

May 31, 2022

Ms. Carla Nixon, Town Planner
Town of Cumberland
290 Tuttle Road
Cumberland, ME 04021

Subject: The Grange Hall Pub at Longwoods Preserve
Request for Preapplication Conference

Dear Ms. Nixon:

On behalf of the Synergosity, LLC (Synergosity), Sevee & Maher Engineers, Inc. (SME) is requesting a preapplication conference with the Planning Board for the proposed Grange Hall Pub at Longwoods Preserve project off Longwoods Road (ME-9) in Cumberland. Please include this project on the agenda for the June 21, 2022, Planning Board meeting. We have enclosed two hard copies and a USB drive with an electronic copy of the concept plan and supporting documentation. The following paragraphs outline critical elements of the proposed project.

PROJECT DESCRIPTION

The Longwoods Preserve project is located on a 61.56-acre parcel identified as Lots 6A and 13 on Town of Cumberland Tax Map R3. The parcels are mapped in the Town of Cumberland's Rural Residential 1 Zone (RR1). The parcels were previously reviewed by the Town Council and Planning Board and approved for a contract zone to allow for the proposed use of the Grange Hall, conservation land, and agricultural land. The property is bordered by Longwoods Road and Central Maine Power (CMP) lines to the north, agricultural property in the Town of Falmouth to the south, developed residential properties to the east, and the East Branch of the Piscataqua River and undeveloped forested land to the west.

The Grange Hall at Longwoods will provide a gathering place for the community while maintaining the existing farm buildings and agricultural character on the parcel. The project will preserve approximately 55 acres of land for a working farm and public trail network. Proposed development will include a new 3,456 square-foot restaurant, grange hall, and farm-to-table restaurant which will present live music and host community events such as farmers markets, educational experiences, and fundraisers to support local businesses and agriculture. Proposed site improvements also include parking, access drive improvements, utility upgrades, and new well and septic system construction.

TRAFFIC

The proposed development will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads. We anticipated 312 daily vehicle trips

will be generated for 120 seats in a fine dining restaurant, as established by the Trip Generation Manual published by the Institute of Transportation Engineers, 11th Edition. The proposed development will result in less than 53 PM peak hour trips at full build out. A Maine Department of Transportation (MEDOT) Traffic Movement Permit should not be required for this project.

PARKING

The project will provide 43 parking spaces for a total of 120 seats, with 60 seats inside and 60 seats outside for the Grange Hall Pub. As the proposed use is a community gathering hall, farmers market, and restaurant, we assumed the parking calculation of a "Eating and Drinking Establishment." A proposed grassed overflow parking area will be available in the event of additional parking requirements during events. Additionally, 15 parking spots have been designated along the access drive for the trail system.

UTILITIES

Currently the site utilizes an onsite well for the single-family house and barn. A second well will need to be drilled to accommodate the additional flow requirements for the new 3,456-square-foot building. The proposed restaurant/facility will be serviced by two new on-site subsurface wastewater disposal systems with a design flow of under 2,000 gallons per day. The existing subsurface system on-site will remain to handle existing flows from the single-family structure and barn. Additional utility information will be provided with the Site Plan Review application.

ROADWAY DESIGN

The traveled way on the property will be 20 feet wide with a right of way width of 50 feet and built to Town Residential Access Road (≤ 50 Vehicles per Day) standards to allow for safe vehicular traffic. The traveled way will be graded to convey stormwater runoff off the surface and to provide safe pedestrian access to the trails and structure.

OTHER PERMITS

The new impervious area proposed with the access drive and structure will be approximately 41,000 square feet. Since the total is below one acre, the project will require a Stormwater Permit-By-Rule from the Maine Department of Environmental Protection (MEDEP). Additionally, a Maine Department of Transportation (MEDOT) entrance permit is required for access onto Route 9. All permits will be filed before the submission of the Site Plan review application.

We appreciate your consideration of this submission and look forward to reviewing The Grange Hall at Longwoods in more detail with the Planning Board on June 21, 2022. Please feel free to contact me at 207.829.5016 or jtr@smemaine.com if you have any questions or need additional information.

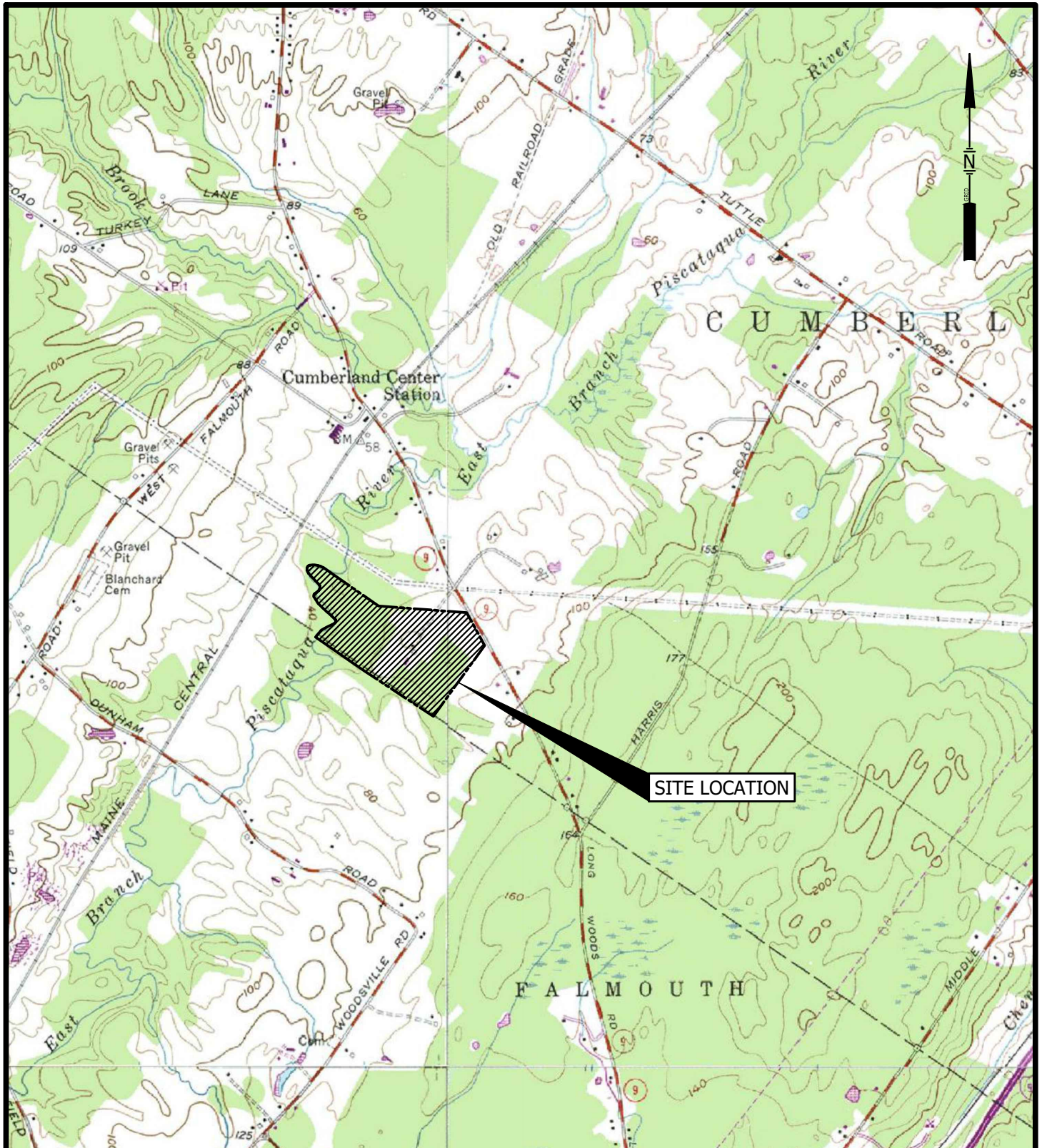
Sincerely,

SEVEE & MAHER ENGINEERS, INC.



Attachments:

Figure 1 – Site Location Map
Figure 2 – Tax Map
Survey Plan
Land Use Plan
Conceptual Site Plan

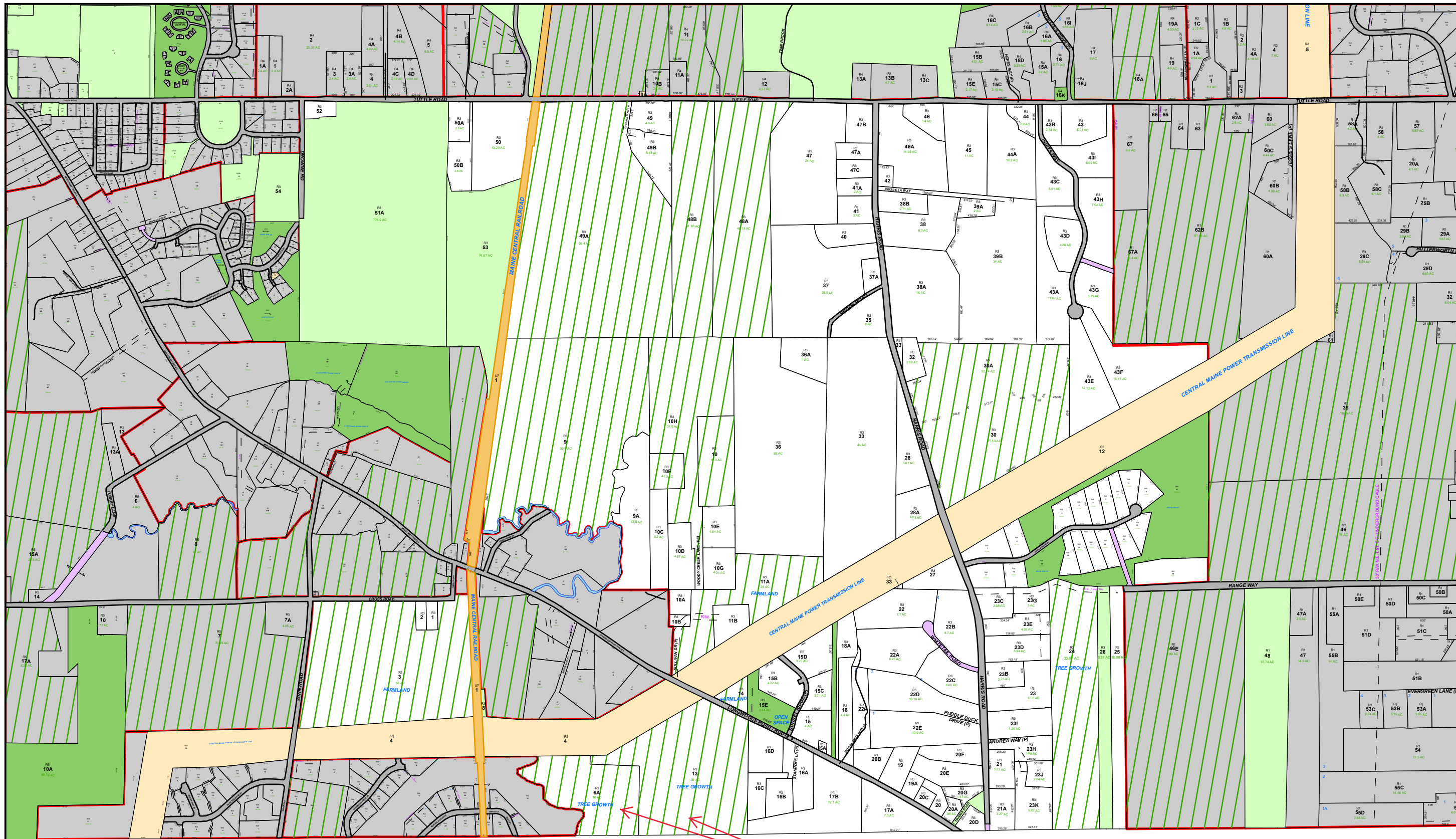


BASEMAP ADAPTED FROM 7.5 MIN USGS TOPO QUADS
 CUMBERLAND CENTER, ME - 1975
 YARMOUTH, ME - 1975



FIGURE 1
 SITE LOCATION MAP
 ALEX TIMPSON
 LONGWOODS PRESERVE
 CUMBERLAND, MAINE





Project Site

Maps Prepared by:

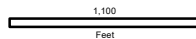


Tax Sheets are intended for assessing purposes only.
Boundary locations are approximate and should not be used for conveyance of property.

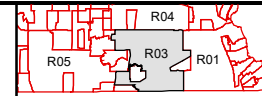
Legend

- ROW/Easements
- Tax Parcels
- Farmland and Tree Growth
- Town Owned or Cemetery
- Open Space
- ROW
- Utility
- Railroad
- Roads
- Water

Town of Cumberland, Maine

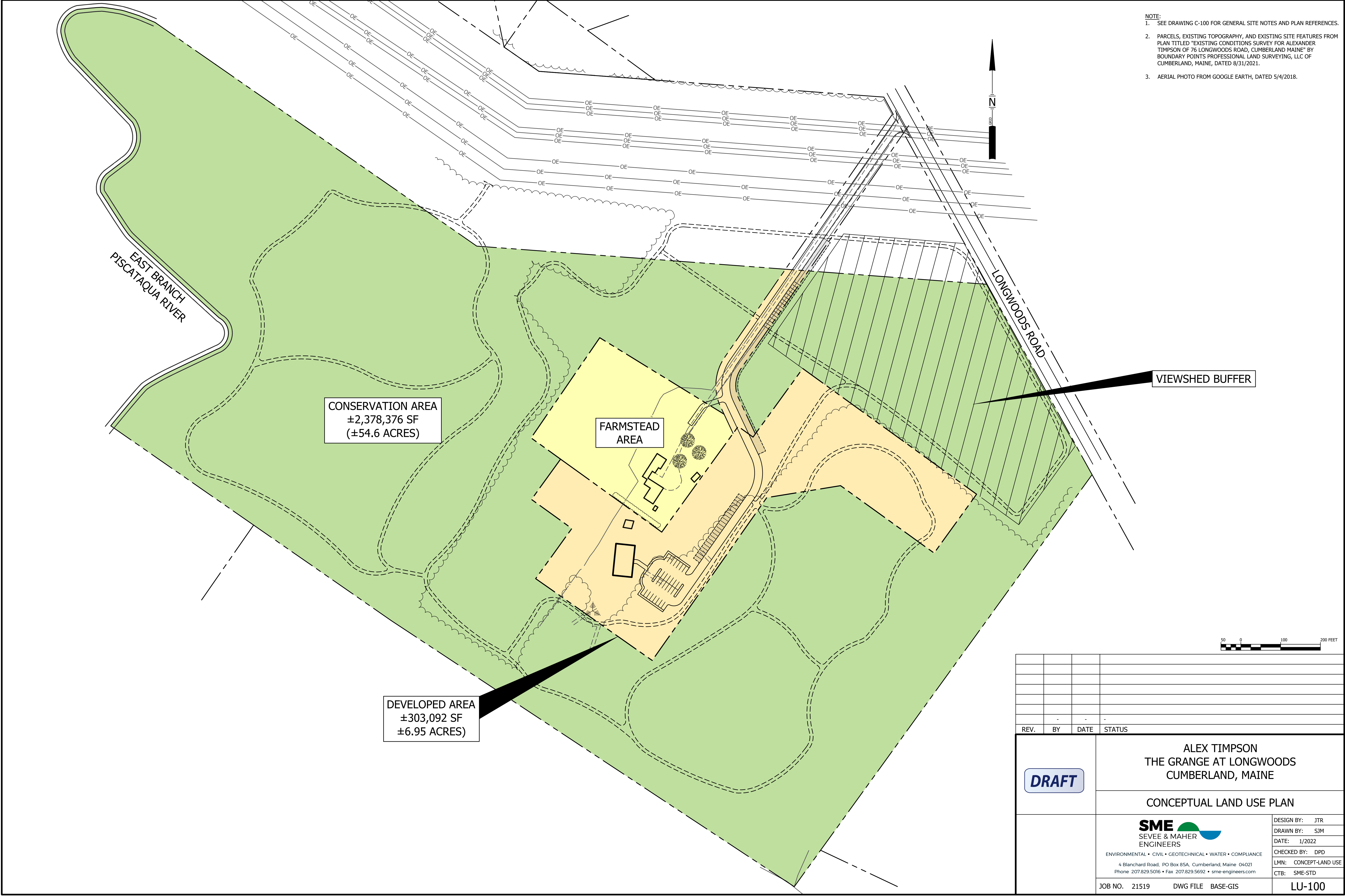


Index Map



Cumberland Tax Map
R03

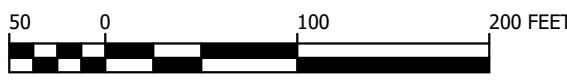
Map updated to: April 1, 2018



- NOTE:
1. SEE DRAWING C-100 FOR GENERAL SITE NOTES AND PLAN REFERENCES.
 2. PARCELS, EXISTING TOPOGRAPHY, AND EXISTING SITE FEATURES FROM PLAN TITLED "EXISTING CONDITIONS SURVEY FOR ALEXANDER TIMPSON OF 76 LONGWOODS ROAD, CUMBERLAND MAINE" BY BOUNDARY POINTS PROFESSIONAL LAND SURVEYING, LLC OF CUMBERLAND, MAINE, DATED 8/31/2021.
 3. AERIAL PHOTO FROM GOOGLE EARTH, DATED 5/4/2018.



- NOTE:
1. PARCELS, EXISTING TOPOGRAPHY, AND EXISTING SITE FEATURES FROM PLAN TITLED "EXISTING CONDITIONS SURVEY FOR ALEXANDER TIMPSON OF 76 LONGWOODS ROAD, CUMBERLAND MAINE" BY BOUNDARY POINTS PROFESSIONAL LAND SURVEYING, LLC OF CUMBERLAND, MAINE, DATED 8/31/2021.
 2. AERIAL PHOTO FROM GOOGLE EARTH, DATED 5/4/2018.
 3. WETLANDS FROM NATIONAL WETLAND INVENTORY GIS FILES.
 4. THIS WORKING SITE PLAN IS CONCEPTUAL AND IS SUBJECT TO MINOR CHANGES.
 5. TRAIL LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE.



REV.	BY	DATE	STATUS

DRAFT

SYNERGOSITY, LLC
LONGWOODS PRESERVE
CUMBERLAND, MAINE

CONCEPTUAL SITE PLAN



ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021
Phone 207.829.5016 • Fax 207.829.5692 • sme-engineers.com

DESIGN BY: JTR
DRAWN BY: SJM
DATE: 3/2022
CHECKED BY: DPD
LMN: CONCEPT
CTB: SME-STD

JOB NO. 21519 DWG FILE BASE-GIS C-102