

**PLANNING BOARD MEETING
TOWN OF CUMBERLAND
Cumberland Town Hall
290 Tuttle Road, Cumberland, Maine 04021
Tuesday, February 11, 2014
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, Gerry Boivin, Jeff Davis, Josh Saunders, Peter Sherr

Absent: John Ferland, Vice-Chair, Teri Maloney-Kelly

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

C. *Approval of Minutes of the January 21, 2014 meeting.*

Mr. Boivin moved to approve the minutes of January 21, 2014.

Mr. Sherr seconded.

VOTE: 4- Unanimous 1 – abstain (Davis)

D. *Staff Site Plan Approvals:*

1. Brian Gilbert Associates: To expand his business at 7 Corey Road, to 120 Longwoods Road, Tax Assessor Map U07, Lot 13 in the Highway Commercial District. This location is the former Heritage Tractor Museum on Noreen Ward's property.

Ms. Nixon stated that Brian Gilbert will remain at 7 Corey Road, but also needs to expand into this new space.

F. *Hearings and Presentations:*

1. Public Hearing: Major Subdivision Amendment to Castle Rock Subdivision, Tax Assessor Map R07C, Lot 1A, lots 1-17; consisting of minor changes to the rear lot dimensions of five lots, general adjustment in bearings of four lots, and relabeling of Castle Rock Drive right-of-way information. New Century Development, Owner, Applicant, Peter Tubbs, P.E., SYTDesign Consultants, Representative.

Mr. Peter Tubbs, P.E., representative stated these changes confirm what is already existing on the ground. The changes don't affect overall lot sizes or building envelopes. There was an error in copying data, and this corrects these errors.

Mr. Sherr asked if the changes affected building envelopes.

Mr. Tubbs stated nothing changes, other than technical data on the plan.

Mr. Neagle confirmed that the amendment doesn't change lot dimensions or shapes; it only corrects technical data on the plan.

Mr. Tubbs stated that is correct.

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

Mr. Sherr moved to approve the Major Subdivision Amendment to Castle Rock Subdivision, Tax Assessor Map R07C, Lot 1A, lots 1-17; consisting of minor changes to the rear lot dimensions of five lots, general adjustment in bearings of four lots, and relabeling of Castle Rock Drive right-of-way information. New Century Development, Owner, Applicant, Peter Tubbs, P.E., SYTDesign Consultants, Representative.

Mr. Boivin seconded.

VOTE: 5-0 Unanimous

- 2. *Public Hearing: Major Subdivision Amendment to Morrison's Hill Subdivision, Tax Assessor Map U18, Lot 6, 1-17; to amend the plan to remove the buffer line and hatch to allow the abutters' to access the road for future development as stated in the note "right-of-way and road may be extended by the Abutters' at their expense for further development", Walnut Hill Investments, LLC, Owner, Al Palmer, P.E., Gorrill-Palmer Consulting Engineers, Representative***

Mr. Al Palmer, P.E., Representative stated this change request is to correct the plans to adequately depict what was approved. The 50' buffer is shown on the plan and provision was made to allow the Couillard and Martelle properties to access the road for future development. When the final plan was drawn, the rights of way extended through the buffer, but the hatch function was not turned off (which resulted in a no disturb buffer at the right-of-way access).

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

Mr. Neagle confirmed the request was to remove the hatch mark in the buffer for access to abutters without further expense.

Mr. Palmer stated yes.

Mr. Sherr moved to approve the Major Subdivision Amendment request for Morrison's Hill Subdivision, to remove the hatch marks in the no cut buffer to allow abutters to access the road for future development as stated in the note "right of way and road may be extended by the Abutter's at their expense for future development".

Mr. Saunders seconded.

VOTE: Unanimous

F. Administrative Matters:

1. Mr. Neagle asked Ms. Nixon to check the Amended Plan for Orchard and Whitney Road's Cider Mill subdivision for the note "This plan supersedes the old plan dated....".
2. Mr. Neagle asked Ms. Nixon to review the codified ordinance for conformance language in the Standard Condition of Approval to state "and affirmed to by the applicant".

G. Adjournment:

Mr. Neagle adjourned the meeting at 7:20 p. m.

A TRUE COPY ATTEST:

Christopher S. Neagle, Board Chair

Pam Bosarge, Assistant to the Board