

# TOWN LANDS AND CONSERVATION COMMISSION

(Commission)

Town of Cumberland  
290 Tuttle Road  
Cumberland, ME 04021

Date: March 5, 2020

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

Bill Longley ++; Tom Gruber +; George Turner + (abs)

To: Members:

Jenn Grasso	(F) Ted Chadbourne	(F) Timothy Schneider	(T) Rachael Becker McEntee
Ellen Hoffman	(F) Melissa Cott	(F) *Sally Stockwell ✓	(T) Stephen Fitzgerald
John Jensenius vice*	(F) Denny Gallaudet		(T) Peter Garsoe
Steven Knowles (abs)	(F) <del>Rhonda Grigg</del>		(T) *John Jensenius ✓
*Mike Schwindt	(F) Gordon Lichter ✓		(T) Matthew Leclair
Jennifer Taylor (abs)	(F) Linda Putnam ✓		(T) Shawn McBreairty
David Young			(T) Don Stowell ✓
Sam York (abs)			

**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 March 4, 2020

- February minutes were approved as written.
- Rhonda Grigg has resigned
- Commission (Mike)
  - Bill report (summarized from handout):
    - OceanView Phase I (Tuttle Rd) under construction (14 permits have been issued). Several houses occupied.
    - Christmas Creek – under construction; one building permit issued for lot 20, 14 lots sold. Home for lot 20 was not sited within the building and has been re-sited within building envelope. May require a replanting of some buffer (TBD).
    - Orchard Rd subdivision – under construction; no permits issued yet. Road paved and complete.
    - March 17 Planning Board:
      - OceanView Phase II (Greely Rd) – Preliminary Major Subdivision Review – 52 dwelling units plus one community building will be reconsidered at the Planning Board March 17<sup>th</sup> meeting .
      - Site Plan approval to add one high hoop greenhouse at 169 Greely Road (across from Spring Brook Farm).
      - Public hearing on proposed Capital Improvement Plan for fiscal years 2021-2026 by Town Manager.



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- Public hearing for review of Growth Management Ordinance by Town Manager.
- Town sand, salt and compost facility - under construction, completion pushed back until spring 2020. Needs gates, trees for buffer and final coat of gravel on access road. New sand/salt building will go to bid and be constructed during the summer months.
- Cumberland Historic Society building – move to the Prince Memorial Library parcel - placement delayed until spring (April?). Bids will be opened for balance of renovations on March 12<sup>th</sup>.
- The Town plans on minor repairs to the dam at Knights Pond sometime late spring or early summer.
- The Town plans to increase parking at Town Hall. Plans are available for comment. Has not gone before Planning Board, does require a Site Plan amendment (see handout). Was asked if this could be offset by planting trees or other greenspace.
- Report from Town Council (Tom):
  - Budget season, workshop Saturday March 14<sup>th</sup> all day.
  - LED Lighting Committee (Jenn) – Lights in Town are currently owned by CMP. Town wants to take ownership – more control. Bid out; do Town-wide survey on light locations – GIS. Will be able to control lights by timer.
- Still waiting on benches for Town Forest. Also need pads in place – wait until spring, when ground dries out.
- Range Way – land lease for placement of cell tower (see handout) – two placement options. Sally mentioned it is the second largest undeveloped block of land in Town. Mentioned as an important asset to Town in latest Open Space Plan. Motion made by the Forest Sub-committee to the Commission that every effort should be made to find an alternate site. Motion was seconded and unanimously approved. Question as to why the tower could not be co-located. Verizon already has several towers in town. Better to place where already developed. Question is why the Town needs another tower. Mike will draft motion, Tom will look into issue. Subsequent update – the existing pad with tower is reported to be too small for a second tower.
- Mike mentioned article in Forecaster about Yarmouth considering a point system to award shell fish licenses to incentivize clambers to volunteer for projects to support good management practices. Wondering if Cumberland should adopt a similar approach. Tom will pass information on the shell fish commission.



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- Trails Subcommittee - RTS (John):
  - Greely Woods – no update. Pandolfo easement (Crystal Lane) ready to be signed.
  - Leaving Town property signs, John worked with Voss Signs on the final graphics. Ready for production, should be available in about two weeks. 50 signs ordered.
  - Farwell Ave – John has met with land owner of the Farwell Ave property, and they are open to the idea of the easement between Farwell Avenue and the MSAD51 campus. Will meet again in the spring to get a better idea of what is being proposed. John and Bill Shane also met with MSAD51 Superintendent (Jeff Porter) and Director of Finance, HR and Operations (Scott Poulin). They, along with other staff, would also like to look at the area more closely in the spring to see if there are any issues.
  - Cumberland Crossing (OceanView – Phase 2) – John presented the RTS review and recommendations to the Commission (below). Motion by Sally with a second by Dave to approve the recommendations and submit them on behalf of the Commission to the Planning Board. John will be meeting with Carla and OceanView on Thursday (3/5) to go over these recommendations:



In reviewing this and other new subdivision proposals, the goal of the Recreational Trails Subcommittee (RTS) is to ensure that adequate trails are created within new developments (including sidewalks), that new trails connect with existing trails on surrounding properties, and that any existing trails currently crossing the proposed subdivision are retained or rerouted.

Section 5.6 of the developer's Preliminary Subdivision and Site Plan Application and the Trail and Walkway Master Plan map address the planned sidewalks and trails for the proposed subdivision. The developers have indicated that the subdivision is intended for active seniors. As such, multi-purpose recreational trails for walking, hiking, biking, running, cross country skiing, etc. should be a priority.

**1. Existing Trails** - The RTS finds that there are currently no existing trails that cross the proposed subdivision.

**2. Phasing and Trail/Sidewalk/Walkway Connectivity** - Attachment 1 of the Addenda provides estimates of the completion dates for various aspects of the development. Of note, the portion of Little Acres Drive connecting to the Community Center is not expected to be completed until 2026. Attachment 2 of the Addenda indicates that pool construction is estimated to occur in 2020-21 with occupancy in 2021.

Based on these proposed phasing estimates, the RTS finds that there would be no direct way for residents of Cumberland Crossing Phase 1 or 2 to drive, bike, or walk to the Community Center or the pool until 2026. The RTS thinks that the construction of the roads, sidewalks, and trails between Phase 1 and the Community Center should be a priority and should be completed prior to the construction of homes in Phase 2. At a minimum, the RTS would like to see a walking/biking trail developed prior to the construction of homes, and maintained during construction so that residents of the subdivision have the ability to walk or bike to the Community Center and to the pool.



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**3. Sidewalks** - The current site plan shows pedestrian sidewalks along most of the main roads (Little Acres Drive, Monarch Drive, and Leonard Lane). The developers are requesting a waiver (Waiver 5) of the sidewalk requirement for the portion of Little Acres Drive extending from the bridge/stream area to the Community Center.

The RTS agrees that minimizing the impervious area in the development is a priority, however, the RTS thinks that a sidewalk extension to the Community Center is in the best interest of the residents, and therefore opposes granting the waiver. The RTS does not think that the proposed alternative (mowed grass trail) is adequate for all weather and seasons).

The latest addendum includes a sidewalk along Leonard Lane. Although the RTS does not oppose this sidewalk, it thinks the sidewalk to the Community Center should have a higher priority.

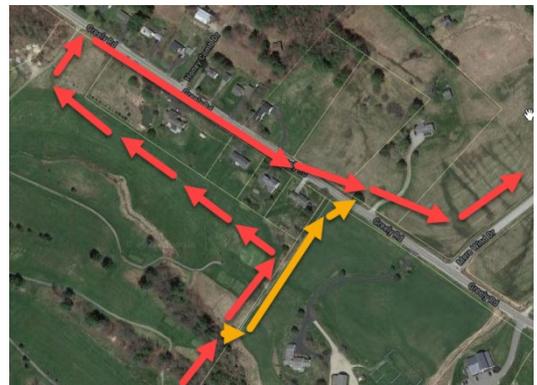
**4. Trails and Trail Connectivity within the proposed subdivision** - The developer's Trail and Walkway Master Plan shows "3' Hand Cut/Woodland Buffer Trails" within the subdivision and "4' Bark Mulch Access Trail" connections to surrounding properties.

The RTS agrees with the locations of these proposed trails, but finds trail connectivity inadequate for the period of April 1 through December 1 when the Val Halla Golf Course is closed to pedestrians. The RTS would like to see trail connectivity throughout the year. The RTS recommends that a connecting trail be developed through the subdivision from the Crossing Brook property to Greely Road, connecting the two "3' Hand Cut Trails to the Town's trail on Crossing Brook property (on the southwest) and to Greely Road (on the northeast). Per discussions with the developer and Val Halla, a small portion of this connecting trail can run through the Val Halla property where there is minimal danger of pedestrians being hit by golf balls. The RTS recognizes that there would be difficulties constructing the trail across the main stream and wetland on the property and that alternatives may need to be considered.

**5. Snowmobile Trails** - The proposed subdivision does not currently contain any snowmobile trails. However, the Moonlite Sno-Skimmers Snowmobile Club has asked permission to re-route a snowmobile trail through a small section of the subdivision to improve safety for the snowmobilers in the town. The current snowmobile trail passes along the side of Greely Road for about 800 ft before crossing Greely Road. This creates a dangerous situation because there is no shoulder on Greely Road and snowmobilers must avoid mailboxes and automobile traffic. The Moonlite Sno-Skimmers Snowmobile Club is asking permission that the trail be rerouted along the northwest side of the property adjacent to the white fence. This new route will create a perpendicular crossing with much safer site lines. This snowmobile trail would be active from December to April, although in most seasons, only 6-10 weeks of adequate snow is available for use. The snowmobile club would groom this section of trail, as it does for Val Halla.

The RTS supports this request as the proposed route would be a much safer alternative than the current route. The RTS recommends that this snowmobile trail be added to the subdivision plans.

- Black trail at Knights Pond – no update.





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- Forest and Natural Resources Subcommittee (Sally)
  - Harvest Twin Brook (Greely Rd) – Paul L (forester) met with Jeff Storey to make sure that the adapted guidance principals were met. All future forestry activity under purview of the forestry subcommittee. Only a small amount has been harvested – ground never froze.
  - Update of Rines Management Plan – almost complete. Needs approval from Town Council before being submitted to US Forest Service. Grant of \$125,000 from Community Grant program.
  - Knights Pond – scheduled walk March 7, 9-12 with new forester. Meet in parking lot. Chance for forester to familiarize himself with property. Also do a timber cruise – assessing status of forest next month.
  - Landowner open house - similar to last year’s open house: – discuss forest management, what the Town is doing, what the landowner can do as well as provide information on invasive species, trails, CCLT, climate action and any other important topics. March 24<sup>th</sup> 6:30 – 8:30 at fire house. Parking will be tight, we should park at MIW.
  - Need to submit application for grant from Project Canopy for Forest Management plan for Rines Forest addition and Knights Pond.
- New Business (Mike) – Expansion of Town Hall parking lot. Town Council feels need for overflow parking for voting days. Proposed layout presented.
  - Sally mentioned that it seems like a lot of impervious surface for use twice a year. Cutting more of the Town Forest.
  - Police manage nicely during last election with record turnout.
  - People would prefer to park on the street – closer than walking from new lot.
  - Question as to why there couldn’t be an arrangement with the schools to use their facility during voting days.
  - Jenn made motion to not go forward with a recommendation to extend the parking lot as presented. Sally seconded and passed unanimously. Conservation value of the property is higher than the need for more parking. Alternative approached should be sought. Mike will draft letter to Planning Board.
- Climate Action Subcommittee (taken from Denny’s minute notes - Feb 26 meeting)

Members attending: Sukie Curtis, Denny Gallaudet, Jenn Grasso, Jesse LaMarre-Vincent.

Dave Gulick, resident non-member. Eric Fitz, Dave Witherill Cumberland Climate Action Team members

- Jesse presented some initial research on heat pump technologies for large buildings such as the planned new elementary school at MSAD 51. Geo-thermal heat pumps are a well know solution and have been successful at Bowdoin College. However, the up-front cost is high for well drilling, etc. Air source heat pumps using variable refrigerant flow are a newer technology that shows promise for larger buildings. An example is the retrofit of Hillcrest Academy in Pittsfield, MA. Such systems could also be used in existing buildings in Town to reduce the use of natural gas for heating.
- We discussed the role of forest carbon in the Climate Action Plan. Forests where growth exceeds removals draw down CO2 from the atmosphere. Some institutions such as Middlebury College have used forest carbon to offset carbon emissions so as to meet their net zero goals. Colby College also buys forest carbon offsets. However, some criticize the



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use of offsets to mitigate carbon emissions. The Town owns around 1000 acres of forest that could potentially sequester up to 3,000 MTCO<sub>2</sub>e per year; the Forestry Sub-Committee is in the process of surveying Town forestland to validate this figure.

- Jenn discussed the Sustainability section of the Town Comprehensive Plan. While not a CAP per se, we should revisit and incorporate this in our work as appropriate. Carla Nixon, the Town Planner, will be coordinating with us on this task.
- To dos for the next meeting:
  1. Research the validity of forest carbon offsets for the CAP
  2. Consider the best approach to stakeholder engagement
  3. Look at examples of CAPs that might form the basis for drafting our plan.
- Next meeting: March 25 7-8pm
- Invasive species (Mike) - \$10,000 included in budget. Where and what should be sprayed? Should the buckthorn in the Town Forest be sprayed again? Need to do an inventory to access invasive species – look at using iMapInvasives. There will be no spraying of brown tail moths this year.
- Next meeting April 1, 2020, 7:30.