

**PLANNING BOARD MEETING  
TOWN OF CUMBERLAND  
Cumberland Town Hall  
290 Tuttle Road, Cumberland, Maine 04021  
Tuesday, December 20, 2016  
7:30 p.m.**

**NOTE START TIME IS ½ HOUR LATER TO ALLOW FOR WORKSHOP  
WITH TOWN COUNCIL FROM 6-7:30 P.M.**

**6:00 p.m. Workshop with Town Council to Discuss Proposed Amendments to the Cumberland Foreside Village Contract Zone Agreement (CZA)**

*A. Call to Order*

*B. Roll Call*

*C. Approval of Minutes of November 15, 2016 meeting.*

*D. Staff Site Plan Approval:* None

*E. Minor Change Approvals:* None

*F. Hearings and Presentations:*

- 1. Sketch Plan Review: Spring Valley 10 Lot Subdivision:* Tax Map R 07A, Lot 1A. Blackstrap Road. Owner: Walnut Hill Investments LLC; Representative: Dan Diffin, P.E. Sevee and Maher.
- 2. Sketch Plan Review: MSAD 51 for an amendment to an approved site plan to construct a performing arts center at Greely High School.* Tax Map U-11, Lot 1. Applicant: MSAD 51; Representative: Pat Carrol, LLA, Carrol Associates.
- 3. Public Hearing: Solar Way 5 lot major subdivision.* Tax Map R 04, Lot 24. Owner: Live Solar Maine, LLC; Representative: Tom Greer, P.E., Pinkham and Greer.
- 4. Public Hearing: Recommendation to Town Council re: amending or repealing Section 315-28.2 Village Center Commercial Multiplex Overlay.*

*G. Administrative Matters/New Business*

*H. Adjournment*

### Planning Board Meeting Steps

1. Chair announces the agenda item; turns it over to Town Planner.
2. Town Planner provides the overview, history, and status of the project.
3. Board asks questions of Town Planner.
4. Chair introduces Applicant (or Applicant's representative) to make presentation.
5. Board asks questions of the Applicant.
6. Chair opens public hearing.
7. Members of the public (if any are present) speak.
8. Chair closes public hearing.
9. Board discusses project.
10. Motion to approve or deny any requested waivers.
11. Review the draft Findings of Fact as prepared by the Town Planner. Adopt as written or amended.
12. Consider the proposed conditions of approval as prepared by the Town Planner. Adopt as written or amended.
13. Motion to approve the project with the Standard and Proposed Conditions of Approval.  
(Or a motion to deny or table the application)