

MINUTES

Cumberland Town Council Meeting

Town Council Chambers

MONDAY, December 23, 2019

6:00 P.M. Executive Session

7:00 P.M. Town Council Meeting

6:00 P.M. Call to Order

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

- I. EXECUTIVE SESSION** pursuant to 1 M.R.S.A., § 405(6)(E) consultation with Town Attorney
Motion by Councilor Gruber, seconded by Councilor Stiles, to recess to Executive Session pursuant to 1 M.R.S.A., § 405(6)(E) consultation with Town Attorney.
VOTE: 7-0 UNANIMOUS
TIME: 6:01 P.M.

Reconvene to regular session at 7:00 P.M.

- II. APPROVAL OF MINUTES**
Motion by Councilor Stiles, seconded by Councilor Gruber, to accept the December 9, 2019 meeting minutes as presented
VOTE: 7-0 UNANIMOUS

- III. MANAGER'S REPORT**
Town Manager Shane said that he would hold his report until New Business.

- IV. PUBLIC DISCUSSION**
None

- V. LEGISLATION AND POLICY**

19 – 144 To hear an update on the Comprehensive Plan from the Town Planner and Town Attorney.

Town Attorney, Natalie Burns, said that she will explain the legal requirements for Comprehensive Plans under Maine law. Maine law requires that municipalities must have a Comprehensive Plan that must address certain factors that are set forth in the statute. Town Planner, Carla Nixon will talk about those in her presentation. In addition, state law requires that municipalities must have a Comprehensive Plan if they have a zoning ordinance, rate of growth ordinance, and an impact fee ordinance, and they must be consistent with the Comprehensive Plan. In addition to these requirements in state law, once you have any amendments or a new Comprehensive Plan, you are required to make sure that ordinance are consistent within 18 months of adoption of the Comprehensive Plan. If challenged in court and it is decided a municipality's ordinances are not consistent with the Comprehensive Plan, that portion could be invalidated by the Court.

Town Planner, Carla Nixon presented the following:

Comprehensive Planning in Cumberland



Carla Nixon, AICP
Cumberland Town Planner
December 23, 2019

Presentation Topics

- History of Comprehensive Planning in Cumberland.
- Why Comprehensive Plans are Important.
- The Vision Statement Realized.....
- What's Next?
- Questions and Comments

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The Comprehensive Plan: What is it?

A 2-3 year planning process that requires monthly or bi-monthly meetings by a citizen committee that is appointed by the Town Council. The Committee also includes the Town Manager, Planner, representatives from the Town Council, the Planning Board and the Lands/Conservation Commission. Data is gathered by consultants who provide Census data information and mapping support. Also critical is the use of a consultant to help develop and administer a town-wide citizen survey.

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Our Plan.....

Cumberland's most recent comp plan (an update) was completed in 2014.

It added goals and action items to the 2009 Plan with the result being a 169 page document containing 15 chapters on each element of town planning including:

Demographics, Economy, Housing, Transportation, Public Facilities, Fiscal Capacity, Recreation and Open Space, Marine Resources, Water Resources, Critical Natural Resources, Agriculture and Forestry Resources, Historic and Archeological Resources, Land Use & Sustainability.

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History of Comprehensive Planning in Cumberland

- 1st Plan: 1981
- 2nd Plan: 1998
- 3rd Plan: 2009
- 4th Plan: 2014
- Next Plan???

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Why are Comp Plans Important?

They provide the legal basis for establishing land use regulations that are legally defensible.

They bring community members together to discuss, debate and ultimately establish a unified vision for addressing the future growth of the Town and setting out priorities that are unique to that one community.

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2014 Comp Plan Vision Statement:

"...to preserve the community's rich agricultural heritage; to implement programs and practices to assure environmental sustainability, to make available quality affordable housing for people of all ages and income levels; to expand its non-residential tax base; and to facilitate moderate growth through prudent planning.

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"to preserve the community's rich agricultural heritage"

Farm Stand



8

Sweetser's Apple Barrel



9

To Implement Programs & Practices to assure environmental Sustainability

Municipal Solar Farm on Drowne Road.
Adoption of a Small Wind Energy System (SWES) Ordinance
Reduce or eliminate use of pesticides.
Tree planting program?
Water quality monitoring program?

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To make available quality affordable housing for people of all ages and income levels...

Drowne Rd. School Apts.



Osgood village Condos
Main Street



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Castle Rock & Morrison's Hill Subdivisions

Castle Rock Subdivision
Rt. 100



Morrison's Hill Subdivision
Rt. 100



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Cumberland Foreside Village: 96 Apartments



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Behind Cumb. Food Co: 5 Rental Units...Retained Historical Character of the parcel



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Multiplexes on Main Street (increase density in designated growth area)



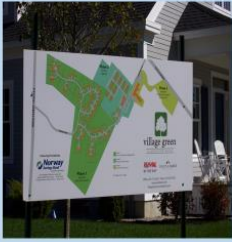
15

Town-Owned Cumberland Meadows (55 +)



16

Village Green



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...to expand its non-residential tax base

- The focus has been on the three growth areas:

Route 1
Main Street/Town Center
Route 100

18

Route 1: Seafax



19

Route 1: Exactitude



20

Route 1: Maine Standards Company



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Main Street



22

Main Street: Atlantic Regional Federal Credit Union.

(Referendum: 80% supported the contract zone that allowed the project)



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Main Street: Louie's Grille



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Main Street: Cumberland Food Company



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Route 100: Skillins Greenhouse



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Route 100: Dave Small Plumbing & The Board Barn



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Route 100: Casco Systems (formerly Allen's Farm Site)



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To implement programs & practices to assure environmental sustainability

Broad Cove Reserve



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And to facilitate moderate growth through prudent planning.

- Balanced growth in housing development (single family & multiplex, ownership & rental).
- Focus on 55 + Condominium Developments that have high tax value, but low impact on Town Services (schools)
- Non-Residential Tax Base has increased from 2% in 2003 to 9% in today.

The school population decreased over past 10 years, but is now growing moderately due to the turnover of existing homes from older residents to young families.

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Significant Planning Accomplishments

- Route 1: Cumberland Foreside Village: 96 apartments; 45 single family homes; 6-8 commercial lots.
- Village Green: 58 single family homes; 38 apartments.
- Main Street (Town Center District)
- Route 100 Commercial Corridor/Allen's Farm Redevelopment
- Ocean Access: Broad Cove Reserve
- Expansion of non-residential tax base
- Expansion of trail system and sidewalks/bike lanes throughout town.
- Acquisition of open space parcels that protect special areas of town (Twin Brook, Rines Forest, Knight's Pond).
- Ocean View Continuum of Care Facility

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More.....

- Protection of aquifers
- Major Road Connections
- Expansion of public water to west Cumberland.
- Infrastructure improvements: road maintenance schedule.
- Addition of natural gas.
- Development of Conservation Subdivision Ordinance.
- New businesses for local job development.
- Adoption of stormwater rules to protect environment.
- Adoption of an Impact Fee and Growth Ordinance.

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What's ahead?

- Oceanview – Full Buildout: 106 “cottages”
- Cumberland Foreside Village Mixed Use (4 lots left)
- Town-owned Land off Tuttle Road (Compost/Brush....what else? Train station? Assisted living facility?)
- Completion of the Allen's Farm Redevelopment
- Build out of the 100 commercial corridor.
- Safe Utilization of the West Cumberland Industrial District.

What else?

- Implement action items relating to sustainability.
- Renewable energy: Solar, wind.....
- Net zero homes? Electric vehicles? Reduce/eliminate use of pesticides?
- Develop mass transit options: train, bus?
- Create new social places? Skating Rink, Community Recreation Center, Teen Center,

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Questions? Comments?



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19 – 145 To forward the Greely Woods Trail Easement to the Lands and Conservation Commission for review and recommendation.

Chairman Storey-King asked for any public comment.

No public comment.

Motion by Councilor Copp, seconded by Councilor Turner, to forward the Greely Woods Trail Easement to the Lands and Conservation Commission for review and recommendation.

VOTE: 7-0 UNANIMOUS

VI. NEW BUSINESS

Councilor Vail – he feels that setting goals for the Council is a good idea and he feels that it is appropriate to also set goals for the Town Manager. The Council will have a goal setting workshop before the next Town Council meeting.

Councilor Gruber – the Food Pantry distributed their Christmas baskets last Friday. Councilor Copp helped out that day, thank you to him.

He thanked Councilor Edes for the moose meat that he donated to the Food Pantry.

Thank you to Bill and Linda Shane and all the work that they do for the Food Pantry every week.

Thank you to Councilor Stiles grandson, Cole for helping out and to all the volunteers who show up all year long.

Thank you to the Fire Department for the toys for kids.

Happy Holidays to everyone.

Councilor Edes – thank you to Carla Nixon for the presentation on the Comprehensive Plan. He really enjoyed it. The Comprehensive Plan talks about business on Route One and Route 100. The Council voted for more residential housing in these areas as a quick fix for the lack of commercial development. He feels that was short sighted of this Council.

He thanked all of our public safety personnel. They do such a great job for our Town and we are very lucky to have them.

Councilor Stiles – he continues his efforts to collect \$10 from 1,000 residents of Cumberland and North Yarmouth for the 4-H auction that benefits the Food Pantry.

He thanked the Councilors for the Christmas goodies and wished everyone a very Merry Christmas.

Chairman Storey-King – there will be a joint meeting with the School Board and North Yarmouth Select Board on January 6th. The conversation will focus on where each entity is standing economically, what our debt looks like, and what our individual financial goals are.

The Council will hold interviews for a Public Works Facility Construction Manager on January 7th at 5:15 pm.

The Town Council goal setting workshop will be held before the next Council meeting. The public portion of the Council meeting may not begin until 7:30 that night.

Best wishes to Bert Copp who was injured recently. Bert is a very valued member of our Public Works department.

Merry Christmas and happy second night of Hanukah.

Councilor Copp – last Friday morning he called the Town Manager to ask if anything specific was needed at the Food Pantry for the holiday distribution. He said that they were all set, but asked him to come to Town Hall around 3:30 that day. What an eye opener this was for him to witness first hand. It was amazing. Because of the efforts of this Council and everybody that works at the Food Pantry, there are 75 to 100 people who will enjoy Christmas. We should all be very thankful that we have such an amazing Food Pantry and he thanked everyone involved who makes it run.

Councilor Turner – he agreed with Councilor Copp and acknowledged that the Food Pantry is an amazing benefit for our community.

He thanked Carla Nixon for her presentation. He feels that if a non-conforming use is allowed in a particular zone, when that use ends the zoning should go back to what it was originally. This would help with the situation that Councilor Edes spoke about.

He asked the Town Manager if instead of dumping snow at Twin Brook if it could be dumped at the new compost/brush facility.

Town Manger Shane said that they could look into permitting for this for next year. The wetlands around the site could be an issue.

Merry Christmas to everyone.

Town Manager Shane – he thanked the Greely swim team for helping out with setting up the Food Pantry Christmas Market last Thursday night. This is the 5th year that they have helped us.

School Resource Officer, Kirk Mazuzan worked with the school and Food Pantry to identify any families who may need help this holiday season. 7 food baskets were distributed to families who are not connected to the Food Pantry, but needed some help. Kirk does a great job and does so much more than patrol the halls of our schools.

VII. ADJOURNMENT

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

VOTE: 7-0 UNANIMOUS

TIME: 8:00 P.M.

Respectfully submitted by,

Brenda L. Moore
Council Secretary