

**PLANNING BOARD MEETING
TOWN OF CUMBERLAND
Cumberland Town Hall
290 Tuttle Road, Cumberland, Maine 04021
Tuesday, July 16, 2013
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, Jerry Boivin, Jeff Davis, Josh Saunders,

Absent: John Ferland, Vice-Chair, Peter Sherr

Staff: Bill Shane, Town Manager

Mr. Neagle thanked Mr. Shane for staffing the meeting.

C. *Approval of Minutes of June 18, 2013 meeting*

Mr. Saunders moved to approve the minutes of June 18, 2012.

Mr. Boivin seconded.

VOTE: 5 in favor
(Neagle, Boivin, Maloney-Kelly, Davis,
Saunders)

D. *Staff Site Plan Approvals:* None

E. *Minor Change Approvals:*

- 1. *Propane tank re-location and revised landscape plan at Maine Standards at 221 U S Route One, Tax Assessor Map R02, Lot 10A, in the Office Commercial North (OCN) district.***

Mr. Shane stated several months ago Maine Standards asked the Town to allow propane storage tanks to be located above ground instead of below as approved. The tanks are necessary to store the fuel for the heating elements of the building until natural gas arrives in the Route One corridor in late fall 2014. All buried propane tanks are typically owned by the supplier of the fuel and will require excavation once a fuel conversion is made. To eliminate future disruption to parking and curbed areas, Maine Standards requested the tanks be located above ground for the ease of future removal.

Staff granted approval for the minor change. The attached drawings depict the tank location and the landscaped buffer. Maine Standard's engineers and contractors are working with the Fire Chief and Code Enforcement Officer to protect the above ground propane tanks from impacts with cars or trucks. All protection measures around the tanks will be in conformance with all applicable local, state and national safety codes.

F. *Hearings and Presentations:*

- 1. *Public Hearing: Extension of Approval for Major Site Plans for Central Maine Power Raven Farm Project.*** Project, to include transmission line and substation work. Tax Maps R02, Lot 31, and R04, Lots 26, 27, 28, 36, R06A, Lot 35 and R08, Lot 28 in the Rural

Residential 2 (RR2) district; Andrew McMullin, Community Relations Manager, Burns & McDonnell, Representative, Central Maine Power Company, Owner.

Mr. Boivin disclosed he was a contractor for Central Maine Power and asked to be recused.

Mr. Neagle stated there was still a quorum of four members to conduct business.

Mr. Shane presented background information as follows: The Planning Board previously granted a six month extension on November 20, 2012 which will expire on July 26, 2016. Due to delays in coordination with ISO New England of testing and commissioning of these lines, the extension is necessary. All other work associated with this project has been completed per approval. As you remember, The Town Council extended the time frame on Site Plan approvals during 2013 to grant up two (2) one year extensions to the Planning Board's authority for project extensions.

The Staff's recommendation would be to grant the extension for up to one year to allow for the testing and commission of Raven Farm and transmission lines. The Town is still holding \$78,000 in escrow for defects and or repairs to any items presented in the initial approvals.

Mr. Neagle stated the Board frequently receives these types of requests. Mr. Neagle stated Mr. McMullin is available for any comments or questions.

Mr. McMullin stated he had no further information Mr. Shane stated it correctly; he was available for any questions.

Mr. Neagle stated he supports the request and had a question. As I drive by I am very pleased with the berm on the west side and asked if it was correct the trees hadn't been planted yet on the east side by the driveway.

Mr. McMullin stated he does not know specifically about the trees in front of the control house in the drainage area; he will check on that.

The public portion of the meeting was opened.

Mr. Dan Burr of 248 Middle Road a direct abutter to the site asked Mr. McMullin if the small seedlings had been planted. There were supposed to be 200 white pines and 200 white spruces.

Mr. Mullin asked if this was the Phase 2 plantings on his property. Mr. Mullin stated the report from the contractor has stated that the plantings at the Burr property have been completed. Mr. Mullin encouraged the Town to have the Town's review engineer Stephen Bradstreet inspect for compliance with the plan.

The public portion of the meeting was closed.

Mr. Neagle stated the Town Staff could grant another six month extension or a one year extension, he is in favor of the one year extension.

Mr. Saunders agreed he is comfortable with a one year extension.

Mr. Saunders moved to grant a one year extension to the Major Site Plan approvals for Central Maine Power Raven Farm Project. To include transmission line and substation work. Tax Maps R02, Lot 31 and R04, Lots 26, 27, 28, 36, R06A, Lot 35, and R08, Lot 28 in the Rural Residential 2 (RR2) district.

Ms. Maloney-Kelly seconded.

VOTE: Unanimous 4-0

G. *Administrative Matters:* None

H. *Adjournment:* Mr. Neagle adjourned the meeting at 7:12 p.m.

A True Copy Attest:

Christopher S. Neagle, Board Chair

Pam Bosarge, Clerk to the Board