### TOWN LANDS AND CONSERVATION COMMISSION



(Commission)
Town of Cumberland
290 Tuttle Road
Cumberland, ME 04021

Date: September 8, 2023

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

Chris Bolduc; Bill Longley ++; Mark Segrist (abs)+; Tig Filson+

To: Members:

David Cowan	Pete Wilson	(F) Melissa Cott	(T) Shaun Breton
David Cowali	I ete Wilson		
Denny Gallaudet	David Young	<sup>(F)</sup> John Leavitt	(T) Paige Diamant
Ellen Hoffman		(F) *Gordon Lichter	(T) Stephen Fitzgerald
John Jensenius vice*		(F) Todd Ontl	(T) David Grimm
Riva Krut		(F) Linda Putnam	<sup>(T)</sup> *John Jensenius √
*Mike Schwindt		(F) Sally Stockwell	(T) Walker Newell
Joshua Steirman		•	(T) Adam Orellana
George Turner			(T) Brian Stearns
			(T) Don Stowell

#### Sustainability Subcommittee

Sukie Curtis, Jesse Lamarre-Vincent √, Denny Gallaudet, Riva Krut, Meddy Smith, Dave Witherill Invasives Subcommittee:

Ellen Hoffman, John Jensenius, Mike Schwindt

Farmland Subcommittee:

John Jensenius, Mike Schwindt, Bill Shane, Bob Vail, David Young

**Note**: Only members of the Commission and voting members of the subcommittees need attend. " $\sqrt{}$ " indicates subcommittee member attended Commission meeting.

From: Ellen Hoffman

Re: Meeting September 6, 2023

- O July minutes were approved as written; no meeting held in August.
- O Baily Douglass is no longer a Council liaison.
- Also in attendance was Penny Asherman (CCLT)
- Town Council report (Tig)
  - Twin Brook Management and Invasive Management plans were approved. Positive feedback from Council.
  - Tig mentioned Town Council meeting on RFP for affordable/multi-use housing at Drowne Rd ballfields.
  - Forest Subcommittee will host a walk through Town Forest with Town Council Oct 7. Still needs to be confirmed.

#### o Bill Report (Bill L)

• During the months of July and August 2023, Bill's office issued 81 permits for new buildings such as for pools, sheds, decks, houses, condos, barns, additions, renovations, commercial and solar installations.

- Approved projects under construction:
  - Oceanview phase 2- 9/52 permits have been issued
  - Christmas Creek Vining Way 19 of 20 are completed
  - Orchard Road Cortland Court 8 of 10 building permits issued as of this date
  - Blanchard Oaks Peaceful Way 12 of 13 occupied
  - Snowy Owl off Old Gray Road –10 units approved; still blasting
  - The Mark off Route One—45 units approved; site work blasting complete
  - Ross Estates off Blanchard Road Ext.-3 Units approved; pre-con complete
  - Yarmouth Vet at Heritage Village pre-con done. Blasting permit issued; work will start soon.
  - White Rock off Skyview Drive 55 units of senior housing awaiting MSHA
  - Lot split of existing subdivision by amendment at 104 Foreside Road
  - LGC Solar Field as approved in May with conditions; now under construction
- Planning Board meeting scheduled for October 17, 2023 at 7pm: Schedule items to be determined.
- Future Planning Board items:
  - Public Hearing for sketch plan for 72 units (36 will be "affordable") in Chase Pit at 77 Blackstrap Road with public water from the Portland Water District extended from the West Cumberland Fire Station.
  - Rusty Lantern- Food Mart and new bank at Gray Road
  - Town antenna and carrier cell towers off Range Way and the Gray Rd.
  - The Town Council has voted to seek a "Request for Proposal" at the area of the Little League fields adjacent to the old Drowne Rd School for new housing proposed to be mixed use family and senior housing. If a proposal is submitted, the LCC will need to make a recommendation to the Town Council for use of Town property.
  - Relocation of the Little League fields to a new location such as off Stiles Way or another location. The relocation will also require a LCC recommendation to the Council.
- Heat pump, solar, car charger permits (2022)
  - Heat pumps (homes) issued calendar YTD = 206
  - Solar issued calendar
     YTD = 055
  - Car chargers issued calendar YTD = 009
- Heat pump, solar, car charger permits (through Aug 31, 2023)
  - Heat pumps (homes) issued calendar YTD = 132
  - Solar issued calendarYTD = 044
  - Car chargers issued calendar YTD = 008



#### Copy of July 2023 Electrical Permit Report rvsd

LECTRICAL	MIE ISSUED	OWNER	LOCATION	Text18	Text19	ESTIMATED (	FEI
23-257	05-Jul-23	NEAGLE CHRISTOPHER S	78 ORCHARD ROAD	Scott Libby-RRHP	25 1 Heat pump	\$0.00	\$50.0
23-258	05-Jul-23	MORSE ANDREA R	9 LINDEN COURT	Scott Libby-RRHP	1 heat pump ✓	\$0.00	\$50.
23-259	06-Jul-23	DURRANT MICHAEL & STEPHANIE	12 COUNTRY CHARM RD	Scott Libby-RRHP	1 heat pump V	\$0.00	\$50.
23-289	24-Jul-23	BOCCARDO CARLOS & DIANA	3 NAUTICAL DRIVE	Laplante Electric-Shawn Laplante	1 Heat pump ✓	\$0.00	\$50.
23-290	24-Jul-23	BELLO CARLOS & TROCONIS MARIA	14 NAUTICAL DRIVE	Shawn LaPlante-Laplante Electric	1 heat pump √	\$0.00	\$50.
23-302	26-Jul-23	COBURN SETH & HELEN	24 FIELD ROAD	Dave Perry-RRHP	1 heat pump V	\$0.00	\$50
23-303	26-Jul-23	GRIMALDI NICHOLAS & JILLIAN	7 REID LANE	Dave Perry - RRHP	1 Heat pump V	\$0.00	\$50
23-305	26-Jul-23	BERLE ELIZABETH & NATHANIEL	52 FORESIDE ROAD	Dave Perry-RRHP	1 heat pump 🗸	\$0.00	\$50
23-311	31-Jul-23	CASAS JENNIFER & EVAN	11 ALLENS COURT WAY	Craig Beardsley-Riser Heat Pumps	1 Heat pump ✓	\$0.00	850
23-270	10-Jul-23	MCKAY SEAN & MILLER ABBEY	55 VALLEY ROAD	Charles Martz-Daves World	2 heat pumps √√	\$0.00	\$50
23-272	11-Jul-23	LEDGEVIEW PROPERTIES LLC	92 US ROUTE 1	ES Boulos Co - Scott Marquis	2 heat pumps √√	50.00	\$50
23-274	12-Jul-23	CLARK ROBERT & BRENDA	36 PINEWOOD DRIVE	Dave Perry-RRHP	2 Heat pumps √ √	\$0.00	\$50
23-301	26-Jul-23	BECHEN JAMES & LAUREN	60 STONEWALL DRIVE	Dave Perry-RRHP	2 heat pumps √√	\$0.00	\$50
23-304	26-Jul-23	SMITH ZACHARY & LANCASTER MEREDITH	5 KERRI DRIVE	Dave Perry - RPHP	2 heat pumps VV	\$0.00	\$50
23-288	20-Jul-23	MSAD 51	363 TUTTLE RD	R W Googins Electric	1 Heat pump & new wiring	\$0.00	\$0
23-254	06-Jul-23	PERRY THOMAS & ELIZABETH	24 BIRCH LANE	James Casper-Casper Elecgtic	2 Heat pumps & Service	\$0.00	\$75
23-260	05-Jul-23	DEL VECCHIO FITZ ERIC & CATHERINE	51 BLANCHARD ROAD	Charles Martz-Daves World	3 Heat pumps VV	\$0.00	\$50
23-282	18-Jul-23	HENRY CHRISTOPHER	16 STONY RIDGE ROAD	Matthew Flaherty-Casco Bay Electric	EV charger & outlets	\$0.00	\$50
23-250	03-Jul-23	LARCOMBE MELANIE L	41 DAFFODIL LANE	John Fearon	Generator	\$0.00	850
23-268	10-Jul-23	DUNN RICHARD & PAMELA	20 PINEWOOD DRIVE	David Tassinari-Electrical Systems of Maine	Generator	50.00	\$50
23-276	13-Jul-23	COFFIN MELISSA & SAMUEL	2 BROAD COVE WAY	Criag Beardsley	Generator/NewSVC/Addition	\$0.00	\$75
23-279	17-Jul-23	STICKNEY ANNE H	15 KAROLE LANE	Ken Goronson-Assured Solar Energy	Solar	\$0.00	
23-284	19-Jul-23	POLIQUIN JAMES & BETHANNE	23 CRESTWOOD ROAD	William Levay-ReVision Energy	Solar	\$0.00	\$50
23-286	20-Jul-23	OCEANVIEW AT CUMBERLAND LLC	4 NORTHWIND FARM ROAD	ReVision Energy	Solar	\$0.00	\$50
	1000000				ous	90.00	300
23-287	20-Jul-23	OCEANVIEW AT CUMBERLAND LLC	29 LITTLE ACRES DR	William Levay-ReVision Energy	Solar	\$0.00	\$50
23-291	25-Jul-23	OCEANVIEW AT CUMBERLAND LLC	11 MONARCH DRIVE	William Levay-ReVision Energy	Solar	\$0.00	\$50
23-292	25-Jul-23	OCEANVIEW AT CUMBERLAND CROSSING LLC	2 FIREFLY LANE	William Levay-ReVision Energy	Solar	\$0.00	\$50
23-293	25-Jul-23	OCEANVIEW AT CUMBERLAND LLC	3 FIREFLY LANE	William Levay-ReVision Energy	Solar	\$0.00	\$50
23-294	25-Jul-23	OCEANVIEW AT CUMBERLAND, LLC	3 NORTHWIND FARM ROAD	William Levay-ReVision Energy	Solar	\$0.00	\$50
23-296	25-Jul-23	OCEANVIEW AT CUMBERLAND LLC	5 NORTHWIND FARM RD	William Levay-ReVision Energy	Solar	\$0.00	\$50
23-296	25-Jul-23	OCEANVIEW AT CUMBERLAND LLC	6 NORTHWIND FARM RD	William Levsy-ReVision Energy	Solar	80.00	\$50
23-297	25-Jul-23	OCEANVIEW AT CUMBERLAND LLC	121 LITTLE ACRES DR.	William Levay-ReVision Energy	Solar	\$0.00	\$50
23-298	25-Jul-23	OCEANVIEW AT CUMBERLAND LLC	2 NORTHWIND FARM ROAD	William Levay-ReVision Energy	Solar	\$0.00	\$50
23-299	25-Jul-23	WEIR ELIZABETH & JOHN	16 COUNTRY CHARM RD	Kenneth Goronson-Assured Solar Energy	Solar	\$0.00	\$50

Confidential

9/6/2023

(14)

MAP/LOT	OWNER	LOCATION	PERMIT ISSUED	DESCRIPTION	CONTRACTOR	ESTIMATED COST	FEE	BUILDING PERMIT	Conditions
R02/10A	LGC NORTH AMERICA INC	221 US ROUTE ONE	17-Jul-23	Commercial- Solar	Revision Energy Inc	\$920,613.00	\$12,888.58	23-186	Istall 300 KW ground mounted solar array. Issued subject to MUBEC & IBC 2015 as adopted by State of Maine.
U14A/17	STICKNEY ANNE H	15 KAROLE LANE	17-Jul-23	Solar	Assured Solar Energy	\$15,555.00	\$217.77	23-188	Solar installation with 12 panels, 4.9 kw, mounted on roof, issued subject to MUBEC / IRC 2015 as adopted to State of Maine.
U13/32	POLIQUIN JAMES & BETHANNE	23 CRESTWOOD ROAD	19-Jul-23	Solar	ReVision Energy	\$41,000.00	\$574.00	23-191	Solar installation with 28 panels mounted on roof, 11.34 KW. Issued subject to MUBEC / IRC 2015 as adopted by State of Maine.
R04/SU57	OCEANVIEW AT CUMBERLAND LLC	4 NORTHWIND FARM ROAD	20-Jul-23	Solar	ReVision Energy	\$17,281.00	\$241.93	23-197	Solar installation with 14 panels, 5.6KW, mounted on roof. Issued subset to MUBEC / IRC 2015 as adopted by State of Maine.
R04/5U50	OCEANVIEW AT CUMBERLAND LLC	29 LITTLE ACRES DR	20-Jul-23	Solar	ReVision Energy	\$17,281.00	\$241.93	23-198	Solar installation with 14 panels, 5.6 KW, mounted on roof. Issued subject to MUBEC / IRC 2015 as adopted by State of Maine.
R04/5U73	OCEANVIEW AT CUMBERLAND LLC	11 MONARCH DRIVE	25-Jul-23	Solar	ReVision Energy	\$17,281.00	\$241.93	23-205	Solar installation with 14 panels, 5.6KW, issues subject to MUBEC / IRC 2015.
R04/5U69	OCEANVIEW AT CUMBERLAND CROSSING LLC	2 FIREFLY LANE	25-Jul-23	Solar	ReVision Energy	\$17,281.00	\$241.93	23-206	Solar installation with 14 panels, 5.6 KW, mounted on roof, Issued subject to MUBEC/IRC 2-15.
R04/SU68	OCEANVIEW AT CUMBERLAND LLC	3 FIREFLY LANE	25-Jul-23	Solar	ReVision Energy	\$17,281.00	\$241.93	23-207	Solar installation with 14 panels, 5.6KW, mounted on roof. Issued subject to MUBEC / IRC 2015.
R04/5U61	OCEANVIEW AT CUMBERLAND, LLC	3 NORTHWIND FARM ROAD	25-Jul-23	Solar	ReVision Energy	\$17,281.00	\$241.93	23-208	Solar installation with 14 panels, 5.6 KW, issued subject to MUBEC / IRC 2015
R04/5U60	OCEANVIEW AT CUMBERLAND LLC	5 NORTHWIND FARM RD	25-Jul-23	Solar	ReVision Energy	\$17,281.00	\$241.93	23-209	Solar installation with 14 panels, 5.6 KW, mounted on roof. Issued subject to MUBEC / IRC 2015.
R04/SU58	OCEANVIEW AT CUMBERLAND LLC	6 NORTHWIND FARM RD	25-Jul-23	Solar	ReVision Energy	\$17,281.00	\$241.93	23-210	Solar Installation with 15 panels, 5.6 KW mounted on roof. Issued subject to MUBEC / IRC 2015.
R04/SU54	OCEANVIEW AT CUMBERLAND LLC	121 LITTLE ACRES DR.	25-Jul-23	Solar	ReVision Energy	\$17,281.00	\$241.93	23-211	Solar instalation with 14 panels mounted on roof, 5.6KW. Issued subject to MUBEC / IRC 2015 as adopted by State of Maine.
R04/5U56	OCEANVIEW AT CUMBERLAND LLC	2 NORTHWIND FARM ROAD	25-Jul-23	Solar	ReVision Energy	\$17,281.00	\$241.93	23-212	Solar installation with 14 panels mounted on roof, 5.6KW. Issued subject to MUBEC / IRC 2015.
U14/153	WEIR ELIZABETH & JOHN	16 COUNTRY CHARM RD	25-Jul-23	Solar	Assured Solar Energy LLC	\$26,473.00	\$370.63	23-213	Solar installation with 20 panels, <u>8.1 KW</u> , mounted on roof. Issued subject to MUBEC / IRC 2015 as adopted by State of Maine.





EP report crtn August 2023

TYPE  1 Heat pump 1 Heat Pump	FEE \$50.
1 Heat pump	
1 Heat pump	\$50
1 Heat pump	\$50.
1 Heat pump	\$50
1 Heat pump & addition	\$50
1 Heat pump/Addition	\$78.7
2 Heat pumps	\$50.0
2 Heat pumps	\$50.
3 Heat pumps VVV	\$50.
Generator	\$50.
Generator	\$50:
Generator	\$50
Generator & reno	\$50.
Generator whew garage/svc/rewire house	\$267
Solar	\$50.
	-
Solar	\$50.0
2	\$50.0
	Generator & reno Generator whew garage/svo/rewire house Solar

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	BUILDING PERMIT ID	DESCRIPTION	CONTRACTOR	CONTRACTOR PHONE	PERMIT ISSUED	ESTIMATED COST	FEE	NOTES	Conditions
V	23-232	Solar	ReVision Energy	517-5247	09-Aug-23	\$39,936.00	\$559.10		Solar installation with 26 panels - 10.53 KW mounted on roof. Subject to MUBEC & IRC 2015 as adopted by State of Maine.
٧	23-236	Solar	ReVisioin Energy	517-5247	14-Aug-23	\$17,281.00	\$241.93		Solar installation with 14 panels, 5.6 KW, mounted on roof. Issued subject to MUBEC / IRC 2015 as adopted by State of Maine.
V	23-237	Solar	ReVision Energy	517-5247	14-Aug-23	\$17,281.00	\$241.93		Solar installation with 14 panels, 5.6 KW, mounted on roof. Issued subject to MUBEC / IRC 2015 as adopted by State of Maine.



#### Commission (Mike)

- Paul is working on writing more invasive grant applications for Town Forest and Rines Forest.
- Finished plans are accessible on Town website.
- FY 2024 budget status not quite finalized. Mike met with subcommittee chairs. Carryover of \$38,000 from 2023 minus \$2,500 from previous expenses. \$40,000 budget for 2024 so roughly have \$76,000. Some of this money is already accounted for: seed saver (Lawns Gone Wild) meeting, carbon usage survey of businesses, MACC membership dues, shed at orchard, and possible enticements for companies to respond to survey. Mike will let subcommittees know final amount available.
- Annual report has been sent to Town. Mike thanks chairs for contributions.
- Apparel Impact box in Town Hall parking lot. Has gotten a good response from community. Do we need a second box? The box will be moved around back near the dumpsters; easier for snow removal. Riva will submit article to Crier. Mention what is OK and what is not OK to put in textile recycling.





All items must be dry, contain no odor or mold. Items DO NOT need to be in wearable condition.

- Maine Association of Conservation Commissions (MACC) October meeting at Brunswick library. Let Mike know if interested in going. Date TBD.
- Mike had asked for feedback last meeting on ways to improve meetings make them more efficient:
  - One person speaks at a time too many voices distracting
  - Name plates everyone agreed this was a good idea. Some members already have from other committees.
  - George suggested we consider pros and cons of policy when we see an issue with a proposal
  - Pete thought votes should be actual votes not just those that dissent
- Town Website (John) organization is ongoing. Still needs work. Let John know if you see any issues.



### TOWN LANDS AND CONSERVATION COMMISSION

(Commission)

- o Trails Subcommittee (John) Rain has left trails not in great shape, although all the hardening that has been done has helped tremendously. Currently inventorying where travels need more gravel or additional walkways.
- o Forestry Subcommittee (Gordon):
  - Archive information has been uploaded. Still needs to be checked for completeness. Invasive management plans and grassland management plans have been uploaded.
  - Knights Pond Joint Standing Committee meeting in August did not have approval of the management plan on the agenda. Mike will follow up. Next meeting October 12. Still need final approval of the Forest Management Plan from the town of North Yarmouth.
  - Twin Brook IPCPP (Invasive Plant Control Practice Plan) has been submitted for reimbursement.
  - Town Forest Paul and Mike met with an individual certified to spray invasive plants. Plan on how/where to continue. Grinding is currently happening in the Town Forest.
  - Paul is creating a centralized priority list of all areas in town that need to be treated. Using iMapInvasives. Strategic plan site specific.
  - Rines Forest Jonathan Dawson of CCLT is planning an invasive work day at Rines on September 20 with volunteers from Unum plus a CCLT organized session for October 14.
- Sustainability Subcommittee (Jesse)
  - Grant money available for survey of businesses in Town to understand carbon footprint. Looking for information like number of vehicles, building size. Need an incentive to get business to respond make it worth their time.
    - Have an intro letter signed by either Chris or Bill
    - Put info in the Crier about survey
    - Concentrate on the larger business
    - Penny suggested making it more personal personalize emails or go door to door.
- Community Orchard (Jesse)
  - Lawns Gone Wild seed saving seminar September 9. Grant funding for education.
  - Possible planting of native seeds at the orchard in October.



- Invasives Subcommittee (Mike)
  - Live display bittersweet log at Town Hall. Other invasive plants will be on display to help make recognition easier. Possibly move to library to reach people in both towns.



• We have invasive plans under development for town's forests but not rest of town. Need to respray areas already sprayed. Also need to spray Broad Cove. Use some of budget surplus? Pete questioned if the spraying was dangerous. Dave C suggested we have a webinar with an expert. There was a talk at Beans. Who was the speaker? Need to look at the comprehensive view. Penny mentioned that CCLT has used goats at Stockman Island with good results.



- Should there be an invasive subcommittee?
- Ad hoc group had another work session cutting out invasives at library. Removed a huge bittersweet root. Perhaps have sprayers come to PML and spray area cleaned up so can compare treated and untreated areas.





- o Farmland Town Orchard/Food Independence no update
- New Business/coming attractions (Mike)
  - Future for composting no update
  - Tree City designation no update
  - New Member documentation no update

Next meeting – October 4 7 PM.