

# TOWN LANDS AND CONSERVATION COMMISSION

(Commission)

Town of Cumberland

290 Tuttle Road

Cumberland, ME 04021

Date: August 17, 2021

(\*\* = town manager; \* = Chair; + = liaison TC; ++ = Code enforcement officer; (T) = trails SC; (F) = forest SC)

Bill Shane\*\*, Bill Longley ++ (abs); Tom Gruber + (abs); Mark Segrist +; Allison Foster+

To: Members:

Jennifer Bell (abs)

Sam York

(F) Ted Chadbourne

(T) Shaun Breton ✓

Jenn Grasso (abs)

David Young

(F) Melissa Cott

(T) Stephen Fitzgerald

Matt Grondin

(F) \*Denny Gallaudet ✓

(T) \*John Jensenius ✓

Ellen Hoffman

(F) John Leavitt

(T) Matthew Leclair

John Jensenius vice\*

(F) Gordon Lichter

(T) Brian Stearns

Riva Krut

(F) Linda Putnam ✓

(T) John Stewart

\*Mike Schwindt

(F) Sally Stockwell

(T) Don Stowell

Climate Action Subcommittee:

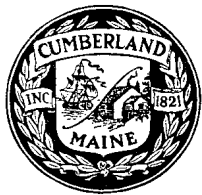
Sukie Curtis, Jennifer Grasso, Jesse Lamarre-Vincent, Denny Gallaudet, Riva Krut, Ivy Frignoca, Mark Segrist

**Note:** Only members of the Commission and voting members of the subcommittees need attend. "✓" indicates subcommittee member attended Commission meeting.

From: Ellen Hoffman

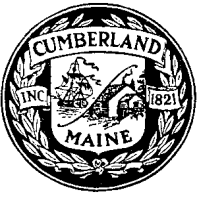
Re: Meeting August 4, 2021

- June minutes were approved as written (there was no meeting in July). This meeting was held virtually.
  - Town Council (Allison) – Working on goal setting priorities – indication of how the Council is thinking:
    - Long term planning – what to focus on; update the Comprehensive Plan
    - Community Services
    - Sustainability
      - Climate Action – two year focus:
        - Want to make sure all are on the same page – action items in the short term. Need to make sure Town Council is committed to the action items.
        - Town Council to hold a workshop with LCC and a separate workshop with the Planning Board – establish a development strategy.
- Riva questioned how the Council defines sustainability. Response: by preserving agricultural resources; acreage to provide resources to sustain Town.
- Commitment – fulfillment – who is responsible?
- Commission (Mike)
  - Bill report (Bill S and summarized from Bill L's notes):
    - During the months of June and July 2021, 78 building permits were issued for a variety of structures such as: pools, sheds, decks, renovations, additions, and solar installations.
    - OceanView Phase I (Tuttle Rd) under construction; 25 permits have been issued.



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- Christmas Creek – under construction; 17 building permits issued. County records indicate all lots have been sold and closed.
- Orchard Rd - Cortland Court – six building permits issued.
- Planning Board meeting scheduled for August 17th 2021:
  - Workshop for joint review with the Town Council for contract zone for “The Grange at Longwoods”. Idea of a grange hall, event center, and possibly a sculpture garden. Contract zone of Longwoods Rd to help protect 60+ acres of farmland, open space and trails per proposed plan with CCLT. The meeting will also discuss growth and development. Regular meeting to follow workshop.
  - Amendment to Final Plan for review for 50 units of luxury condos located between Route One and 295 North – two lots north of Ledgewoods nursing home (sign-off only).
- Items to be addressed in future Planning Board meeting:
  - New school building for MSAD 51
  - Preliminary Plan for the three lots off Blanchard Road Ext. (Ross Estates)
  - Rines Forest parking lot
  - Banfield zone change request off Old Gray Road at Gray Road
  - Possible combination of residential and commercial in the Blackstrap Road pit controlled by David Chase
  - The new State Energy Code is in place effective 7-01-2021 ungraded to IECC-2015 edition as amended by MUBEC. The Town does have an option to upgrade by Town Ordinance to the IECC-2021 edition; this is called a stretch code. Bill L is under the impression that the state will soon adopt the IECC 2021 within the next year or so. They need to be current within two code cycles. See below of the base requirements for each code edition.



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Parameters	CODES – Prescriptive Paths			
	2009 IECC	2015 IECC	2018 IECC	2021 IECC
<b>5% Improved envelope UA and SHGC</b>				
Heating/Cooling				AEO Packages
AFUE for Nat Gas	N/A	78%; 83% for oil	80%; 83% for oil	>95
HSPF for Air Sourced Heat Pump (ASHP)	N/A	7.7	8.2	>10/16 SEER
SEER AC	N/A	13	13	16
COP Ground Source Heat Pump	N/A	N/A	N/A	>3.5
COP Air to Water Heat Pump	N/A	N/A	N/A	10HSPF/16 SEER
<b>Water Heating</b>				
EF Fossil Fuel Water Heater	N/A	0.627	0.615	AEO Packages
EF Electric Water Heater	N/A	0.948	0.948	>.82
Solar Water Heater Load	N/A	N/A	N/A	>2.0
Air Leakage	<= 7 ACH50	<= 3 ACH50	<= 3 ACH50	>0.4
Ceiling Insulation	R-49	R-49	R-49	<= 3.0 ACH50
Wall Insulation	20 or 13 + 5/21	20+5 or 13+10	30 or 20+5 or 13+10	R-60/U-0.024 (CZ6,7,8)
Fenestration	U-0.35	U-0.32	0.3	R-30 or 20+5 or 13+10 or 0+20/U-0.045 (CZ6,7,8)
Slab R-Value/Depth (CZ6, 7, 8)	10, 4ft	10, 4 ft	10, 4 ft	U 0.30 (CZ6,7,8)
Floor R-Value (CZ6/7)	30/38	30/38	30/38	10, 4 ft
Duct Leakage (Rough in; post)	6 cubic ft/min per 100 sq ft; 8	4 cubic ft/min per 100 sq ft	4 cubic ft/min per 100 sq ft	30 CZ7, 38 CZ8
Electrification Requirements	N/A	N/A	N/A	<=4 cfm/sq.ft. prescriptive/baseline perfor. AEO 100% ducts/AH in conditioned space
ERV (Climate Zone 6/Climate Zone 7)	N/A	54/53	61/58	N/A
ERV	Not Required	Not Required	Not Required	54/53 Plus 5% 50/50
Mechanical Ventilation	Not Required	Required	Required	Required in CZ7
EV Readiness	N/A	N/A	N/A	Required all Homes
Electrification Readiness	N/A	N/A	N/A	rejected by ICC Board
Lighting Improvements	50% of lamps must be high-efficacy	75% of lamps must be high-efficacy	90% of installed lighting fixtures shall be high-efficacy lamps	rejected by ICC Board
Net Zero Appendix	N/A	N/A	N/A	>70 lumens/watt, controls
DOE Determination	14% more EE than 2006 IECC	24.9% more EE than 2009 IECC	1.68% more EE than the 2015 IECC	Res/Comm 4.28% more EE than 2015 IECC for Maine

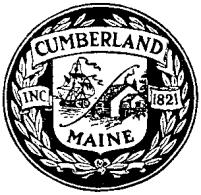


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- Conservation Subdivision amendments – lively discussion during Planning Board meeting; going back to Town Council; tabled for now. Mike will nominate LCC members to work with Planning Board members to work on language changes to the ordinance.
- Blanchard Oaks – questions need to be resolved regarding easement through property. Strict protection of areas by DEP. Are these protection areas within connectivity areas? John will look into this.

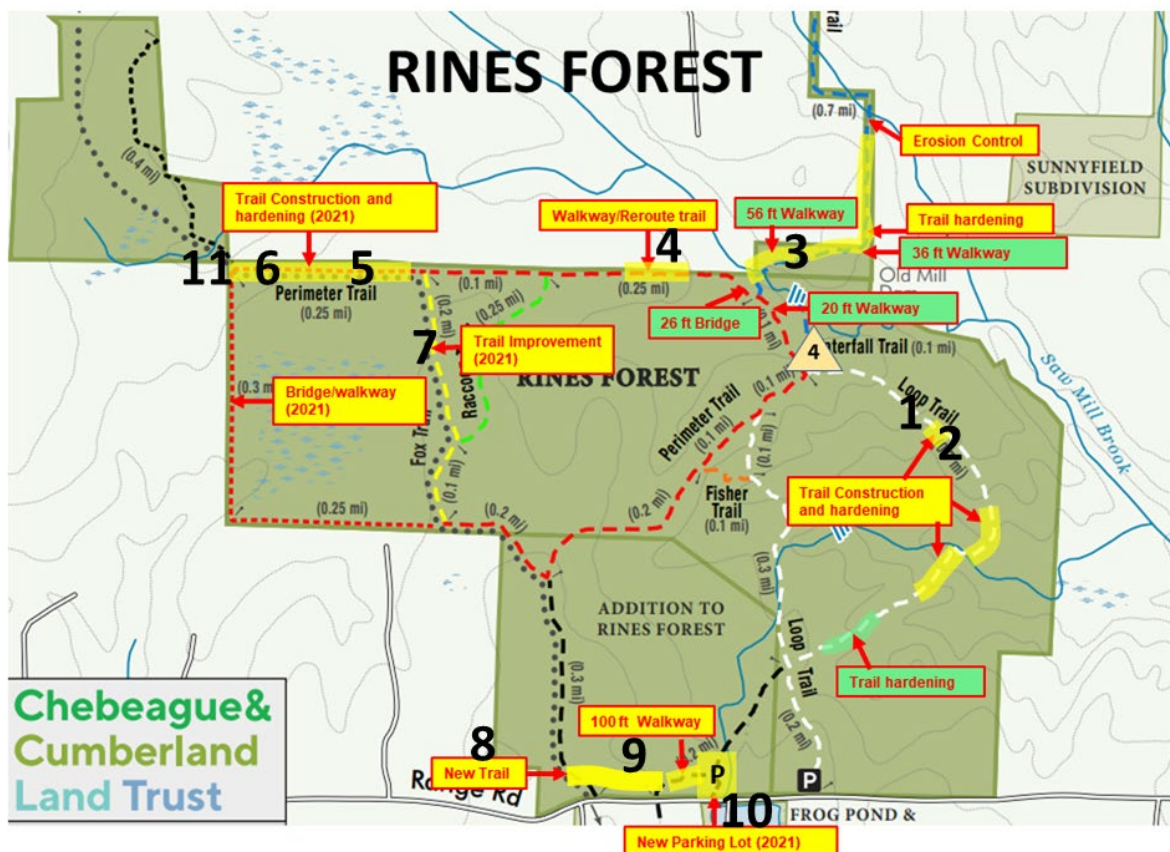
### ○ Recreational Trails Subcommittee - (John)

- Despite the very wet July, thanks to all the trail work done last fall and this spring, trails on Town-owned properties are in relatively good shape.
- Knight's Pond Preserve – John and Denny drafted a proposed work plan for Knight's pond to be presented at the next Joint Standing Committee meeting. Denny would like the Forest Subcommittee to review the plan and consider whether the relocated trail should be within the proposed 100 foot no-cut buffer.
- Greely Woods – More trail hardening is planned for this fall. A kiosk is needed at the entrance so signs can be removed from trees.
- Farwell to MSAD 51 trail – Before the start of the school year, John plans to have the Town deliver more gravel to harden the trail along the fence on MSAD 51 property. Anyone willing to help with this effort should let John know. It's a BYOW (wheelbarrow) opportunity.
- Town Forest – bridge needed next to salt shed – low priority.
- Rines Forest – John and Bill Shane walked the trails and discussed the problem areas and plan possible improvements (see below). Although the work done last fall and this spring has mitigated the impact of the wet summer and increased trail usage, there are still sections of the trail in need of significant maintenance. In addition, with the new parking area planned for this fall, a new trail is needed to connect the snowmobile trail to the parking area. Also, the northern corner of the original Rines Forest is littered with signs on trees. A new kiosk is needed. The Trails Subcommittee will be proposing a new trail marking scheme to provide more consistent colors on the “through-trails” connection Town-owned properties. Denny asked that the Forestry Subcommittee should have an opportunity to review these plans at their August meeting and make recommendations to the LCC. Denny mentioned that the Forest Subcommittee would prefer a lite touch- don't want paved trails similar to Town Forest. Shaun mentioned that he could clean up the majority of snowmobile signs and put up a temporary kiosk if wanted.
- Rines Forest Work Proposal – August 2021 (numbers refer to numbers on map below)
  - 1 and 2 – Two sections of the White Trail are wet and muddy: Town will bring in gravel and harden the trails in these locations.



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- 3 – Partially fallen trees: Two large trees and one smaller tree need to be cut down. Town will likely hire a tree service to take down the trees.
- 4, 5, and 6 – Perimeter Trail in bad shape: Town will plan multi-year effort to repair back of the Perimeter Trail.
- 7 – Rip-rap on trail: Town will install culvert and improve trail surface.
- 8 – Need to connect Snowmobile Trail to the Green Trail leading to parking area: Trails Subcommittee will work with CCLT on proposed new trail.
- 9 – Wet area on Green Trail: Trails Subcommittee will replace planks with a walkway.
- 10 – Parking area: Town will submit plans for parking area to the Planning Board for September meeting. Once completed, a new kiosk will be constructed.
- 11- Kiosk needed: LCC/CCLT need to approve. Town or snowmobile club will build.
- 12 – Signage in Rines Forest: Trails Subcommittee will coordinate with CCLT on revising trail signage in Rines Forest to better indicate connecting through-trails, mark unmarked trails, and remove unnecessary signs and trail markers.





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- Forest and Natural Resources Subcommittee (Denny)
  - Management plans for Knights Pond and additions to Rines Forest under Project Canopy grant:
    - Knights Pond
      - Survey completed. We now know the nature of the timber making up the forest.
      - Suggested light cut for hickory area.
      - Worried about snow dog usage through area.
      - Want a 100' no-cut zone around pond so move trail – resource protection
      - Forester recommended some light cutting needed in spots and some areas need erosion control.
    - Rines Forest – the Godsoe property plus 50 acres (Rines Forest Addition) – Notice an increase of invasive plants. Suggest leave alone for 10-20 years to limit this spread. Not much forestry activity in the back corner; use smaller equipment.

Both properties good shape with regards to carbon sequestration. A younger forest will sequester more carbon.

- Blanchard Oaks (Denny) – reconsider zoning RR1 four acres with conservation subdivision 50% land set aside to open space. The four acres is on top of the 50%. Seems like overkill. This idea should be discussed more thoroughly.
- Twin Brook harvest – Wilderness Trail. The five year harvest contract with Jeff is coming to an end. Paul (currently Town forester), has new recommendations for silviculture going forward. He thinks the current one is too aggressive: thin too much allows for invasive plants to take hold.
- Trails on railroad right-of-way (parallels Rt. 1). DEP wants to put together a commission to see if this idea is viable. Need to decide to endorse or not to support rail land use. John requested to be kept informed. Cost? Would this link us up with other trails? Yarmouth Town Council has endorsed the idea.
- Climate Action Subcommittee (Denny)
  - There was no meeting in July
  - Stretch building code concept – Towns can exceed the state code. Denny noted very favorable cost benefit analysis. Look at this for Phase 2 of CAP.
  - Tree City (Riva) – this is moving forward and hopefully major progress by the fall.
  - Sustainability - Mike mentioned ethanol and synthetic fuel plants are piping CO<sub>2</sub> into the ground to sequester carbon.
- Invasive plants (Mike)
  - Canadian thistle growing along the edge of Town roads and quite heavily along the compost barriers at the brush dump. This invasive thistle is very aggressive and should be looked at before it can get firmly established.



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- The area in the Town Forest that was cut back will soon get a chemical treatment and be treated again next year. The following year will replant with native species that can tolerate the poor wet soils. Plan is to spray end of August. First year - cut; second year - monitor; third year - cut and spray; fourth or fifth years - plant. Concern about spray on other nearby plants and plants of the Nature Trail.
- Farmland assessment (Mike) – Mentioned article about garden project in Washington state where the high school kids are growing food that is used in the school cafeteria.
- Next meeting September 1st, 2021 - will stay at 7:00.