

Date: 1/27/21

To: Town of Cumberland Planning Board

Re: Possible Zone Change from VCC to VOC1

Please allow this letter and attachments as my official request to seek a small portion of my neighbors land (+/- 68,698 SF) to be reassigned from VCC to VOC1 (Both commercial zones).

The goal of this zone change would allow me to add 4, 1 BR Units (each with garage) to the Emerald Commons subdivision. This zone change would only be for me to gain the square footage to my lot and the acquired land would not be developed or disturbed in any way.

Some pros to this project would be:

- \*Adding 4, one bedroom single story rental units, which is much needed in Cumberland.

- \*Adding more taxes for the town without adding children to the schools.

- \*Would not upset the neighbors with construction on Old Gray Rd as there would not be any construction on Old Gray Rd of any kind.

- \*Could provide a needed drainage easement to the town for future use/maintenance on Old Gray Rd.

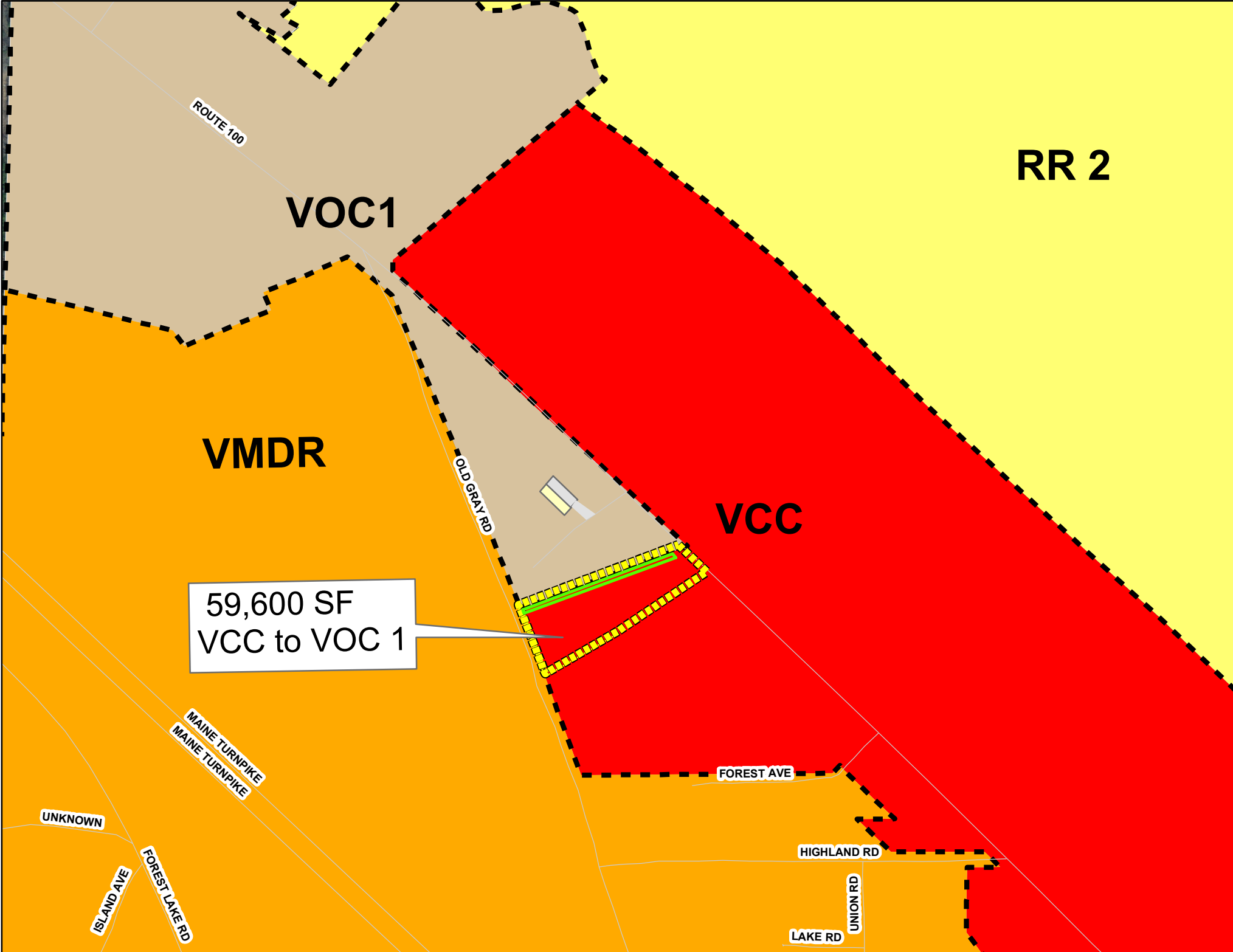
- \*No new road access would be needed as these units would utilize the existing Emerald Drive.

- \*Would utilize water line installed by the town years ago on Gray Rd.

This plan was fully endorsed to be sent to you the Planning Board by the Town Council with a 6-0 vote.

Respectfully,

Andy Hagerty  
Emerald Commons  
5 & 6 Emerald Drive  
Cumberland, ME  
207-232-6231







OLD GRAY RD

ROUTE 100

59,600 SF

FOREST AVE

MAINE TURNPIKE  
MAINE TURNPIKE

FOREST LAKE RD

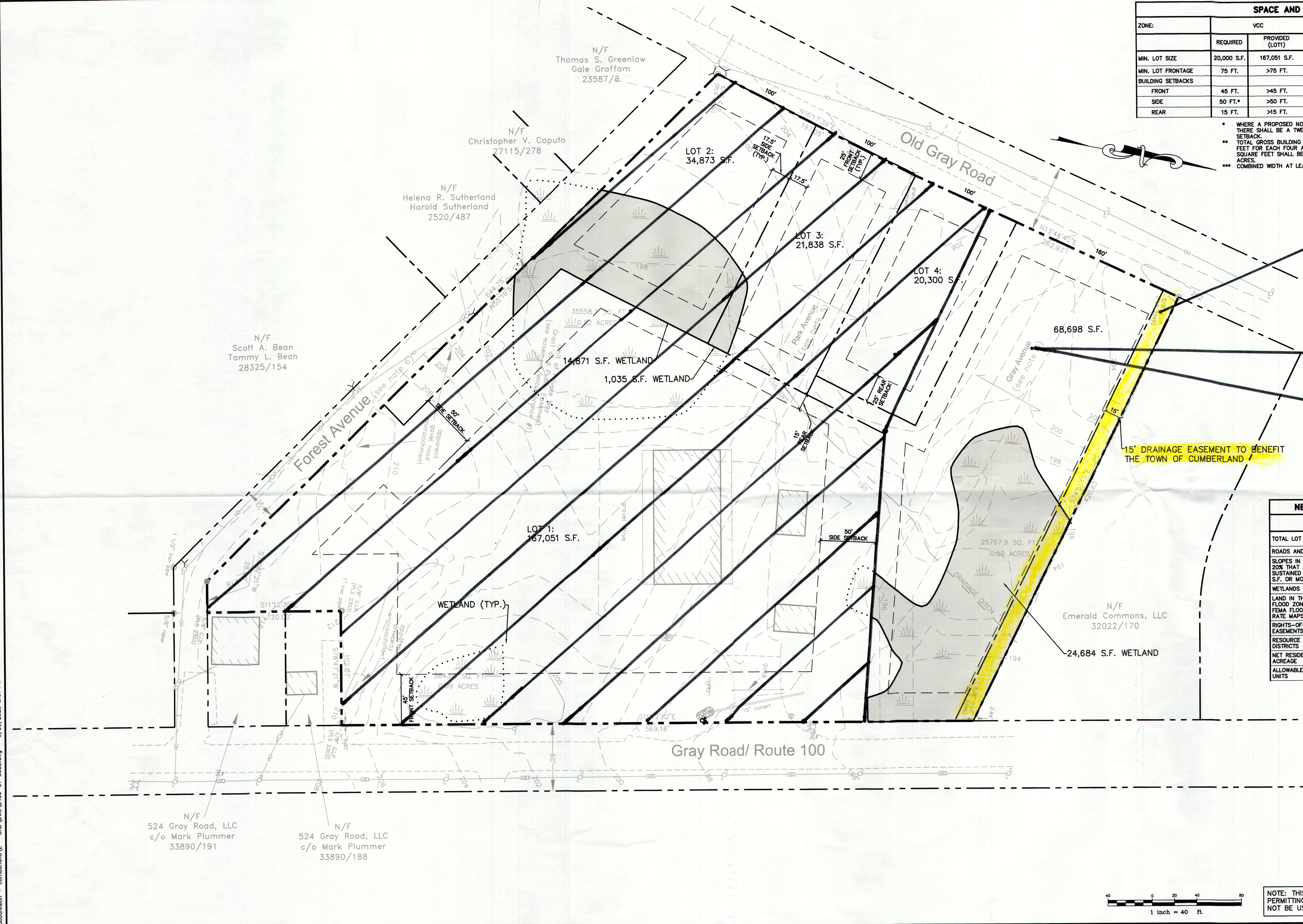


SPACE AND BULK STANDARDS						
ZONE:	VCC		VMDR			
	REQUIRED	PROVIDED (LOT1)	REQUIRED	PROVIDED (LOT2)	PROVIDED (LOT3)	PROVIDED (LOT4)
MIN. LOT SIZE	20,000 S.F.	167,051 S.F.	20,000 S.F.	34,873 S.F.	21,838 S.F.	20,300 S.F.
MIN. LOT FRONTAGE	75 FT.	>75 FT.	100 FT.	100 FT.	100 FT.	100 FT.
BUILDING SETBACKS						
FRONT	45 FT.	>45 FT.	25 FT.	>25 FT.	>25 FT.	>25 FT.
SIDE	50 FT.*	>50 FT.	15 FT.***	>15 FT.	>15 FT.	>15 FT.
REAR	15 FT.	>15 FT.	25 FT.	>25 FT.	>25 FT.	>25 FT.

\* WHERE A PROPOSED NONRESIDENTIAL USE WILL ABUT AN EXISTING RESIDENTIAL ZONE, THERE SHALL BE A TWENTY-FIVE-FOOT LANDSCAPED BUFFER WITHIN THE REQUIRED SETBACK

\*\* TOTAL GROSS BUILDING FOOTPRINTS ON THE SITE SHALL NOT EXCEED 30,000 SQUARE FEET FOR EACH FOUR ACRES OF LOT AREA. ADDITIONAL BUILDING FOOTPRINTS OF 30,000 SQUARE FEET SHALL BE PERMITTED FOR EACH ADDITIONAL LAN AREA INCREMENT OF FOUR ACRES.

\*\*\* COMBINED WIDTH AT LEAST 35 FEET



NET RESIDENTIAL DENSITY LOT REDUCTION					
	LOT 2	LOT 3	LOT 4	LOT 5	
TOTAL LOT AREA	34,873 S.F.	21,838 S.F.	20,300 S.F.	68,698 S.F.	
ROADS AND PARKING	0 S.F.	0 S.F.	0 S.F.	0 S.F.	
SLOPES IN EXCESS OF 20% THAT ARE SUSTAINED FOR 3,000 S.F. OR MORE	0 S.F.	0 S.F.	0 S.F.	0 S.F.	
WETLANDS	14,871 S.F.	1,035 S.F.	0 S.F.	24,684 S.F.	
LAND IN THE 100-YEAR FLOOD ZONE SHOWN ON FEMA FLOOD INSURANCE RATE MAPS	0 S.F.	0 S.F.	0 S.F.	0 S.F.	
RIGHTS-OF-WAY OR EASEMENTS	0 S.F.	0 S.F.	0 S.F.	3,283 S.F.	
RESOURCE PROTECTION DISTRICTS	0 S.F.	0 S.F.	0 S.F.	0 S.F.	
NET RESIDENTIAL ACREAGE	20,002 S.F.	20,803 S.F.	20,300 S.F.	40,731 S.F.	
ALLOWABLE DWELLING UNITS	1	1	1	2	

U:\2408.01 Record Lumber - Subdivision - Cumberland\Z - CAD\DWG\2408-01-SUBD.dwg 6/30/2020 3:31 PM

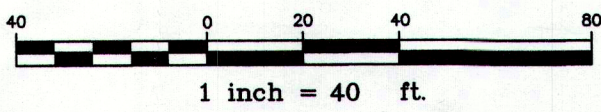
Rev.	Date	Revision

Design: BG	Draft: CH	Date: JUNE 2020
Checked: DER	Scale: 1"=40'	Job No.: 2408.01
File Name: 2408-01-SUBD.dwg		
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Relationships. Responsiveness. Results.  
www.gorriilpalmer.com  
207.772.2515

Drawing Name:		Preliminary Lot Division Plan
Project:		Board Barn Cumberland, Maine
Client:		Michael Record 2 Riverside Drive, Falmouth, Maine 04105




Drawing No.  
**1**








NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.

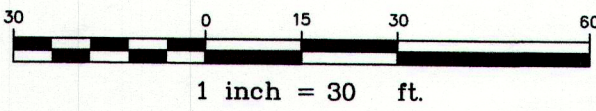
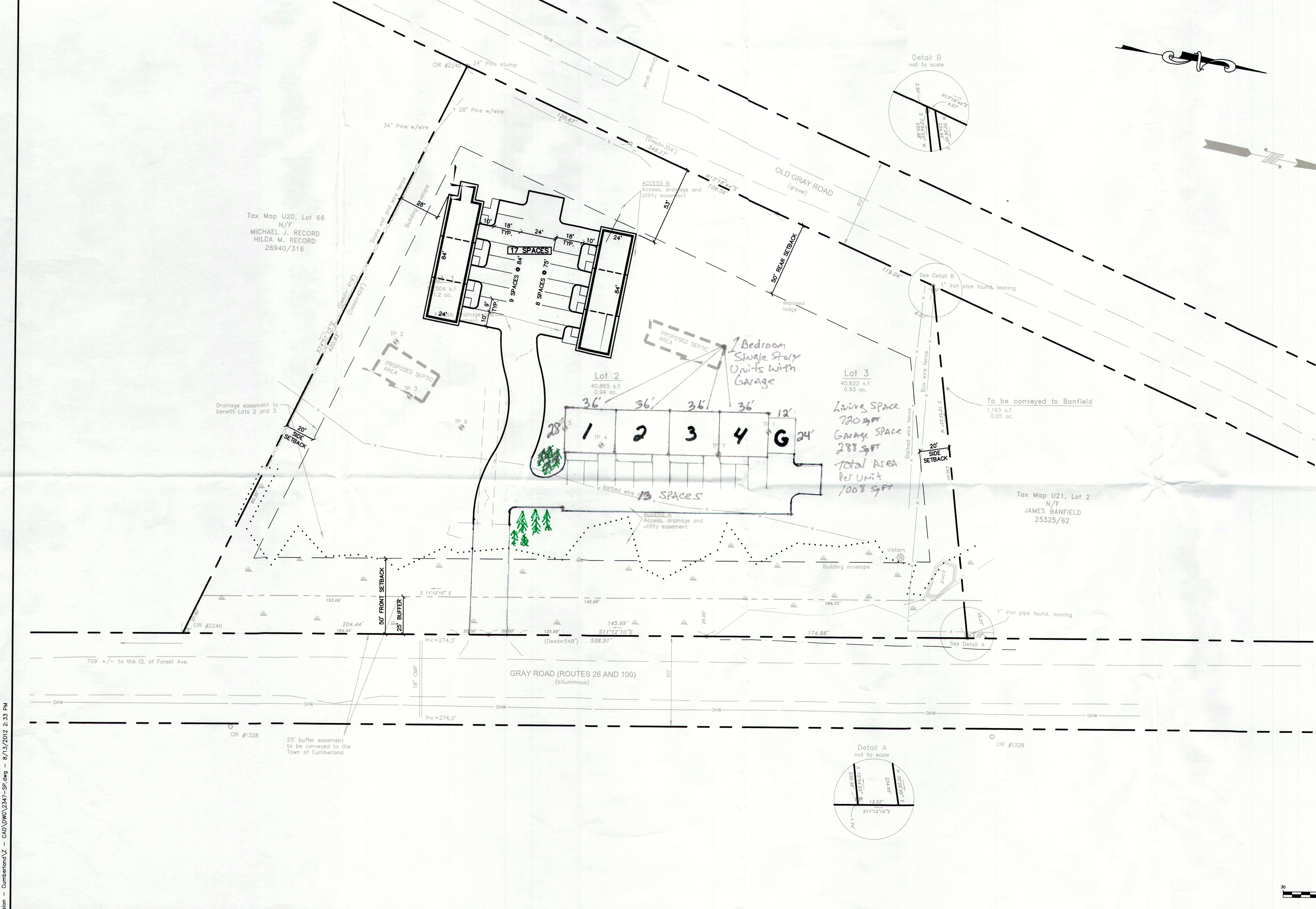


SPACE AND CLEAR STANDARDS		
ZONE: VCC	REQUIRED	PROVIDED
* MIN. LOT SIZE	20,000 S.F.	>20,000 S.F.
BUILDING SETBACKS		
FRONT	50'	>50'
SIDE	20'	>20'
REAR	50'	>50'
PAVEMENT SETBACKS		
FRONT	25'	>25'
SIDE	15'	>15'
REAR	15'	>15'
MIN. LOT FRONTAGE	75'	>75'

PAVEMENT LEGEND	
ALL PAVEMENT SHALL BE STANDARD DUTY EXCEPT AS FOLLOWS:	
	HEAVY DUTY BITUMINOUS CONCRETE
	PORTLAND CEMENT CONCRETE
	BITUMINOUS CONCRETE OVERLAY

CURBING LEGEND	
	VERTICAL GRANITE CURB
	SLOPED GRANITE CURB
	MONOLITHIC CONCRETE CURB
	BITUMINOUS CURB
	GRANITE (BRIDGE) CURB


SITE DATA		
ZONE: --		
BUILDING AREA		
RETAIL BUILDING	19,097 S.F.*	
FENCED OUTDOOR DISPLAY	18,000 S.F.	
TOTAL	37,097 S.F.	
PARKING	REQUIRED	PROVIDED
NEW STRUCTURE		
TOTAL PARKING		
RETAIL BUILDING (5 SP /1,000 S.F.)	96	81**
TOTAL	96	81**
BARRIER FREE	4	4



Rev.	Date	Revision

FINAL SUBDIVISION APPLICATION	3/30/10	DER
Issued For	Date	By

Design: JMM	Draft: CG	Date: JAN 2010
Checked: AMP	Scale: 1"=30'	Job No.: 2347.01
File Name: 2347-SF.dwg		
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Gorrill-Palmer Consulting Engineers, Inc.

PO Box 1237  
15 Shaker Road  
Gray, ME 04039

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207-657-6910  
FAX: 207-657-6912  
E-Mail: mailbox@gorrillpalmer.com

Drawing Name:	Layout and Utility Plan
Project:	<b>Emerald Commons</b> Route 100, Cumberland, Maine
Client:	<b>Andrew Hagerty</b> 8 Emerald Pond, Falmouth, Maine 04105

Drawing No.

**C101**

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