated signs shall be permitted in any district.

The Board discussed the effect on neighboring properties, promoting economic development and zoning districts in which to allow illuminated signs that are not too bright and changing corresponding numbers that reference changes to the Ordinance.

Ms. Nixon will make revisions and re-send the revisions to the Board.

2. Discussion: Review of Small Wind Energy Systems (to prepare for workshop with Council on 10/12/09).

Ms. Nixon stated the State Planning Office sent a Model Wind Energy Facility Ordinance. This item was tabled- Ms. Nixon to e-mail the State Model Ordinance.

3. Discussion: Draft 2009 Comprehensive Plan - This item was not discussed.

The Board has been asked to review the Comp Plan and e-mail comments to Ms. Nixon. Ms. Nixon reviewed public hearing process of the Plan.

4. Contract Zoning:

The Committee discussed the mechanism for Contract Zones, and the fact that several of the site plan review items such as traffic, road width, entrances etc., are pre-determined by the Contract Zone prior to site plan review.

Ms. Nixon stated that Section 606.3 states the Contract Zone will be reviewed at a public hearing by the Planning Board for an advisory recommendation on its conformance with the Town's Comprehensive Plan and land use goals.

Mr. Neagle stated State Law requires Planning Board input.

The Board reviewed Section 606.2 Conditions of a contract zone. The credit union was well engineered and met the standards of site plan at the first review.

Ms. Nixon suggested a workshop be held with Council prior to the drafting of a contract zone.

Mr. Neagle will draft a letter for Board review to the Council addressing the contract zone process, public hearings, and Planning Board role. The State law does not require the Council to hold a public hearing, but does require the Planning Board.

5. Other:

Mr. Ward asked if there was money in the budget for pizza, so the Board could hold other workshops starting at 6:00 p.m.

II. Adjournment: The workshop was adjourned at 9:15 p.m.

Respectfully submitted,

Pam Bosarge
Administrative Assistant