

**TOWN OF CUMBERLAND  
PLANNING BOARD MEETING MINUTES  
Tuesday, October 16, 2018 - 8:00 pm**

**A. Call to Order:** Chairman Moriarty opened the meeting at 8:00 pm and noted that the Board just finished a workshop session that lasted 1 ½ hours. The start time tonight is 8 rather than 7 to allow time to conduct the workshop.

**B. Roll Call: Present:** Steve Moriarty - Chair, Paul Auclair, Jeff Davis, Bill Kenny, Joshua Saunders & Ann Sawchuck. **Staff:** Carla Nixon - Town Planner & Bill Shane - Town Manager. **Absent:** Peter Sherr & Christina Silberman - Administrative Assistant.

**C. Approval of Minutes of the September 18, 2018 Meeting:** Mr. Saunders moved to approve the minutes of the September 18, 2018 meeting as written, seconded by Mr. Auclair and **VOTED, 6 yeas, unanimous - motion carries.**

Mr. Saunders referred to prior discussion about Lot 5 of Cumberland Foreside Village and if the subdivision plan needed to be revised because of the road and he asked if Ms. Nixon has talked to the Town Attorney about this yet. Ms. Nixon said she has not talked to the Town Attorney yet but she has put this on her list to do.

**D. Staff Site Plan Approvals:**

**1. Copp Garage:** Ms. Nixon explained that this item is a Major Staff Site Plan Review. This project is located at 210 Gray Rd. and it involves the removal of an existing home that has been let go for a number of years and is not salvageable. The applicants propose to remove the home and construct a 1,160 sf garage to be used for vehicle repairs. Ms. Nixon said that the project has been approved with conditions and she reviewed the conditions.

**2. Ledgewood Construction:** Ms. Nixon reported that this is a Major Staff Site Plan Review approval for an office building located in Cumberland Foreside Village for Ledgewood Construction. They are proposing a 2,979 sf single story office building on the southerly half of Lot #9.

Chairman Moriarty confirmed that Lot #9 is the northernmost of the lots. Ms. Nixon agreed and said it is the last lot in the subdivision.

Mr. Saunders asked if the building will be a similar style as others in the subdivision. Ms. Nixon replied yes and said it is a very nice design.

**E. Minor Change Approvals:** None.

**F. Hearings and Presentations:**

**1. Public Hearing: Amendment to an approved Major Subdivision and Site Plan to amend the landscaping plan for Mill Run, located at 193, 195 and 197 Gray Road; Tax Assessor Map U20, Lots 70A, 70E, 73 and 74 in the Village Center Commercial (VCC) district.**

Chairman Moriarty noted that there was a snafu in that the agenda that was included in the Board's packet did not include this item but it is listed on the agenda the Board was given tonight.

Ms. Nixon explained that the original plan for the Allen Farm redevelopment shows 3 sections. The first section is the long office building that is being built for Casco Systems. The second piece are the multiplex buildings in the rear of the lot backing up to Tammy Ln. The third part has not yet been brought forth but will be some sort of retail, office space or restaurant building.

Ms. Nixon said tonight we are talking about the size of the trees that were initially proposed in the back of the multiplexes.

Jim Schmidt, Green SIP, explained that the proposed change is to 27 Norway spruce trees to be planted along Tammy Lane and by the abutters on the Skillin Rd. side. The trees proposed in the Gorrill Palmer plan were to be 12 to 14 feet tall. Mr. Schmidt said that there is a lot of concern about the viability of this size tree being planted and surviving. The advice is that trees that are 6 to 8 feet tall should be planted and before the project is built out, the trees will grow about as tall as originally proposed because they grow 2 to 3 feet a year.

The proposal is to change one line item on the schedule of the landscape plan with the symbol "PA" for 27 Norway spruce trees from 12 to 14 feet tall to 6 to 8 feet tall. Mr. Schmidt noted that all of the other trees sizes and quantities will remain the same and the quantity of these trees remains the same.

Chairman Moriarty opened the Public Hearing.

Bill Shane said that he met with Mr. Schmidt about a week ago about a letter of credit and he was shocked to see the size proposed for these trees. Mr. Shane said that he has had a lot of communications with Terry Skillin about plantings that have been done around Town. Mr. Skillin described to Mr. Shane that the larger the tree is, the longer the shock value is that the tree goes through. The mortality rate for the larger trees is about 50%. Mr. Shane said that a 6 to 8 foot tall tree is a healthier tree with a greater chance of growing and being stable in the long term.

Chairman Moriarty closed the Public Hearing.

Mr. Saunders moved to approve an amendment to the approved Major Subdivision and Site Plan to change the landscape plan to that shown tonight being drawing C-104, revision B for Mill Run, located at 193, 195 and 197 Gray Road; Tax Assessor Map U20, Lots 70A, 70E, 73 and 74 in the Village Center Commercial (VCC) district, seconded by Mr. Kenny and **VOTED, 6 yeas, unanimous - motion carries.**

***2. Public Hearing: Recommendation to the Town Council to repeal and replace Chapter 250 – Subdivision Ordinance, to include a conservation subdivision option.***

Chairman Moriarty explained that this item was the subject of the Board's 1.5 hour workshop tonight and there was a lot of discussion on the draft. More drafting is needed and Chairman Moriarty suggested tabling this item.

The Board discussed scheduling another workshop for this item. Ms. Nixon reviewed the anticipated items for the next Planning Board meeting. Chairman Moriarty suggested having a standalone workshop on the subdivision ordinance. The Board scheduled a workshop for Tuesday, October 30, 2018 at 6:30 pm.

Chairman Moriarty checked with the audience to see if anyone wished to be heard on this item and no one wished to speak.

Mr. Saunders moved to table the Recommendation to the Town Council to repeal and replace Chapter 250 – Subdivision Ordinance, to include a conservation subdivision option to the November meeting, seconded by Mr. Auclair and **VOTED, 6 yeas, unanimous - motion carries.**

**G. Administrative Matters/New Business:** The Board will have a workshop on October 30<sup>th</sup> at 6:30 pm. The Board will have a joint workshop with the Town Council on Thursday, November 1<sup>st</sup> at 6 pm.

There is a Mylar for the Board to sign this evening.

**H. Adjournment:** Mr. Auclair moved to adjourn the meeting at 8:25 pm, seconded by Mr. Kenny and **VOTED, 6 yeas, unanimous - motion carries.**

A TRUE COPY ATTEST:

---

Stephen Moriarty, Board Chair

---

Christina Silberman, Administrative Asst.