

# MINUTES

Cumberland Town Council Meeting  
Town Council Chambers

**MONDAY, August 26, 2019**

**6:00 P.M. Ordinance Committee Meeting**

**6:30 P.M. Finance Committee Meeting with full Council**

## **7:00 P.M. Call to Order**

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

### **I. APPROVAL OF MINUTES**

Motion by Councilor Gruber, seconded by Councilor Copp, to accept the August 12, 2019 meeting minutes as presented.

VOTE: 7-0                      UNANIMOUS

### **II. MANAGER'S REPORT**

Chairman Storey-King read the following Town Council Proclamation in honor of the retirement of Diane Bennekamper, Minister of the Congregational Church in Cumberland:

*Whereas Reverend Diane E. Bennekamper will retire as Senior Minister of the Congregational Church in Cumberland, Maine on September 8, 2019; and*

*Whereas Reverend Bennekamper has led the Church brilliantly for 21 years; and*

*Whereas Reverend Bennekamper is the longest-serving minister in the Church's 226-year history; and*

*Whereas Reverend Bennekamper is the first openly gay minister of any denomination to lead a church in Maine; and*

*Whereas Reverend Bennekamper, soon after being ordained by the United Church of Christ in 1974, was told by the Maine Conference Minister that, because of her sexual orientation, there would be no church for her here; and*

*Whereas Reverend Bennekamper then worked for seventeen years as a Field Representative of the Maine Human Rights Commission, becoming greatly admired by participants on both sides of civil rights disputes; and*

*Whereas Reverend Bennekamper, while working for the Human Rights Commission, became a member of the Board of Directors of the Maine Conference of the UCC and participated in removing the Conference Minister who had blocked her ministerial service; and*

*Whereas Reverend Bennekamper then served congregations in Brunswick, Westbrook, and Gorham before coming to Cumberland; and*

*Whereas Reverend Bennekamper has served her denomination as an eight-time delegate to the UCC General Synod; as Moderator of the Maine Conference of the UCC; as a long-time member and Chair of the Board of Directors for Local Church Ministries of the UCC; and as a long-time member and President of the Massachusetts Congregational Charitable Society; and*

*Whereas Reverend Bennekamper has officiated at many weddings, baptisms and funerals of Cumberland area residents and provided prayers when the community celebrated or mourned; and*

*Whereas, during Reverend Bennekamper's ministry, the Congregational Church has opened its doors almost daily to community activities including Greely School concerts, Lyons Club Meetings, Boy Scout and Girl Scout meetings, barbecues, musical performances, and more; and*

*Whereas, under Reverend Bennekamper's leadership, the Congregational Church has provided critical support to the Cumberland Aging in Place Committee and the Cumberland Area Rides program; and*

*Whereas, during Reverend Bennekamper's ministry, the Congregational Church has donated the offerings received at its three Christmas Eve services to area service organizations; and*  
*Whereas Reverend Bennekamper has thoughtfully administered the Congregational Church's Samaritan Fund, providing financial assistance to community members in need; and*  
*Whereas, during Reverend Bennekamper's ministry, the Congregational Church has supplied countless volunteers to area service organizations like the Preble Street Soup Kitchen and Family Promise; and*  
*Whereas, during Reverend Bennekamper's ministry, the Congregational Church housed the Cumberland Food Pantry for years and continues to supply volunteers to that organization; and*  
*Whereas, during Reverend Bennekamper's ministry, the Congregational Church founded the Cumberland Wood Bank, thus providing fuel assistance to many area families; and*  
*Whereas, during Reverend Bennekamper's ministry, the Congregational Church continued an annual Good Friday walk that since its inception has raised more than \$650,000 for Habitat for Humanity; and*  
*Whereas Reverend Bennekamper has led church members for many years on an annual mission trip to rehabilitate and winterize houses for deserving families in a depressed area of Maine; and*  
*Whereas, during Reverend Bennekamper's ministry, the Congregational Church established the Main Street Children's Center; and*  
*Whereas, during Reverend Bennekamper's ministry, the Congregational Church's waste management and recycling program received an ecomaine Eco-Excellence Award; and*  
*Whereas, during Reverend Bennekamper's ministry, the Congregational Church was the first church in Maine to complete a three-year conservation program and receive GreenFaith certification; and*  
*Whereas, during Reverend Bennekamper's ministry, the Congregational Church's installation of solar panels that will provide 90 percent of its electricity led to its receipt of the only "Cool Congregations" award given in the State of Maine; and*  
*Whereas, during Reverend Bennekamper's ministry, the Church became an Open and Affirming Congregation, extending "welcome to individuals of every race, gender, age, physical and mental ability, sexual orientation, socio-economic status, national, and religious background"; and*  
*Whereas Reverend Bennekamper's greatest contributions are not those recited above but consist of masterful leadership in good and challenging times, deeply moving sermons, tireless pastoral care, and innumerable acts of thoughtfulness and kindness;*  
**NOW THEREFORE** the Town of Cumberland congratulates and thanks Reverend Bennekamper and proclaims September 8, 2019 to be Reverend Diane E. Bennekamper Day.

### **III. PUBLIC DISCUSSION**

None

### **IV. LEGISLATION AND POLICY**

#### **19 – 109 To hear a presentation from Scott Simons Architects re: relocation of the Historical Society building to the Library.**

Austin Smith and Kayla Caron of Scott Simons Architects presented the following:

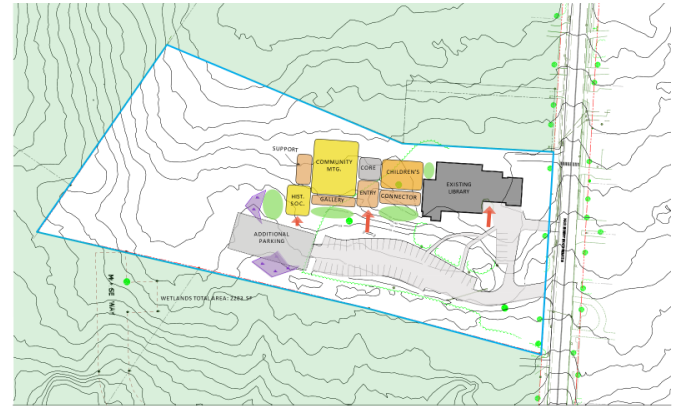
# Cumberland Historical Society & Prince Memorial Library Expansion Project



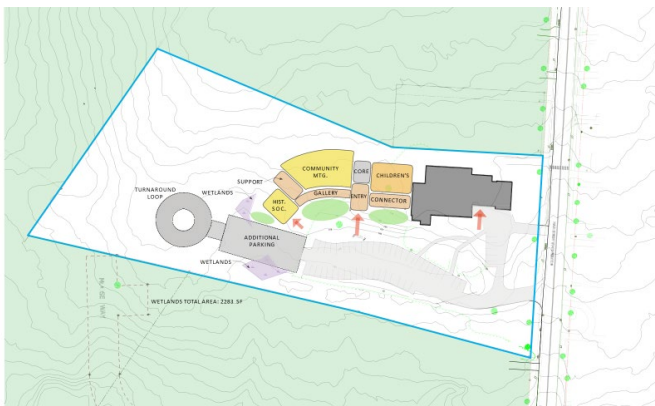
August 26, 2019  
Town Council Presentation



scoff simons architects  
15 Van Street Portland, ME 04101  
207.772.4000  
Existing Site  
Town of Cumberland  
Cumberland, Maine  
28 August 2019



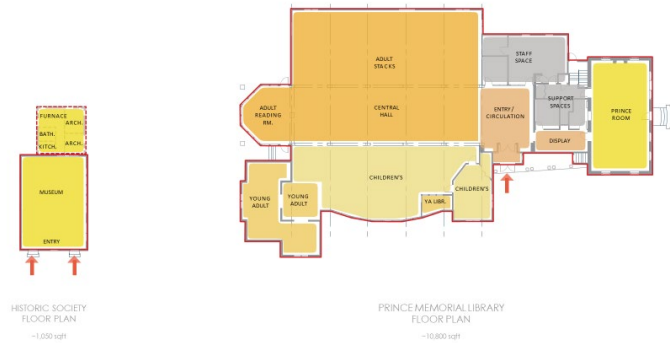
scoff simons architects  
15 Van Street Portland, ME 04101  
207.772.4000  
Conceptual Site Plan  
Option 1  
Town of Cumberland  
Cumberland, Maine  
28 August 2019



scoff simons architects  
15 Van Street Portland, ME 04101  
207.772.4000  
Conceptual Site Plan  
Option 2 (Preferred)  
Town of Cumberland  
Cumberland, Maine  
28 August 2019



scoff simons architects  
15 Van Street Portland, ME 04101  
207.772.4000  
Conceptual Site Plan  
Option 3  
Town of Cumberland  
Cumberland, Maine  
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scott simons architects  
12 York Street Portland, ME 04101  
207.772.4008 www.scottsimonsarchitects.com

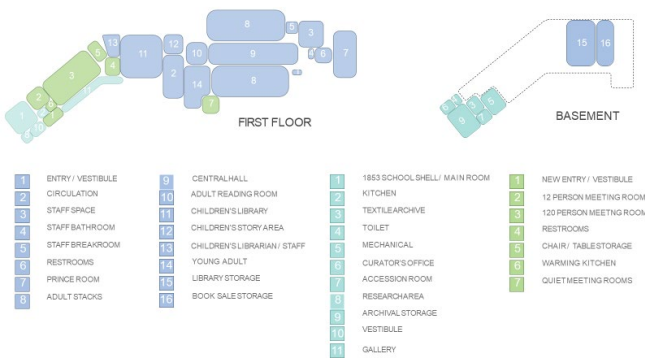
Existing Floor Plans

Town of Cumberland  
Cumberland, Maine  
28 August 2019

Program Space	Existing SF	Program Increase (SF)	Proposed SF	Floor Level	Notes
<b>Prince Memorial Library</b>					
Entry / Vestibule	45	-	45	1	Shared space, see below
Circulation	530	300	830	1	
Staff Space	618	-	618	1	
Staff Bathroom	-	50	50	1	ADA compliant, main level access
Staff Break Room	30	90	120	1	
Restrooms	230	-	230	1	serve both CHS and PML, see below
Prince Room	1,008	-	1,008	1	
Adult Stacks	2,385	1,620	3,905	1	Adult take over existing Children's Space
Central Hall	1,628	-	1,628	1	
Adult Reading Room	420	-	420	1	
Children's Library	1,620	-	1,620	1	Relocated interconnection space
Children's Activity Area	318	-	318	1	Relocated interconnection space
Children's Craft Area	(part of Children's)	180		1	
Children's Librarian / Staff	80	120	200	1	
Young Adult	890	110	1,000	1	
Media A/V	(Integrated into Coll.)	-	-	1	
Library Storage	895	200	1,095	0.1	
Book Sale Storage	560	-	560	0	Book sale space per request
Town Archive	(incl. behind storage)	-	-	0	
Mechanical	160	-		0	Shared space, see below

Program Space	Existing SF	Program Increase (SF)	Proposed SF	Floor Level	Notes
<b>Cumberland Historical Society</b>					
1853 School Shell / Main Room	580	-	580	1	Permanent collection, some rotating collection
Kitchen	30	90	120	1	Increased 30%
Textile Archive	70	110	180	0	Deep archival boxes on tall shelves, hanging space, climate controlled, increased 30%
Toilet	30	20	50	0	ADA accessible
Mechanical	48	302	350	0	Shared mechanical space, increased 30%
Curator's Office	56	94	140	0	Includes cloak closet, desk, chair & work space, increased 30%
Accession Room	(Integrated into Main)	160	160	0	Needs computer station, shelving, table for layout, 8 X 14, increased 30%
Research Area	88	42	130	0	Computer, work space, increased 30%
Archival Storage	60	520	580	0	Climate controlled
Vestibule	160	-	160	1	Mainish 2 separate historical entries, but also ADA entry
Gallery	-	432	432	1	
<b>Subtotal:</b>	<b>1,122</b>	<b>1,770</b>	<b>2,892</b>		

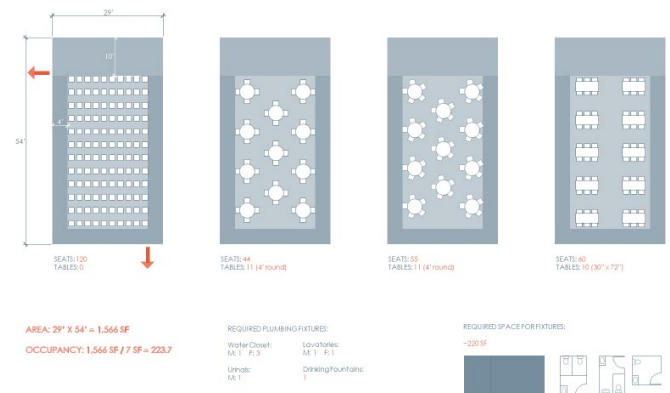
Program Space	Existing SF	Program Increase (SF)	Proposed SF	Floor Level	Notes
<b>Shared Spaces</b>					
New Entry / Vestibule	-	200	200	1	
12 Person Meeting Room	-	300	300	1	
120 person Meeting Room	-	1,550	1,550	1	Build partitions to divide space, larger size for 200 (2,250 sf)
Restrooms	-	220	220	1	
Chair / Table Storage	-	150	150	1	
Warming Kitchen	-	80	80	1	
Quiet Meeting Rooms	-	240	240	1	
<b>Subtotal:</b>	<b>0</b>	<b>2,740</b>	<b>2,740</b>		
<b>Subtotal:</b>	<b>12,369</b>	<b>7,180</b>	<b>19,549</b>		
<b>Net to Gross</b>	<b>1,807</b>		<b>1,794</b>		approximately 20%
<b>TOTAL GSF</b>	<b>14,176</b>		<b>22,763</b>		



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Programming Adjacency

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Potential Meeting Room Configurations

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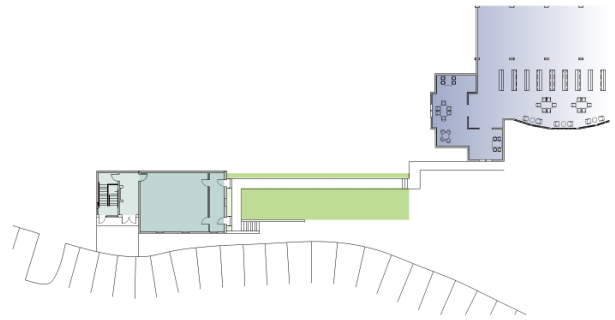




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Proposed Building & Parking

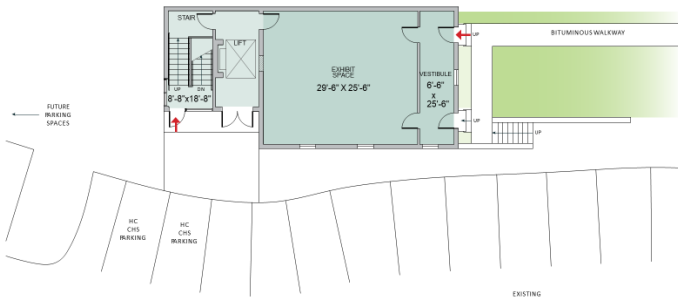
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Main Level: Phase I

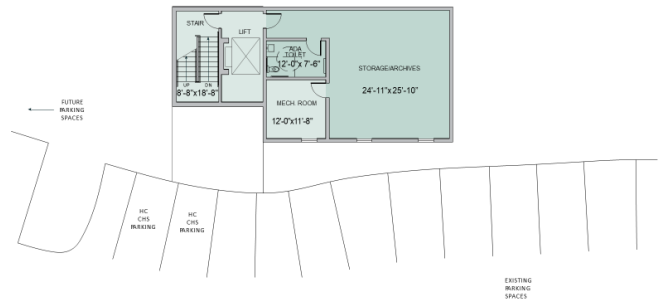
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Historical Society- Main Level: Phase 1

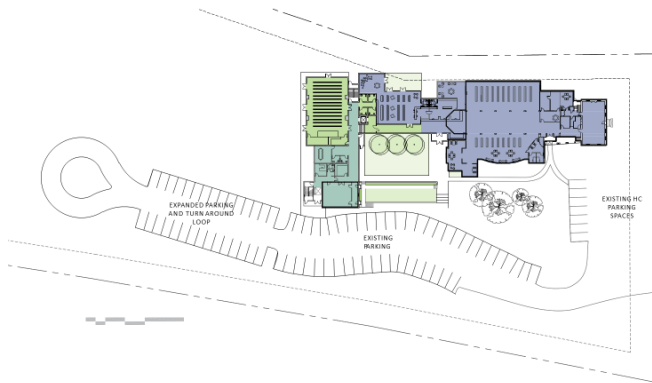
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Historical Society- Lower Level: Phase I

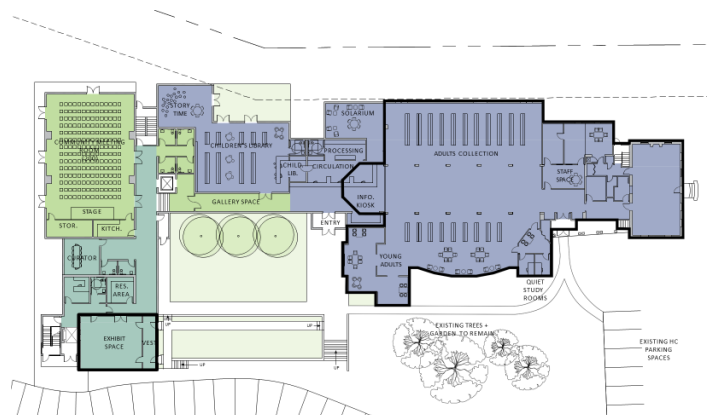
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Main Level: Phase II

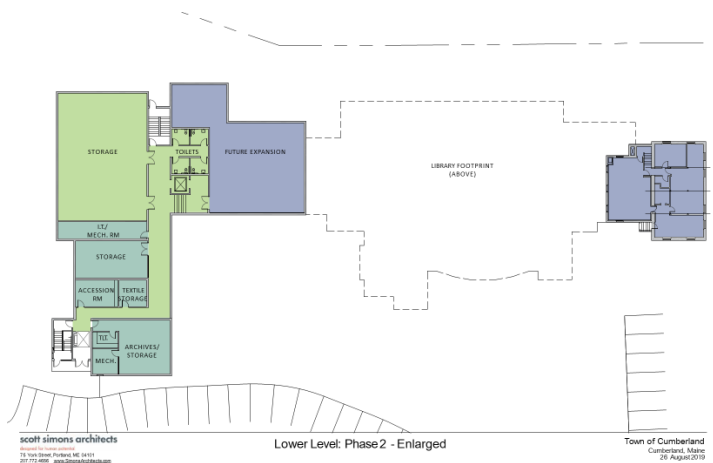
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Main Level: Phase II - Enlarged

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Chairman Storey-King asked for any public comment.

Cathy Merrill of 17 Tammy Lane asked how many parking spots there will be and will there be an opportunity for expanding parking in the future, if need be.

Mr. Smith responded that the area for parking expansion is outlined in their plan, but they did not put a number on it because they need to determine exactly how many parking spaces are required. This will be determined in the later stages of design.

Councilor Gruber said that accessibility, from an ADA perspective, is obviously very important to us. This plan is a good one and the layout will help the Library staff so much. He thanked Mr. Smith and Ms. Caron for the great job in their design.

Councilor Vail said that he has concerns with the windows in the foundation of the Historical Society building. He would prefer to see the grade pulled away from the building so that the visual integrity of the building is maintained.

Councilor Turner said that this design is very welcoming and the architects deserve a lot of credit.

**19 – 110 To hold a Public Hearing to consider and act on setting sewer user fees for FY2020.**

Town Manager Shane said that staff is recommending no increase to the current sewer user fees for the upcoming year. This is the second year in the past 3 years that we have had no increase. Last year we had a 2% increase.

Chairman Storey-King opened the Public Hearing.

Public discussion: none

Chairman Storey-King closed the Public Hearing.

Motion by Councilor Stiles, seconded by Councilor Turner, to accept the Town Manager's recommendation of a 0% increase in sewer user fees for FY2020.

VOTE: 7-0 UNANIMOUS

**19 – 111 To authorize the issuance of Senior Property Tax Assistance Program payments.**

Town Manager Shane said that we had 158 residents that qualified for the Senior Property Tax Assistance Program. The refunds total a little under \$60,000 and there are a few more applications to be processed.

Councilors Gruber and Stiles helped with the application process, and a Town Councilor from the Town of Gray observed. She hopes to bring a similar program back to her town. Staff is recommending approval.

Chairman Storey-King asked for any public comment.

No public comment.

Motion by Councilor Stiles, seconded by Councilor Gruber, to authorize the Town Manager to expend up to \$65,000 from the Senior Taxpayer Circuit Breaker Reserve Fund.

VOTE: 7-0 UNANIMOUS

**19 – 112 To hold a Public Hearing to consider and act on relocating the sand/salt shed to the Town owned parcel adjacent to the Town Forest, and to send to the Planning Board for Site Plan Review.**

Town Manager Shane said that we have held 2 abutter meetings to discuss the location of the compost pad and the sand/salt shed on the Town owned parcel adjacent to the Town Forest. With the Council's approval, we are ready to move forward to the next step of sending this to the Planning Board where he will present a fair representation of what can occur on the site. Of the 34 acres, we will only use approximately 4 acres on the back portion of the parcel. The Planning Board will hold a site walk on September 14<sup>th</sup> at 8:30 a.m.

Chairman Storey-King opened the Public Hearing.

Public comment: John Leavitt of Greely Road asked what happened to the sale of the Town gravel pit to Storey Brothers.

Town Manager Shane said that the sale will still move forward.

Chairman Storey-King closed the Public Hearing.



Councilor Vail asked if we sell the gravel pit to Storey Brothers, when will we have to begin purchasing sand and how many years is the supply that we are giving up.

Town Manager Shane responded that this coming winter will be the last that we will be operating out of the Drowne Road facility, so we will have to purchase sand in the next fiscal year. The thing to remember with gravel pits is that the material has to be processed and trucked before it can be used. The processing and trucking cost are almost equal to what we will pay for sand.

Councilor Gruber said that he is the Council Liaison to the Lands & Conservation Commission. The Commission is not in favor of this move and he agreed to relay that message this evening and they request another meeting with the Town Manager to discuss their concerns.

Town Manager Shane said that this request should have come a long time ago. There is no time. He has to be ready to submit to the Planning Board next week.

Councilor Edes asked the Town Manager to explain, for the public's benefit, why we are in the composting business.

Town Manager Shane explained that a lot of residents use the facility for brush and yard waste, and as a community, we generate almost 15,000 cubic yards a year. By composting that material, we are able to break it down to 8,000 cubic yards of compost that is used by our residents. Almost 40% of our community lives on a lot that is smaller than an acre and they don't have enough room for backyard composting. It is a positive benefit for the community and the Farmer's Club, because we use their horse manure in our composting operation.

Motion by Councilor Copp, seconded by Councilor Turner, to approve the relocation of the sand/salt shed to the Town owned parcel adjacent to the Town Forest and to send to the Planning Board for Site Plan Review.

VOTE: 6-1 (Gruber opposed)      MOTION PASSES

## V. NEW BUSINESS

**Councilor Vail** – none

**Councilor Gruber** – A resident contacted him on Friday and told him that a child recently had a birthday party and asked that instead of gifts that everyone contribute to our food pantry. That is such a nice idea, thank you.

On September 24<sup>th</sup>, the SAD will be having an all day workshop on equity, which our Chairwomen appointed him to attend. He is looking forward to not only attending, but contributing from his experiences, especially while in the military and with his involvement with many volunteer activities.

Our annual Aging in Place Forum will be held on Saturday, November 9<sup>th</sup>, at the Performing Arts Center. Also, the annual Council on Aging, known as the Wisdom Conference, is being held at the Augusta Civic Center on September 24<sup>th</sup>.

**Councilor Edes** – none

**Councilor Stiles** – he celebrated his 58<sup>th</sup> wedding anniversary last weekend.

He thanked those who donated to the 4-H auction that benefits the Food Pantry and urged those who have not donated yet to please do so.

**Chairman Storey-King** – the Ordinance Committee met tonight to discuss a new LED sign overlay district for part of Cumberland Center to allow churches and schools to have LED signs. This will be before the Council at their next meeting.

She sits on the K-5 Task Force, which is looking at school enrollment increases, and the Superintendent believes that an accurate prediction is 700 new students in the next 10 years. The task force is discussing school building options.

School starts on Wednesday for grades 1-12, so please be careful driving.

**Councilor Copp** – youth football starts this weekend in West Cumberland, so the field there will be getting a lot of use. He mowed his lot that is adjacent to the field so people can park there as well.

**Councilor Turner** – none

**Town Manager Shane** – some communities have used interns to look into how their residents are recycling and what is going into their recycling that should not be, in order to get the cost down. Cumberland residents are amazing and we didn't need interns to check our recycling. Our Town has not had a penalty since the penalty system was implemented 7 months ago, due to our efforts in getting the word out regarding what is and is not recyclable.

Paving will begin on September 10<sup>th</sup>. Tuttle Road and some of the West Cumberland roads will be paved.

This is Councilor Storey-King's last year teaching. She will retire after this year and he thanked her for her service.

## **VI. ADJOURNMENT**

Motion by Councilor Gruber, seconded by Councilor Turner, to adjourn.

VOTE: 7-0 UNANIMOUS

TIME: 8:21

Respectfully submitted by,

Brenda L. Moore  
Council Secretary