

MINUTES

Cumberland Town Council Meeting

West Cumberland Hall

MONDAY, August 14, 2017

5:30 Ordinance Committee Meeting

7:00 P.M. Call to Order

Present: Councilors Bingham, Copp, Edes, Gruber, Stiles, Storey-King and Turner

I. APPROVAL OF MINUTES

Motion by Councilor Bingham, seconded by Councilor Copp, to accept the July 24, 2017 meeting minutes as presented.

VOTE: 7-0 UNANIMOUS

II. MANAGER'S REPORT

Natural Gas lines are being installed in the Route 100 and Skillin Road area. That project will continue for approximately 6 more weeks. He encouraged everyone to contact Summit Natural Gas if they are interested in converting to natural gas.

According to MDOT, paving on Route 100 will be done next year from the Falmouth to the Gray town line.

The sidewalk project on Tuttle Road (from Town Hall to Twin Brook) will be delayed until spring. It will be completed by next summer.

Central Fire Station is starting to make some noticeable changes. The project is on schedule and should be completed by May or June of next year.

III. PUBLIC DISCUSSION

Robert Maloney thanked the Council for having the meeting in West Cumberland.

IV. LEGISLATION AND POLICY

17 – 110 To hold a Public Hearing to consider and act on setting sewer user fees for FY2018.

Chairman Edes said that there will be no increase to sewer user fees this year.

Chairman Edes opened the Public Hearing.

Public discussion: none

Chairman Edes closed the Public Hearing.

Motion by Councilor Stiles, seconded by Councilor Copp, to authorize a 0% increase in sewer user fees for FY2018.

VOTE: 7-0 UNANIMOUS

17 – 111 To hold a Public Hearing to consider and act on a Mass Gathering Permit for Binnie Media’s Fall Ultimate Yard Sale to be held on September 9, 2017 at the Cumberland Fair Grounds from 9:00 a.m. to 2:00 p.m.

Chairman Edes opened the Public Hearing.

Public discussion: none

Chairman Edes closed the Public Hearing.

Motion by Councilor Copp, seconded by Councilor Bingham, to approve the Mass Gathering Permit for Binnie Media’s Fall Ultimate Yard Sale to be held on September 9, 2017 at the Cumberland Fair Grounds from 9:00 a.m. to 2:00 p.m.

VOTE: 7-0 UNANIMOUS

17 – 112 To consider and act on setting the following household waste disposal events:

- **Confidential Shredding, Saturday, October 7th from 9:00 a.m. to 1:00 p.m.**
- **E-waste Collection, Saturday, October 7th from 9:00 a.m. to 1:00 p.m.**
- **Bulky Item Pick-up Week, October 9th through 13th**

Motion by Councilor Bingham, seconded by Councilor Gruber, to set the following household waste disposal events:

Confidential Shredding, Saturday, October 7th from 9:00 a.m. to 1:00 p.m.

E-waste Collection, Saturday, October 7th from 9:00 a.m. to 1:00 p.m.

Bulky Item Pick-up Week, October 9th through 13th

VOTE: 7-0 UNANIMOUS

17 – 113 To consider and act on forwarding to the Planning Board for a Public Hearing and recommendation, amendments to Chapter 315 (Zoning), Section 38 (Animals) of the Cumberland Code, as recommended by the Ordinance Committee. (*Workshop with Planning Board on August 15th at 6:00 p.m.*)

Councilor Storey-King said that the Ordinance Committee will meet with the Planning Board in workshop tomorrow evening to review amendments to the section of zoning on animals. We have drafted some language that distinguishes animals vs. household pets, and there is some language that specifies how much land would be required for large animals, such as horses. There still needs to be some conservation regarding density and how many animals would be allowed on a parcel.

Motion by Councilor Turner, seconded by Councilor Storey-King, to forward to the Planning Board for a Public Hearing and recommendation, amendments to Chapter 315 (Zoning), Section 38 (Animals) of the Cumberland Code, as recommended by the Ordinance Committee. (*Workshop with Planning Board on August 15th at 6:00 p.m.*)

VOTE: 6-1 (Stiles opposed) MOTION PASSES

17 – 114 To consider and act on forwarding to the Planning Board for a Public Hearing and recommendation, amendments to Chapter 315 (Zoning), Section 4 (Word Use and Definitions – Accessory Dwelling Unit) and Section 45 (Conversions) of the Cumberland Code, as recommended by the Ordinance Committee. (*Workshop with Planning Board on August 15th at 6:00 p.m.*)

Councilor Storey-King said that the Ordinance Committee will meet with the Planning Board in workshop tomorrow evening to review amendments to the section of the zoning ordinance on Accessory Dwelling Units (ADU). An ADU is considered an addition that someone would add to their home for a family member to live in. The intent is to help our senior residents have the ability to stay in their home by adding living space to their home for themselves, a caregiver or family member. They cannot be more than 40% of the original house and they must meet setback requirements.

Motion by Councilor Copp, seconded by Councilor Gruber, to forward to the Planning Board for a Public Hearing and recommendation, amendments to Chapter 315 (Zoning), Section 4 (Word Use and Definitions – Accessory Dwelling Unit) and Section 45 (Conversions) of the Cumberland Code, as recommended by the Ordinance Committee. (*Workshop with Planning Board on August 15th at 6:00 p.m.*)

VOTE: 7-0 UNANIMOUS

17 – 115 To consider and act on forwarding to the Planning Board for a Public Hearing and recommendation, amendment to Chapter 315 (Zoning), Section 28.4B (Senior Housing Community (SHC) Overlay District) to include a portion of a lot located on Greely Road (Tax Map R04/34A).

Town Manager Shane explained that the Doane property (across from Town Hall) is under contract. Ocean View of Falmouth is proposing to build 50, cottage-style homes, in the \$500,000 and up range for seniors (55 and older). They also are purchasing the Godsoe property on Greely Road which is adjacent to the Doane parcel. They have agreed to protect the 6-acre scenic vista on Greely Road with a conservation easement in perpetuity and develop the back land as part of the Senior Housing Overlay District. This requires an amendment to the Senior Housing Overlay District.

Motion by Councilor Copp, seconded by Councilor Gruber, to forward to the Planning Board for a Public Hearing and recommendation, amendment to Chapter 315 (Zoning), Section 28.4B (Senior Housing Community (SHC) Overlay District) to include a portion of a lot located on Greely Road (Tax Map R04/34A).

VOTE: 7-0 UNANIMOUS

17 – 116 To consider and act on forwarding to the Planning Board for a Public Hearing and recommendation, update to the Official Zoning Map of the Town of Cumberland to expand the Senior Housing Community Overlay District to include a portion of a lot located on Greely Road (Tax Map R04/34A).

Town Manager Shane explained that this is to approve the zoning map amendment to include the Greely Road lot in the Senior Housing Overlay District as described in the previous item.

Motion by Councilor Gruber, seconded by Councilor Bingham, to forward to the Planning Board for a Public Hearing and recommendation, update to the Official Zoning Map of the Town of Cumberland to expand the Senior Housing Community Overlay District to include a portion of a lot located on Greely Road (Tax Map R04/34A).

VOTE: 7-0 UNANIMOUS

17 – 117 To authorize the Town Manager to seek proposals for the development of the Town owned property adjacent to the Town Forest.

Town Manager Shane explained that he is asking for authorization to seek Request for Qualifications for proposals from developers who could develop the approximately 34 acres of land next to the Town Forest. The

parcel is in the Senior Housing Overlay District and would have the capacity to hold 60 to 75 units. The Council will have to consider what kind of housing should go there (strictly senior housing, affordable housing, or a mix of both). We will hold a large, facilitated meeting to get public input as a starting point. This will allow everyone to see concept plans and development programs to be discussed and refined prior to the zoning process.

Motion by Councilor Gruber, seconded by Councilor Turner, to authorize the Town Manager to seek proposals for the development of the Town owned property adjacent to the Town Forest.

VOTE: 7-0 UNANIMOUS

17 – 118 To set a Public Hearing date of August 28th to authorize the issuance of Senior Property Tax Assistance Program payments.

Motion by Councilor Bingham, seconded by Councilor Storey-King, to set a Public Hearing date of August 28th to authorize the issuance of Senior Property Tax Assistance Program payments.

VOTE: 7-0 UNANIMOUS

17 – 119 To set a Public Hearing date of August 28th to consider and act on authorizing the Town Manager to execute a purchase and sale agreement for the purchase of 19.6 acres of land around Knight's Pond.

Town Manager Shane explained that this is the piece of land on the easterly side of Knight's Pond that is owned by John Paynter. It encompasses approximately 6.2 acres of dry land and 12 acres of the pond. The purchase price is \$90,000, to be paid out monthly over 10 years at 5% interest. Mr. Paynter would also take payments over 5 years if the Council prefers. He is looking for Council approval this evening to execute the final terms of the agreement for the August 28th Public Hearing.

Motion by Councilor Bingham, seconded by Councilor Stiles, to set a Public Hearing date of August 28th to consider and act on authorizing the Town Manager to execute a purchase and sale agreement for the purchase of 19.6 acres of land around Knight's Pond.

VOTE: 7-0 UNANIMOUS

V. NEW BUSINESS

Councilor Bingham – There was a great news story tonight on the news regarding women in the Fire Service and the Cumberland Fire Department was featured.

Councilor Gruber – The Aging in Place forum has been moved from October to November 4th this year.

The support from this community to our food pantry is incredible. Thank you to everyone who donated and volunteers.

Councilor Storey-King – She had a personal experience with Cumberland rescue recently. They were wonderful and very professional.

Her uncle, Donn Storey passed away last week. His funeral was like no other. Thank you to the Cumberland Police for their assistance with traffic. The turnout and support from the community was heartfelt and appreciated.

Councilor Copp – thank you to everyone for coming to the meeting this evening. He is glad to see this facility is being used again.

Chairman Edes – none

Councilor Stiles – he reminded everyone that he continues his efforts to collect donations for the 4-H auction to benefit the food pantry with meat products.

Councilor Turner – none

Town Manager Shane – none

VI. ADJOURNMENT

Motion by Councilor Bingham, seconded by Councilor Stiles, to adjourn.

VOTE: 7-0 UNANIMOUS

TIME: 8:50 P.M.

WORKSHOP after adjournment re: Senior affordable and affordable housing

Respectfully submitted by,

Brenda L. Moore
Council Secretary