

**PLANNING BOARD MEETING
TOWN OF CUMBERLAND
Cumberland Town Hall
290 Tuttle Road, Cumberland, Maine 04021
Tuesday, March 21, 2015
7:00 p.m.**

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

C. *Roll Call:*

Present: Chris Neagle, Chair, Gerry Boivin, Vice-Chair, Jeff Davis, Steve Moriarty, Joshua Saunders, Peter Sherr

Absent: Teri Maloney-Kelley

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

D. *Approval of Minutes of the January 20, 2014 meeting.*

Mr. Saunders moved to approve the minutes of January 20, 2014.

Mr. Sherr seconded.

VOTE: Unanimous 5-0

1- Abstain (Neagle)

E. *Minor Change Approvals: None*

F. *Public Hearings:*

1. Public Hearing: Major 5 - lot Subdivision Review for Windsor Lane Subdivision, Tax Assessor Map R-5A, Lots 5A, 4B, 4D, 4E, 4F in the Rural Residential 1 (RR1) district. Owner, Applicant: Harmony Farm Trust. Representative, Stephen J. Bradstreet, P.E., Ransom Consulting Engineers.

Mr. Sherr asked to be recused stating he works for the applicant's engineering firm, Ransom Consulting Engineers. He did not work on this project.

Mr. Sherr was recused.

Ms. Nixon presented background information as follows: The owner and applicant is Harmony Farm Trust. The applicant is represented by Stephen Bradstreet, P.E., Ransom Consulting, Inc. As stated in the cover letter from Stephen Bradstreet, and supported by the memo from the Town's Code Enforcement Officer, William Longley, this project review is being done as an "after-the-fact" exercise to correct an inadvertent error that occurred when family land was transferred but recorded out of the order required for the splits to not trigger subdivision review. The error was discovered during a title search.

The request is for major subdivision approval for a 5 lot subdivision located at 82 Blanchard Road as shown on Tax Assessor Map R 5A, Lots 5A, 4B, 4D, 4E, 4F. The land is in the Rural Residential 1 zoning district.

HISTORY: No Planning Board history. See the memo from Code Officer Longley for background information.

DESCRIPTION:

Parcel size:	29.2 acres
Net Residential Density:	21.75 acres (5 lots allowed)
Number of Lots:	5
Zoning:	Rural Residential 1 (RR 1)
Development Type:	Single Family Residential
Subdivision Type:	Traditional
Min. Lot Size:	4 acres
Lot frontage:	200'
Water	Private wells
Sewer:	Private septic systems
Open Space:	None; traditional subdivision design.
Street Lighting:	None
Roads:	Waivers requested.
Sidewalks:	None
Trails:	None
Wetland Area:	36,551 sf.
Vernal Pools:	None identified.
Site Prep:	Blasting is not anticipated.
Fire Protection:	Hydrant on Blanchard Road

Waiver Requests: Note: Section 250-49 of the Subdivision Ordinance allows for waivers when “an unnecessary hardship may result from strict compliance with these standards, or where there are special circumstances of a particular plan which the Board finds makes a particular standard inapplicable”.

These, if desired, need to be requested by the applicant, in writing:

See application packet cover letter (p. 3) and Town Engineer’s comments re: waivers

PLANNING DIRECTOR’S COMMENTS/DISCUSSION ITEMS:

All Comments Addressed.

DEPARTMENT HEAD REVIEWS:

Dan Small, Fire Chief:

1. Hydrant locations adjacent to the subdivision appear to be appropriate.
2. The location and style of street numbers shall be compliant with the Town of Cumberland's "Street Names and Property Numbers" ordinance.
3. It is recommended **but not required** that residential key boxes, as approved by the fire department, be provided for each residence.
4. It is recommended **but not required** that monitored fire alarm systems be provided in each residence.
5. It is recommended **but not required** that residential fire sprinklers, as approved by the fire department, be provided for each residence.

William Longley, Code Enforcement Officer: Memo provided to Planning Board.

Joe Charron, Police Chief: No comments

Chris Bolduc, Public Services Director: No comments.

Town Engineer Review: Dan Diffen, P.E., Sevee and Maher Engineers

Chapter 250: Subdivision of Land

Section 250-1.N – Stormwater.

- A. The Applicant refers to the approved Stormwater Permit By Rule (PBR) obtained from the Maine DEP, however, Stormwater PBR submissions do not typically include review of stormwater design calculations. Therefore, SME recommends that Planning Board approval be conditions on the Applicant providing calculations and a narrative to clarify that there will be no adverse impacts on the natural drainage channels and/or downstream abutters.

Section 250-9 – Public acceptance of streets and recreation areas.

SME recommends the following note be added to the SUBDIVISION PLAN:

*"THE APPROVAL OF THIS PLAN BY THE PLANNING BOARD DOES NOT
CONSTITUTE ACCEPTANCE BY THE TOWN OF ANY STREET, EASEMENT, OPEN
SPACE AREA, PARK, PLAYGROUND, OR OTHER RECREATION AREA THEREON"*

Section 250-49 – Waivers and modifications.

- A. The applicant has requested waivers from the Geometric Design Standards for roadways as listed in Section I of the Application packet. With the increase in ADT to 60 trips, the roadway is classified as Residential Access (0-200 ADT) and the waiver requests should reference the Residential Access Geometric Design Standards. The following comments are in response to the waiver requests.
 - 1) With an ADT of 60 trips, the road is classified as Residential Access.
 - 2) Minimum center-line radius is 150-feet. The road has two 33-foot radii within 150-feet of road length. Please clarify the hardships that required the roadway to be constructed with the two small radii.
 - 3) The Maine DOT will evaluate the separation of the street intersections as part of the Entrance Permit review. SME recommends approval of this waiver be conditioned on the findings of the MDOT review.
 - 4) SME recommends approval of this waiver request.

- 5) SME recommends approval of this waiver request.
- 6) SME recommends approval of this waiver request.
- 7) SME recommends approval of this waiver request, however, any consideration for future acceptance of the street should be conditioned on review of the existing pavement condition and installation of the required pavement surface course.

The reclassification of the street will also require waivers from the Pavement width from 20-feet to 18-feet and the shoulder width from 4-feet to 2-feet.

Mr. Neagle clarified that the Benard's purchased two distinct lots in 2007 and after five years divided again, which State law allows; the error occurred in the recording of the deeds, and the reason for this request is a technical error.

Mr. Steve Bradstreet, P.E. Applicant's representative stated he had designed the private road plan and extension in 2009. Over the course of the last five years lots were sold but unfortunately recorded out of sequence thereby triggering subdivision review. The outstanding letter from Inland Fisheries and Wildlife has been received. In reference to the Town's peer review engineer Dan Diffin's request for stormwater calculations will be provided stating there are no adverse impacts on the natural drainage channels and/or downstream abutters.

Mr. Bradstreet reviewed the waiver requests as follows:

- Minimum center-line radius standard from 100 feet to 33 feet. *The road has been in place for five years and there have no issues with the curvature of the road.*
- K factor for sag vertical curves from 20 to 17.81 –*The road speed design standard is 25 MPH. This vertical curve is located within 200 feet of the end of the road. Vehicle speed will be less than design speeds at this point and should be less than 20 MPH. Based on American Association of State Highway Transportation Officials (AASHTO), for a 20 MPH design speed the computed K factor would be 14.7 where the current design K factor would be acceptable.*
- Maximum grade at intersection within 75 feet of intersection from 3% to 3.33% - *The road design is 3.33% and has been constructed that way. There has been no reported issue with vehicles exiting the road at this slightly steeper grade.*
- Minimum property line radius at intersection from 15' to no radii – *The original property was purchased with the existing 50 foot right of way and no radii.*
- Hot bituminous pavement for 1" of surface and 2" of base pavement to 2.5" of base material – *The applicant has placed 2.5" of a base material and after 5 years of service it is in excellent condition and shows no signs of wear, settlement, raveling, rutting or cracking.*
- Waive the requirement to map all streams –*The Mill Brook traverses through Lot B on its way to the East Branch of the Piscataqua River. The proposed site is not densely developed and any proposed improvements provide over 300 feet of buffer to the brook. It is too densely wooded to map.*

Mr. Neagle asked why there was no hammerhead on Lot # 3.

Mr. Bradstreet stated the Fire Chief feels it is acceptable.

Mr. Davis asked who maintains the road.

Mr. Bradstreet stated there is a private maintenance agreement. Mr. Benard maintains and plows the road.

The public portion of the meeting was opened.

Mr. Jason Record of 18 Frye Drive stated his Father had purchased the first lot on the right and would anything change his building envelope.

Mr. Neagle stated no.

Mr. Record stated the abutting land was purchased for additional privacy on Frye Drive, if a subdivision is approved how it affects him if he combines the lot with his.

Mr. Neagle stated Frye Drive is an existing 1962 subdivision to change an approved lot in a subdivision he would need Planning Board approval.

Mr. Jason asked prior to this Windsor Lane was not officially a subdivision.

Mr. Neagle stated yes, if approved tonight it will be a subdivision.

Mr. Norman Moreau of 7 Frye Drive stated he purchased his house in 1983 and has a copy of the original subdivision plan signed by the Planning Board. He asked if there would be a road build from the Spaulding property to Frye Drive.

Mr. Neagle stated no, the proposed road only benefits the 5 lots on Windsor Lane.

Mr. Moreau asked if there was a signed agreement with Mr. Spaulding regarding fifteen acres that were land locked.

Mr. Longley, Code Enforcement Officer stated in his research he has not seen any such document. The Rural Residential One requires four acre lots, the Benard's purchased the Moody lot and there is no potential to connect to Frye Drive.

The public portion of the meeting was closed.

Mr. Moriarty asked for clarification if this request was a result of a clerical error.

Mr. Longley gave an overview history of title and ownership.

Mr. Moriarty clarified the mistake was in the sequence of recording lots and inadvertently created a subdivision which couldn't be undone.

Mr. Neagle agreed if we approve the request this issue the issue is moot.

The Board reviewed the waiver requests.

1. Mr. Saunders moved to approve the waiver request to waive the minimum S-curve from 100' to 33feet due to special circumstances.

Mr. Moriarty seconded.

VOTE: Unanimous 6-0

2. Mr. Saunders moved to approve the waiver request to K factor for sag vertical curves from 20 to 17.81 due to special circumstances.

Mr. Davis seconded.

VOTE: Unanimous 6-0

3. Mr. Moriarty moved to approve the waiver request for maximum grade at intersection within 75 feet of intersection from 3% to 3.33% due to special circumstances.

Mr. Saunders seconded.

VOTE: Unanimous 6-0

4. Mr. Saunders moved to approve the waiver request for the minimum property line radius at intersection from 15' to no radii due to special circumstances.

Mr. Moriarty seconded.

VOTE: Unanimous 6-0

5. Mr. Boivin moved to approve the waiver request for hot bituminous pavement for 1" of surface and 2" of base pavement to 2.5" of base material based on special circumstances.

Mr. Davis seconded.

VOTE: Unanimous 6-0

6. Mr. Boivin moved to approve the waiver request to map all streams based on special circumstances of the subdivision.

Mr. Moriarty seconded.

VOTE: Unanimous 6-0

Mr. Saunders moved to approve the findings of fact as written and amended.

Mr. Boivin seconded.

VOTE; Unanimous 6-0

PROPOSED FINDINGS OF FACT - Subdivision Ordinance, Section 250-1

The purpose of these standards shall be to assure the comfort, convenience, safety, health and welfare of the people, to protect the environment and to promote the development of an economically sound and stable community. To this end, in approving subdivisions within the Town of Cumberland, Maine, the Board shall consider the following criteria and before granting approval shall determine that the proposed subdivision:

1. Pollution. The proposed subdivision will not result in undue water or air pollution. In making this determination, it shall at least consider:
 - A. The elevation of the land above sea level and its relation to the flood plains;
 - B. The nature of soils and subsoil and their ability to adequately support waste disposal;
 - C. The slope of the land and its effect on effluents;
 - D. The availability of streams for disposal of effluents; and
 - E. The applicable state and local health and water resource rules and regulations;

Parcel is above sea level and not within a floodplain. Soils and passing test pits allow for effective subsurface waste disposal.

Based on the information provided, the standards of this section have been met.

2. Sufficient Water. The proposed subdivision has sufficient water available for the reasonable foreseeable needs of the subdivision;

There are two existing wells for the two existing private homes.

Based on the information provided, the standards of this section have been met.

3. Municipal Water Supply. The proposed subdivision will not cause an unreasonable burden on an existing water supply, if one is to be used;

The proposed subdivision will not utilize public water.

Based on the information provided, the standards of this section have been met.

4. Erosion. The proposed subdivision will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results;

The project was constructed in 2009 with proper erosion control measures. There are no signs of erosion and the development does not appear to have impeded the ability of the land's ability to hold water.

Based on the information provided, the standards of this section have been met.

5. Traffic. The proposed subdivision will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed;

The original project was granted an entrance permit from MDOT on June 29, 2009 for 5 lots (one existing lot and four new lots). A letter dated March 2, 2015 from Anthony Fontaine of MDOT is on file stating the entrance permit allows for 6 or more residential lots. (This 6th lot is identified on the plan as the Gregory and Rita Fox parcel, which is not part of the subdivision, but which uses the same road).

The Board finds the standards of this section have been met.

6. Sewage disposal. The proposed subdivision will provide for adequate sewage waste disposal and will not cause an unreasonable burden on municipal services, if they are utilized;

The existing and proposed lots all have passing septic test pits.

Based on the information provided, the standards of this section have been met.

7. Municipal solid waste disposal. The proposed subdivision will not cause an unreasonable burden on the municipality's ability to dispose of solid waste, if municipal services are to be utilized;

The homeowners will place their solid waste at the end of Windsor Lane at Blanchard Road for public collection. The additional homes will not create a burden on the municipality's ability to dispose of solid waste.

Based on the information provided, the standards of this section have been met.

8. Aesthetic, cultural and natural values. The proposed subdivision will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites,

significant wildlife habitat identified by the Department of inland Fisheries and Wildlife or the municipality, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline;

The individual lots are large (4-7 acres) and many are wooded. As such there is no adverse effect on the aesthetic values of the property. Letters are on file from the Maine Natural Areas Program and the Maine Historic Preservation Commission and Department of Inland Fisheries and Wildlife stating that no related resources are affected by this development.

The Board finds the standards of this section have been met.

9. Conformity with local ordinances and plans. The proposed subdivision conforms to a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan or land use plan, if any. In making this determination, the municipal reviewing authority may interpret these ordinances and plans;

Based upon a review by the Town Engineer, Town Planner and Code Enforcement Officer, the plan is in conformance with local ordinances and plans with the exception of the Road Design Standards. Waivers from these 5 provisions have been granted.

The standards of this section have been met.

10. Financial and technical capacity. The subdivider has adequate financial and technical capacity to meet the standards of this section;

Technical capacity is evidenced by the applicant's use of a professional engineer, surveyor and soils evaluator.

Financial Capacity: There are no subdivision public improvements required.

Based on the information provided, the standards of this section have been met.

11. Surface waters; outstanding river segments. Whenever situated entirely or partially within the watershed of any pond or lake or within 250 feet of any wetland, great pond or river as defined in Title 38 chapter 3, subchapter I, article 2-B, the proposed subdivision will not adversely affect the quality of that body of water or unreasonably affect the shoreline of the body of water;

The Mill Brook traverses through Lot B on its way to the East Branch of the Piscataqua River. The proposed site is not densely developed and any proposed improvements provide over 300' of buffer to the brook.

Based on the information provided, the standards of this section have been met.

12. Ground water. The proposed subdivision will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water;

The project will be served by private septic systems. There are passing test pit locations on each parcel. There are no other proposed activities that would adversely affect the quality or quantity of ground water.

Based on the information provided, the standards of this section have been met.

13. Flood areas. Based on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant whether the subdivision is in a flood-prone area. If the subdivision, or any part of it, is in such an area, the subdivider shall determine the 100-year flood elevation and flood hazard boundaries within the subdivision. The proposed subdivision plan must include a condition of plan approval requiring that principal structures in the subdivision

will be constructed with their lowest floor, including the basement, at least one foot above the 100-year flood elevation;

Based on a review of the FEMA Flood Insurance Rate Map, the parcel is located in Zone C- Areas of Minimal Flooding.

Based on the information provided, the standards of this section have been met.

14. Storm water. The proposed subdivision will provide for adequate storm water management;

The stormwater management system consists of two cross culverts. A stormwater Permit by Rule (PBR) was submitted to Maine Department of Environmental Protection (MEDEP) and a permit was received for the stormwater improvements. The Town Engineer has reviewed the plans and has requested additional information.

Based on the information provided, and the condition of approval the standards of this section have been met.

15. Freshwater wetlands. All potential freshwater wetlands, as defined in 30-A M.R.S.A. §4401 (2-A), within the proposed subdivision have been identified on any maps submitted as part of the application, regardless of the size of these wetlands. Any mapping of freshwater wetlands may be done with the help of the local soil and water conservation district.

Wetlands on the parcel were identified by James Mancini, Licensed Soils Scientist. The applicant has designed the project to minimize the amount of impact to wetland areas.

Based on the information provided, the standards of this section have been met.

16. River, stream or brook: Any river, stream, or brook within or abutting the proposed subdivision has been identified on any map submitted as a part of the application. For purposes of this section, "river, stream or brook" has the same meaning as in Title 38, Section 480-B, Subsection 9. [Amended; Effective. 11/27/89]

Mill Brook crosses lot # B and cannot be mapped due to heavy tree cover.

Based on the information provided, and the waiver granted the standards of this section have been met.

SECTION 300 – AQUIFER PROTECTION (if applicable)

The parcel is not located in the Aquifer Protection District.

Mr. Boivin moved to approve the Major 5 - lot Subdivision Review for Windsor Lane Subdivision, Tax Assessor Map R-5A, Lots 5A, 4B, 4D, 4E, 4F in the Rural Residential 1 (RR1) district. Owner, Applicant: Harmony Farm Trust. This approval is subject to the Standard Condition of approval striking the word affirmed and the two conditions of approval.

Mr. Davis seconded.

VOTE: Unanimous 6-0

STANDARD CONDITIONS OF APPROVAL:

This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted to by the applicant. Any variation from the plans, proposals and supporting documents, except minor changes as so determined by the Town

Planner which do not affect approval standards, is subject to review and approval of the Planning Board prior to implementation.

CONDITIONS OF APPROVAL:

1. That all fees be paid prior to the release of the plat for recording.
2. The applicant will provide requested stormwater calculations to be reviewed and approved by the Town Engineer prior to the release of the Mylar.

Mr. Sherr re-joined the Board.

2. Public Hearing: Major Site Plan Review for an expansion to Norton Financial Services for an addition of 3,710 sq. ft. to the footprint of the building and 10,715 sq. ft. parking and other impervious surface area at 275 U.S. Route One, Tax Assessor Map R02D, Lot 1-G in the Office Commercial North (OCN) district. BFTE Properties, LLC, Norton Insurance, Owner. Gawron Turgeon Architects and Vafiades Engineering, Representative.

Ms. Nixon provided background information as follows: The owner and applicant is BGTE Properties, LLC / Norton Insurance. Jason Vafiades, P.E. is the project engineer and representative, Gawron Turgeon Architects developed the building and landscape design. The applicant is requesting an amendment to a major site plan approval for a building and parking expansion at 275 US Route One, Tax Assessor Map R02D, Lot 1G in the Office Commercial North (OCN) district. There are still some outstanding state approvals, so the application will need to be tabled following the presentation and public hearing.

Mr. Jason Vafiades, P.E. representative stated he was present this evening with Mr. Doane, Owner and Deidre Beal of Gawron Turgeon Architects.

Mr. Vafiades presented an overview of the proposed expansion necessitated by Norton's growth from an existing 45 to 55 employees once the project is completed. The proposed expansion includes the addition of 3,710 sq. ft. footprint as well as other site improvements, including the redesign of the employee patio and "wilderness" break area. An additional 10,715 sq. ft. of parking and other impervious area will be created by the proposed improvements (totalling 14,425 sq. ft. for the entire project). Due to expanded impervious surfaces, a stormwater management plan will be established to mitigate any impacts of development, including the treatment and retention of stormwater for all newly created impervious surfaces so that no down gradient properties are negatively affected.

Mr. Moriarty asked about the total new parking spaces.

Mr. Vafiades stated there are 32 existing spaces and 20 new spaces.

The Board comments included:

- Adding handicapped spaces to the rear parking.
- Striping of some spaces for turnaround due to the fact that constructing a hammerhead would impact wetlands and ledge.

- Location of snow storage area moved away from wetlands

Mr. Neagle stated at the next submission the Board is happy to have 11" x 17" (ledger) size plans and doesn't require full size plans.

The public portion of the meeting was opened.

Mr. Nate Lord of 40 Schooner Ridge Road asked whether site plans could be placed on the website.

Ms. Nixon stated they are available for review at the town office. Another question from an abutter from Schooner Ridge asked if there would be any expansion of clearing between Norton and Schooner Ridge.

Mr. Vafiades the clearing does expand a little perhaps 10 to 15 feet and the tree cover is heavy and I don't think there will be any impact.

Mr. Neagle asked the applicant to send Mr. Lord a copy of the plans when revised.

The public portion of the meeting was closed.

Mr. Moriarty moved to table the application for major site plan expansion for BFTE Properties, Norton Insurance to add 3,710 sq. ft. of footprint to the building and 10,751 sq. ft. parking and other impervious surface at 275 US Route One, Tax Assessor Map R02D, Lot 1G in the Office Commercial North (OCN) district.

Mr. Davis seconded.

VOTE: Unanimous 6-0

3. Public Hearing: To review and recommend to the Town Council draft zoning amendments to §96-14. D. Fire Protection requirements of the Cumberland Code; regarding sprinkler requirements for commercial properties in excess of 4,000 square feet and single family dwelling units in major subdivisions.

Ms. Nixon stated this request is from the Town Council Ordinance Committee to give the Planning Board the ability to waive a requirement if it is deemed appropriate.

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 §96-14. D. Fire Protection requirements of the Cumberland Code; regarding sprinkler requirements for commercial properties in excess of 4,000 square feet and single family dwelling units in major subdivisions.

Mr. Davis seconded.

VOTE: Unanimous 6-0

D. The Planning Board may waive any requirement for the installation of sprinkler systems for buildings not intended to be accessible to the general public when the Planning Board, after consultation with the Fire Chief, finds that the location of the building, the type of construction, the proposed use, or some combination of those factors, makes installation of a sprinkler system unnecessary to protect the safety of people served by and property contained within the building, the building itself and any nearby buildings. Any waiver granted pursuant to this subsection shall be limited to the specific use reviewed by the Planning Board and shall expire if the use of the building is changed. Waivers shall not be valid if the State Fire Marshal otherwise requires a sprinkler system for the building.

4. *Public Hearing: To hear a presentation from the Town Manager on the Proposed five-year Capital Improvement Plan (CIP) Fiscal Years 2016 – 2020 and to make a recommendation to the Town Council.*

Mr. Bill Shane, Town Manager stated the Town Charter requires a 5-year Capital Program be submitted to the Town Council with a recommendation from the Planning Board annually. We are looking at essentially 1.3 million funded for the CIP this year. While the attached narrative focuses on the upcoming year, the entire project listing can be found on pages 13-18 inclusive. The Planning Board's role in the past has been an endorsement that Staff presented the plan, the Planning Board held a public hearing and then forwarded the CIO to the Town Council with a recommendation for changes or an acceptance of the plan as presented.

Mr. Shane highlighted the CIP as follows:

- This year's CIP is just under 1.3 million; most of the increases have occurred in equipment replacement and road improvements. The Town has adopted a 12-14 year paving cycle to pave neighborhood roads. There will be over 6.5 miles of paving done this summer, the largest amount seen in one year. This is because last year's paving was delayed due to gas line installation. The neighborhoods have received notice we will be paving their street, this paving will include fixing drainage, and get base coat of pavement and next spring do final pavement. Mr. Shane reviewed the streets to be paved this year. There are two big projects in the CIP plan one is a new water line along Middle Road from Tuttle Road to the Falmouth town line; this is scheduled between 2017 and 2018. We are hopeful that the gas line will be in the same construction cycle. The second large capital piece is the relocation of the town garage to allow completion of Village Green Phase master plan. we have completed Phase I and Phase III. The landfill will also be closed possibly as soon as this summer or next summer. Shortly after that we will be looking to re-locate the town garage and at a minimum the brush facility and salt shed. Once we close out the old stump dump we will have no place to deal with compost or yard waste or a place to load trucks for winter maintenance. This year heaving into paving and some replacement of fire equipment.

Mr. Neagle asked if Blanchard Road will be receiving a top coat of paving after the installation of the gas lines.

Mr. Shane stated yes, not this summer. Blanchard Road is a state road we have received approximately \$400,000 - \$500,000 dollars for that paving that is to be done as soon as summer 2016. The paving will be done between 2016 and 2017 when MDOT releases the funds the paving will be completed.

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

Mr. Sherr moved that the Planning Board affirms it has heard a presentation from the Town Manager regarding the proposed Capital Improvement Plan 2016 – 2020 and we make a positive recommendation to the Town Council.

Mr. Boivin seconded.

VOTE: Unanimous 6 – 0

G. *Administrative Matters:*

1. Ms. Nixon stated the April meeting conflicts with April school vacation and asked if members would be available. The date will remain the same there were no conflicts.
2. Cumberland Foreside Village had a site walk scheduled that needed to be postponed due to weather. Ms. Nixon asked if the Board wanted to conduct a site walk prior to next month's meeting. The Board was willing to hold a site walk after next month's meeting.

H. *Adjournment:*

Chair Neagle adjourned the meeting at 9:00 p.m.

A TRUE COPY ATTEST:

Christopher S. Neagle, Chair

Pam Bosarge, Clerk to the Board