

## **Cumberland Town Lands and Conservation Commission**

Date: June 9, 2011

To: CTL&CC members: (\* = Chair; + = liaison TC) Steve Moriarty +  
Penny Asherman (abs) Ellen Hoffman \*Sam York  
Ted Chadbourne (abs) Paul Weiss (abs) David Young  
Tom Gruber (abs)

From: Ellen Hoffman

Re: Meeting June 8th, 2011

- This meeting was just to finish up reviewing of the upcoming project before the planning board.
- Planning board projects
  - Public Hearing: Amendment to Cumberland Foreside Village subdivision Lot # 1 and Sky View Drive. Move lot line. DY will look at site. Currently we see no issues.
  - Public Hearing: Major Site Plan Review for a 31,570 sq. ft. commercial office building at Lot # 1 of Cumberland Foreside Village. Ledge needs to be blasted on Falmouth line. Exactitude - makes commercial products for banks, schools, office. Will include manufacturing facility. M-F. Parking in back; contract zone. DY will look at site. Issues noted:
    - Sound off ledge wall
    - Ledge safety issue (no fence) – attractive nuisance
    - Maintenance of filter/drainage system
  - Public Hearing: Minor Site Plan Review for Site Preparation Activity off from Gray Road 12-14 acres. Rodney Coleman; partially fill gravel pit; stock pile materials; not use pit; screen, not crush; dumping and loading of trucks. Concerns: 2 lots, second lot closer to groundwater. Proposed build out plan? Parking for a number of vehicles – storage or employees? What are hours of operation, truck traffic? Lot definition: size/use? Where vehicles filled? Fuel storage? Tom G. will look into project.
  - Public Hearing: Amendment to Major Subdivision Jordan Farm Estates to amend limits of a building envelope on Lot # 2. Concerns: why 2 driveways and why so large; what will be the use of the barn; if for animals what about runoff and waste. Vernal pools? Penny A will look into project.
  - Public Hearing: Major Subdivision Review: Phase I of Village Green Subdivision (Doane Property); 59 lots as allowed in the Contract Zoning Agreement (smaller setbacks, smaller lot size). Issues noted: (some of these issues were summarized in David Young's email of 6/8)

- Will there be one developer or one builder/lot? Issue of erosion control and enforcement during construction. Runoff into wetlands
- Mitigation of wetland destruction
- Where is aquifer located?
- Maintenance of runoff filtration systems
- Undefined commercial component.
- Relocation of public works (sand pit, school bus depot, brush dump, skating pond).
- Future expansion issues of fire station in center of town.
- Future needs/demands of land in center of town – recreation, fire, police, community center
- Recreation - who owns open space (town or subdivision); open to the public? Increase pressure on other recreation areas with addition of 150+ kids – playing/ball fields, tennis courts, schools.
- Who plows and maintains private roads?
- School bus turnaround?
- Is there an association?
- Issue of salting roads and effects on wetlands.