

**TOWN OF CUMBERLAND PLANNING BOARD  
LIVE & VIRTUAL WORKSHOP MEETING MINUTES  
Tuesday, March 16, 2021 – 6 pm**

Chairman Auclair opened the meeting at 6 pm.

**Present:** Paul Auclair, Amanda Billing, Bill Kenny (late arrival), Lorraine Rardin, Jason Record, Joshua Saunders & Ann Sawchuck, **Staff:** Carla Nixon - Town Planner, Christina Silberman - Administrative Assistant

**Subdivision Preapplication Workshops:** The subdivision preapplication workshops are open to the public. These workshops are for the Planning Board to review the physical attributes and natural resources of a parcel proposed for subdivision and to discuss the subdivision type that would be best suited to the physical characteristics of the parcel.

***Preapplication Workshop #1. Review of a 3-lot minor subdivision proposal for a 13.26-acre parcel located on Blanchard Rd. Ext., Tax Assessor Map R08, Lot 68I, Owner/Applicant; Stonewood Land, LLC. Representative; Kevin Clark, PE- Sitalines, PA.***

The Planning Board conducted a preapplication workshop for review of a 3-lot minor subdivision proposal for a 13.26-acre parcel located on Blanchard Rd. Ext., Tax Assessor Map R08, Lot 68i, to discuss which subdivision type, conservation or traditional, would be best suited for the parcel.

The Planning Board listened to the presentation of Kevin Clark of Sitalines, PA, for a traditional and a conservation style subdivision. The developer prefers the traditional style subdivision.

The Board heard comments from the Lands and Conservation Commission and members of the public.

Mr. Saunders moved that the Planning Board recommend the Conservation Subdivision for the 3-lot minor subdivision located on Blanchard Rd. Ext., Tax Assessor Map R08, Lot 68i, seconded by Mr. Kenny and **VOTED, 4 yeas, 3 nays (Sawchuck, Record & Rardin) – motion passes.**

***Preapplication Workshop #2. Review of a proposal for “Blanchard Oaks”, a 14-lot major subdivision proposal for a 51.78-acre parcel located at 365 Blanchard Rd. Ext., Tax Assessor Map R08, Lot 68A, Applicant; Chris Axelson Stonewood Land, LLC. Representative; Travis Letellier, PE- Northeast Civil Solutions, Inc.***

The Planning Board conducted a preapplication workshop for review of a 14-lot major subdivision proposal for a 51.78-acre parcel located at 365 Blanchard Rd. Ext., Tax Assessor Map R08, Lot 68A.

The Planning Board listened to the presentation of Travis Letellier for a conservation style subdivision.

The Board heard comments from the Lands and Conservation Commission and members of the public.

Mr. Saunders moved that the Planning Board recommend a Conservation Subdivision for Blanchard Oaks, a 14 lot major subdivision on a 51.78-acre parcel located at 365 Blanchard Rd. Ext., Tax Assessor Map R08, Lot 68A, seconded by Mr. Record and **VOTED, 7 yeas, unanimous - motion passes.**

Ms. Nixon referred to site walks and the ability to do these virtually. The Board discussed their preferences for physical vs. virtual site walks. The consensus of the Board was to conduct physical site walks.

A discussion was had on minor vs. major subdivisions and the new conservation subdivision process.

The meeting adjourned at 7:35 pm.

**A TRUE COPY ATTEST:**

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**Paul Auclair, Board Chair**

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**Christina Silberman, Admin. Asst.**