

MEMORANDUM

To: Cumberland Planning Board

From: Carla Nixon, Town Planner

Date: April 5, 2021

Re: Amendments to Section 250 (Subdivision of Land) Re: Sketch Plan Review

The following recommended amendments to the Subdivision Ordinance are being proposed to remove an unnecessary and duplicative step in the subdivision review process. Prior to the adoption of the new Conservation Subdivision provisions, a sketch plan review step was required for major subdivisions in all zoning districts. Now that proposed subdivisions in the RR1 and RR2 zoning districts require a new step called "Planning Board Workshop" the need for a sketch plan review step is no longer needed. The purpose of a sketch plan meeting was to determine which style of subdivision, Traditional or Clustered, was preferred by the Planning Board. This decision is now made during the Planning Board Workshop step when a proposed major subdivision is located in the RR1 or RR2 zoning district.

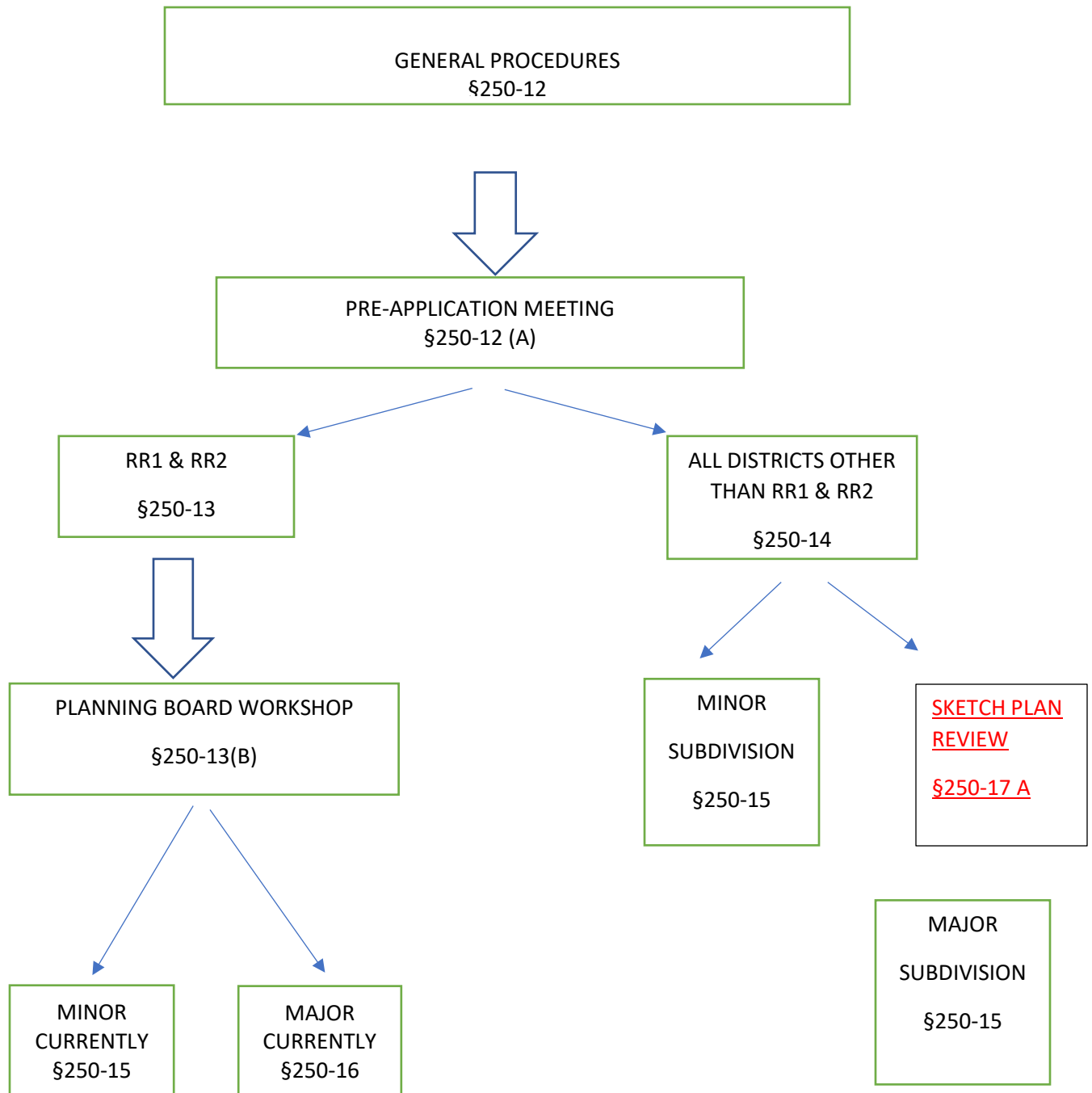
Amend Section 250-3 (Definitions) to add:

Sketch Plan - A preliminary presentation of a proposed subdivision or site plan of sufficient accuracy to be used for discussion purposes and identification of any items of controversy or issues of concern. The sketch plan shall be based on a survey plan of the parcel (or parcels) and show proposed location of roads, lots, parking and open space, if any. Sensitive natural areas such as wetlands, ponds or land in a resource protection district shall also be shown.

Amend Section 250 – 17A to add at end of 250 – 17A (1):

Sketch plan review is not required when the type of subdivision plan (i.e., Conservation, Clustered or Traditional) has been determined in a Planning Board Workshop as per Section 250-14B.

Amend Section 250-12.1 (Flow Chart)





SURVEYING ENGINEERING LAND PLANNING

Northeast Civil Solutions

INCORPORATED

www.northeastcivilsolutions.com

March 26, 2021

Ms. Carla Nixon, Director of Planning
Town of Cumberland
290 Tuttle Road
Cumberland, Maine 04021

**RE: Blanchard Oaks Subdivision, 365 Blanchard Road – Chris & Mandy Axelson
Sketch Plan Meeting**

Dear Ms. Nixon:

Northeast Civil Solutions, Inc. (NCS) is pleased to submit the attached Sketch Plan Meeting Application and information for a proposed 13-lot conservation subdivision located at 365 Blanchard Road on behalf of Chris and Mandy Axelson. The property is identified as lot 68A on the Town's Tax Map R08 and is located within the Rural Residential 2 (RR2) Zoning District.

The Axelson's have a Purchase and Sales Agreement to buy 44.15 of the 51.18-acre property from the current owner Suzanne McCormack, Trustee*, who will retain the roughly 7 acres of remaining land.

The existing property is entirely wooded with two jurisdictional streams, 5.35 acres of wetland and three significant vernal pools. The wetlands and vernal pools were delineated by Albert Frick and Associates in 2016 and will be re-verified this spring. There are no existing trails on the property and no sustained slopes over 20%. In addition, no part of the property is located within the 100-year flood plain nor in the town's designated resource protection district. The Maine Department of Inland Fisheries and Wildlife (IF&W) provides an online habitat mapper and they do not identify any high value riparian, plant or animal habitats on the property.

At the March 16th Planning Board workshop meeting the project was discussed and it was determined this development shall move forward as a conservation subdivision.

In my workshop meeting letter, I outlined the net density to be 18 lots and the minimum lot area to be 53,427 square feet. These calculations will be placed on the subdivision plan when we make a preliminary submission for review.

Proposed Layout:

The 13 proposed single-family house lots will have minimal impact to the natural resources on the property and the 22 acres of open space proposed will be a significant benefit to the town and surrounding area. We would like to discuss the option of turning the open space land over to the Town as a part of this process with the Board and Town Staff.

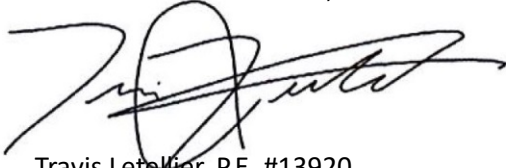
We have also read and reviewed various abutter concerns concerning the development mainly focused on traffic, water supply/availability and water quality. As part of the preliminary plan submission a traffic assessment, water availability study and nitrate plume analysis will be submitted for review. It is not anticipated there will be any issues regarding traffic or water quality with a project of this size on a parcel this large, but at this time the reports are not been finalized.

Stormwater

The project will create just over 1.5 acres of impervious cover with the development of the road system necessary to serve the subdivision. This will necessitate a stormwater permit through the Department of Environmental Protection (DEP) and will regulate the treatment of stormwater before it is discharged off the property. At this time, we are proposing to use undisturbed forested buffers for the treatment of stormwater for the entirety of this development. This method is considered by the DEP to be low impact on the environment while also providing excellent water quality treatment in addition to peak flow controls. The proposed buffer areas have been identified on the Sketch Plan and a full stormwater report will be submitted along with the preliminary plan review materials.

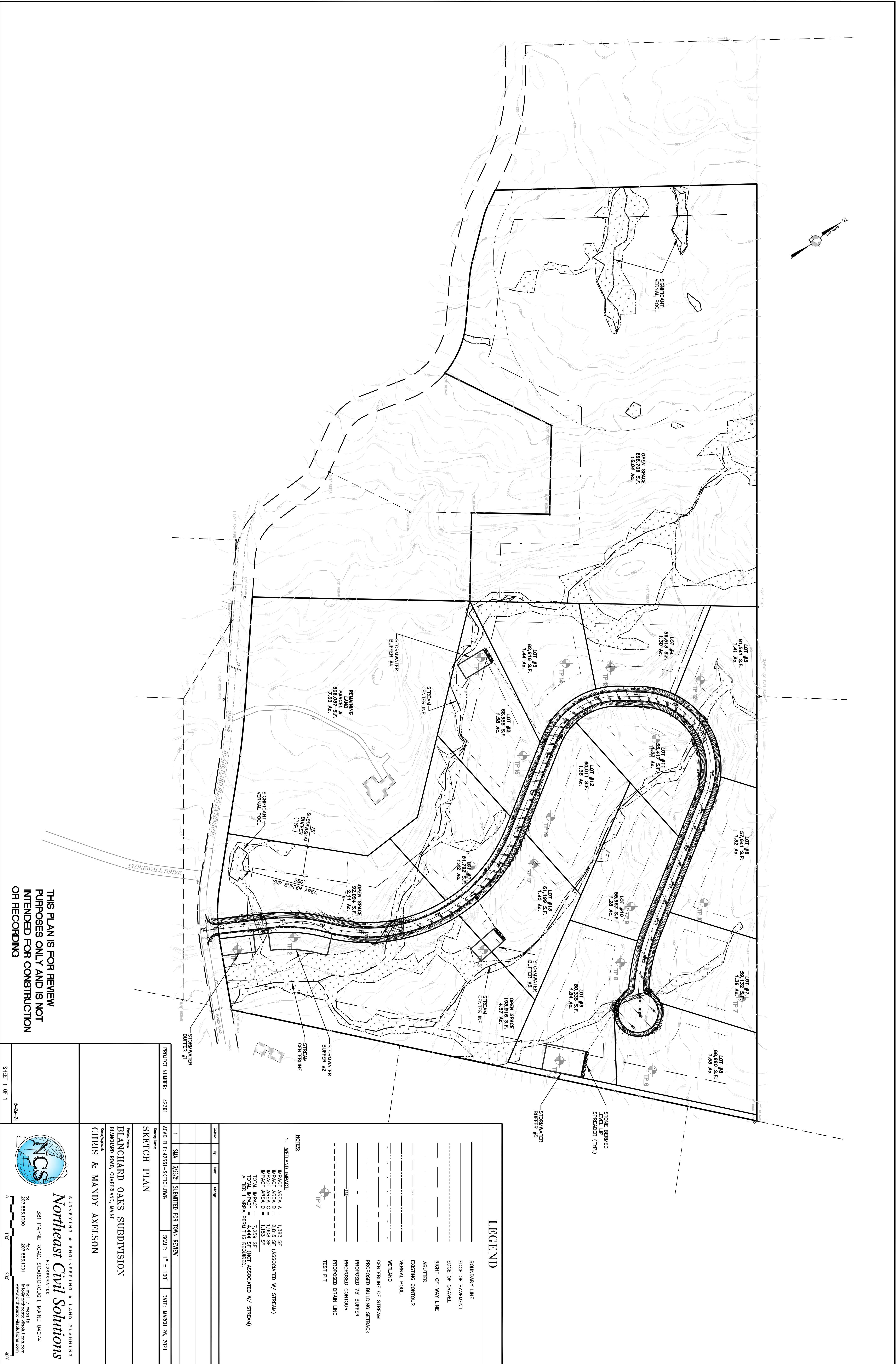
We look forward to discussing this project with the Planning Board at the next workshop meeting.

Sincerely,
Northeast Civil Solutions, Inc.

A handwritten signature in black ink, appearing to read 'Travis Letellier', with a large, stylized initial 'T'.

Travis Letellier, P.E. #13920
Director of Engineering

CC: Chris & Mandy Axelson, Applicant
Jim Fisher, NCS President



LEGEND

- BOUNDARY LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- RIGHT-OF-WAY LINE
- ABUTTER
- EXISTING CONTOUR
- VERNAL POOL
- CENTERLINE OF STREAM
- PROPOSED BUILDING SETBACK
- PROPOSED 75' BUFFER
- PROPOSED CONTOUR
- PROPOSED DRAIN LINE
- TEST PIT

NOTES:

- WETLAND IMPACT:
 - IMPACT AREA A = 1,383 SF
 - IMPACT AREA B = 2,815 SF (ASSOCIATED W/ STREAM)
 - IMPACT AREA C = 1,153 SF
 - IMPACT AREA D = 7,259 SF
 - TOTAL IMPACT = 4,444 SF (NOT ASSOCIATED W/ STREAM)
 - A TIER 1 NRPA PERMIT IS REQUIRED.

Revised: By: Date: Change:

PROJECT NUMBER: 42361 AAD FILE: 42361-SKETCH.DWG SCALE: 1" = 100' DATE: MARCH 26, 2021

SKETCH PLAN

Project Name:
BLANCHARD OAKS SUBDIVISION
BLANCHARD ROAD, CUMBERLAND, MAINE
Owner/Applicant:
CHRIS & MANDY AXELSON



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SHEET 1 OF 1