

**From:** [Carla Nixon](#)  
**To:** [Christina Silberman](#)  
**Subject:** FW: Deminimous Changes Approved.  
**Date:** Thursday, August 16, 2018 2:03:57 PM

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-----Original Message-----

From: Carla Nixon [<mailto:cnixon@cumberlandmaine.com>]  
Sent: Monday, July 30, 2018 1:33 PM  
To: Peter Biegel <[pbiegel@landdesignsolutions.com](mailto:pbiegel@landdesignsolutions.com)>  
Cc: William Shane <[wshane@cumberlandmaine.com](mailto:wshane@cumberlandmaine.com)>; William Longley <[wlongley@cumberlandmaine.com](mailto:wlongley@cumberlandmaine.com)>; James Schmidt ([james.schmidt.1296@gmail.com](mailto:james.schmidt.1296@gmail.com)) <[james.schmidt.1296@gmail.com](mailto:james.schmidt.1296@gmail.com)>  
Subject: Deminimous Changes Approved.

Hi Peter,

As per Section 250-6 D (3) of the Cumberland Subdivision Ordinance, I have reviewed the revised plans and cover letter you provided. These materials document the changes that have been made to the multiplex area of the master plan since the plan was approved by the Planning Board. I have determined that these changes are minor field changes and I am approving them as such.

There is no need to submit this information to the Planning Board for review, however I will include it in their August Planning Board packet

Please let me know if you have any questions.

Thank you.

Carla

Carla Nixon, AICP  
Director of Planning  
Town of Cumberland  
290 Tuttle Road  
Cumberland, ME 04021  
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[cnixon@cumberlandmaine.com](mailto:cnixon@cumberlandmaine.com)

-----Original Message-----

From: Peter Biegel [<mailto:pbiegel@landdesignsolutions.com>]  
Sent: Monday, July 30, 2018 1:16 PM  
To: Carla Nixon <[cnixon@cumberlandmaine.com](mailto:cnixon@cumberlandmaine.com)>  
Cc: 'James Schmidt' <[james.schmidt.1296@gmail.com](mailto:james.schmidt.1296@gmail.com)>; William Longley <[wlongley@cumberlandmaine.com](mailto:wlongley@cumberlandmaine.com)>; William Shane <[wshane@cumberlandmaine.com](mailto:wshane@cumberlandmaine.com)>  
Subject: RE: Revised site plan received. Letter still needed

Hi Carla,

I have attached a PDF cover letter that goes with the revised plan set.

Please review the letter and the plans and let me know if you have any comments or questions.

Thank you,  
Peter

Peter Biegel, ASLA, LEED AP  
Maine Licensed Landscape Architect

Land Design Solutions  
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email: [pbiegel@landdesignsolutions.com](mailto:pbiegel@landdesignsolutions.com)

-----Original Message-----

From: Carla Nixon [<mailto:cnixon@cumberlandmaine.com>]  
Sent: Monday, July 30, 2018 1:06 PM  
To: Peter Biegel <[pbiegel@landdesignsolutions.com](mailto:pbiegel@landdesignsolutions.com)>  
Cc: James Schmidt ([james.schmidt.1296@gmail.com](mailto:james.schmidt.1296@gmail.com)) <[james.schmidt.1296@gmail.com](mailto:james.schmidt.1296@gmail.com)>; William Longley <[wlongley@cumberlandmaine.com](mailto:wlongley@cumberlandmaine.com)>; William Shane <[wshane@cumberlandmaine.com](mailto:wshane@cumberlandmaine.com)>  
Subject: Revised site plan received. Letter still needed

Hi Peter,  
Jim dropped off the 3 plans to me today. I do still need a list of the specific changes that have occurred since approval.  
Once I have that, I will make a determination if I can approve the changes as minor field changes.

Please let me know when you expect to have that to me.

Thanks.  
Carla

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# Land Design Solutions

Land Planning, Site Planning and Landscape Architecture

July 18, 2018

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

**RE: West Cumberland – Phase 2 Multiplex  
Revised Plans**

Dear Carla,

Per our earlier discussion we have prepared a revised plan set which reflects a number of deminimis changes to the original plans. The changes include the following:

- The multiplex footprint was revised to enable better entering and exiting of the end unit garage.
- The septic system wastewater disposal fields were relocated.
- Finished grades were lowered slightly to reduce fill and assist with balancing earthwork.
- Water service is shown based on comments from the Portland Water District and the sprinkler design company.
- Gas lines are shown based on discussions with the gas company.
- Plantings have been revised based on grading and the relocated wastewater disposal fields.

Plans:

C-101 Site Layout & Materials Plan rev A

C-102 Grading, Drainage and Erosion Control Plan rev B

C-103 Site Utility Plan rev A

C-104 Landscape Plan rev A

Please review the plans provided and contact me with any comments or questions.

Sincerely,

A handwritten signature in black ink that reads "Peter B. Biegel". The signature is written in a cursive, flowing style.

Peter B. Biegel, ASLA  
Maine Licensed Landscape Architect