

**PLANNING BOARD MEETING
TOWN OF CUMBERLAND
Cumberland Town Hall
290 Tuttle Road, Cumberland, Maine 04021
Tuesday, October 20, 2015
7:00 p.m.**

A. *Call to Order:* The meeting was called to order at 7:00 p.m.

B. *Roll Call:*

Present: Chris Neagle, Chair, Teri Maloney-Kelly, Steve Moriarty, Joshua Saunders, Peter Sherr

Absent: Gerry Boivin, Vice-Chair, Jeff Davis,

Staff: Carla Nixon, Town Planner, Pam Bosarge, Administrative Assistant

C. *Approval of Minutes of the September 15, 2015 meeting.*

Mr. Moriarty moved to approve the minutes of September 15, 2015 as amended by Mr. Neagle.

Mr. Saunders seconded.

VOTE: Unanimous 5-0

D. *Staff Site Plan Approvals: None*

E. *Minor Change Approvals: None*

F. *Public Hearings:*

- 1. Sketch Plan Review: To review a proposed 11,000 square foot light manufacturing building and review the Master Plan for properties located at 193, 195, and 197 Gray Road; Tax Assessor Map U20, Lots 70A, 70E, 73 and 74 in the Village Center Commercial (VCC) district. James Schmidt and Capital Structures, Applicant. Representative: Gorrill Palmer Engineers.***

Mr. Al Palmer, P.E., of Gorrill Palmer Engineering stated he was present this evening with Jim Schmidt of Capital Structures and Migs Eaton of Grun Development; and Kristy Holmes from Gorrill Palmer. Mr. Palmer stated this is a proposed use project; the initial development will be light manufacturing. The project consists of four lots located on Tax Map U20, 70A, 70E, 73 and 74. Lot 70A is currently developed as the Allen's Farm convenience store, while Lot 70E is an undeveloped parcel located to the rear of the Allen Farm Store, and appears to include the Tammy Lane right of way. Lots 73 and 74 are developed as single family residential structures. The total of the four lots is approximately 9 acres. The site has approximately 460 feet of frontage on Route 100 and an apparent access to Skillin Road. The proposed development at this time will be for a 13,000 sq. foot manufacturing facility for women's shoes. The manufacturing building may be constructed in two phases, the first phase consisting of a 9,500 square foot structure. The manufacturing building has been planned to allow an approximately 3,500 sq. foot expansion. The development of the manufacturing facility would include a new driveway from Route 100, approximately 80 parking spaces, and a service area to the rear of the structure. The Master Development Plan is to include:

- Two (2) presumed retail structures on the left side of the project site as viewed from Route 100. These two structures are anticipated to be on the order of 18,000 square feet.
- Two (2) presumed office/professional service structures on the rear of the project site. Anticipated size to be 31,000 square feet.

- There will be one curb cut for interconnectivity to all anticipated development.
- There will be no connection to Tammy Lane.
- The proposed buildings will be used to shield parking.
- The parking requirements meet the Ordinance standards.
- At least a 25' area has been reserved along Route 100 to allow for any future sidewalk, as well as to provide an opportunity for berming and landscaping to buffer the parking areas.
- Open space has been incorporated throughout the site to provide opportunities for landscaping, to buffer adjacent residential uses, and to enhance the appearance of the development.
- Stormwater will be a grassed over underdrain system. It is anticipated the impact will be greater than 1 acre of disturbed surface therefore a Maine Construction General Permit (MCGP) for the Maine Department of Environmental Protection (MDEP) will be required. It is also assumed that there will be more than one acre of impervious surfaces; therefore a Stormwater Permit application to MDEP will also be submitted.
- The site will utilize public water and private septic. The manufacturing facility will employ eighty (80) employees will require a septic system similar in size to (3) 3-bedroom homes.

Mr. Gorrill stated they would be available for a possible site walk if the Board wanted one.

Mr. Moriarty asked if any of the buildings would be more than one story.

Mr. Palmer stated all currently are designed as one story buildings, but there is nothing to preclude a two story building; two-story is more challenging with a walkup situation.

Mr. Sherr asked if the proposed stormwater area was where the pump house is located on the adjacent property.

Mr. Palmer stated they will verify the location of the pump house and greenhouses.

Ms. Nixon asked if the developer had considered apartments as a second story of the buildings.

Mr. Palmer stated if the Town were willing to allow residential they would be willing to incorporate it into the Master Plan.

Mr. Sherr stated he is excited about the project and it is a great fit for the area.

Mr. Palmer stated Allen's owns three parcels and the middle residential parcel is owned by Jim Burgess.

Mr. Neagle verified the sketch plan was only for Phase I.

Mr. Palmer stated yes, the Ordinance requires a Master Plan review; the site plan review will be only the manufacturing building.

Mr. Neagle stated the master plan lacks open space and would there be a connection to Skillins. He too thinks this is a great project, and voiced concern regarding the large amount of parking. Mr. Neagle stated that if residential were added he would see no problem given the proximity to residential neighboring properties.

The Board thanked the applicant and looks forward to their application.

The Board set the Site Walk date for **Wednesday, November 4th at 8:00 a.m.**

2. Public Hearing: To recommend to the Town Council draft zoning amendments to §315-71F – Residential Care Facilities of the Cumberland Code. §315-71 F – Reserved units. A proposed residential care facility with 25 or more dwelling units or independent rooms shall be required to reserve at least 10% of its units to lower-income people...

Mr. Shane stated prior to explaining this item he commented on the previous applicant: stating the developer took the Master Plan from the Route 100 Committee which was chaired by Steve Moriarty; in addition he is also meeting with the turnpike authority about creating an interchange in West Cumberland.

Mr. Shane stated this request was referred to the Planning Board by the Ordinance Committee.

Mr. Neagle stated he didn't understand the reason for the change.

Mr. Shane stated currently there is only one blanket definition in the Ordinance if a specialty medical care treatment center were developed the 1988 definition may not fit all such facilities such as a memory care unit.

The Board discussed the effects changing the affordable requirement and potential impact on affordable housing. The Board also discussed reducing the 25 units to 20 units..

Mr. Shane stated the town has 38 units of Senior Housing and just built 34 affordable houses in West Cumberland.

The public portion of the meeting was opened. There were no public comments. The public portion of the meeting was closed.

Mr. Moriarty moved to recommend to the Town Council draft zoning amendments to §315-71F – Residential Care Facilities Reserved units: A proposed residential care facility with 20 or more dwelling units or independent rooms shall be required to reserve at least 10% of its units to lower-income people....

Mr. Saunders seconded.

4 in Favor (Moriarty, Saunders, Sherr,
Maloney-Kelly)

1 Opposed Neagle

G. Administrative Matters: The Board will adjourn to a workshop to discuss the Route One Design Standards.

H. Adjournment: Chair Neagle adjourned the meeting at 8:00 p.m.

A TRUE COPY ATTEST:

Christopher S. Neagle, Board Chair

Pam Bosarge, Clerk to the Board