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ENVIRONMENTAL DESIGN, LLC

September 26, 2017 (Via Delivery) JN 16.084

Carla Nixon, Town Planner
Town of Cumberland
290 Tuttle Road
Cumberland, Maine 04021

Cumberland Senior Housing Community, Tuttle Road, Cumberland
Pre-Application Sketch Plan Submittal
(Map R04 Parcels 4B, 4D and 4E)

Dear Carla:

On behalf of OceanView at Cumberland, LLC, we are pleased to present for Planning Board review, the attached Concept Sketch Plan for the development of Phase 1 of the "*Cumberland Senior Housing Community*" located off Tuttle Road across from the Town Hall.

Enclosed are 14 sets of the following materials:

Cover letter
Exhibit 1 – Assessors Map
Exhibit 2 – Aerial Locus Map
Exhibit 3 – Overall Context Map
Exhibit 4 - Overall Site Plan - Phase 1

1. INTRODUCTION:

The applicant, OceanView at Cumberland, LLC and John Wasileski, are pleased to present this concept master plan for Phase 1 of the Cumberland Senior Housing Community. Over the past 30 years the applicant has developed OceanView at Falmouth -- one of the premier continuum of care retirement communities in the northeast providing services for older adults from independent living to memory loss care. Mr. Wasileski has also developed the Highlands Retirement Community and Highland Green, a nationally recognized active adult lifestyle community, both located in Topsham. The applicant and their design team look forward to working with the Town of Cumberland to create a new senior living community to serve the needs of Cumberland residents.

The Cumberland Cottage Community will be a satellite community of the OceanView at Falmouth Retirement Community. It will function in many ways as if it was located on the OceanView campus with the same ownership structure, services and amenities available to its residents. Since it is located "off-campus", we anticipate younger residents with a strong emphasis on lifestyle and wellness. We are projecting from 90 to 100 cottage homes which are based on the design of our successful School House Cottages at OceanView. In addition to full access to the services and amenities of the current OceanView campus, we will also create a community center at the Cumberland Community. This community center will be the focal point of the new community – hosting a wide range of events and activities.

2. SITE DESCRIPTION:

The applicant is proposing to develop the rear portion of the 41+/- acre property of Richard W. Doane, located on Map R4 Parcel 4E *(Exhibit 1*). The development area is estimated at 35+/- acres and includes a mix of open meadow and forested lands providing opportunities to create varying neighborhood character and buffering within the overall senior community.

The Doane parcel has frontage on Catalpa Lane, a private way, however this portion of the property will be retained by Mr. Doane and is not being considered for this development. The site would be accessed from a 1,500 foot long by 50-foot wide access and utility easement from Tuttle Road located over the former Maine Central Railroad just south of and on the opposite side of the Town Hall. The easement is located over two parcels under control by Richard and Jeffrey Doane, Map R4-Parcels 4B and 4D, respectively.

Water, sanitary sewer, electric/communication and natural gas services are available in Tuttle Road to serve the project.

Two streams and ravine areas traverse the property ultimately discharging to the East Branch Piscataqua River to the southeast. The streams and associated wetland areas have been mapped by Hampton Associates and are shown on the attached plans. The property shares an extensive length of common property line with the Val Halla Golf Course, providing opportunities for extending and linking trails between the properties. The Town of Cumberland open space parcel associated with the Crossing Brook neighborhood abuts the property to the southeast affording additional opportunities for trail connectivity.

Although not formally being presented at this time, the applicant has an option on the 60-acre former GodsoeTrust property (Map R4 Parcel 34A) which extends from Greely Road to the rear of the Crossing Brook open space parcel. *(Exhibit 3).* This property does not directly abut the Doane parcel and the applicant has worked with the Town to secure an easement over the 5th tee at Val Halla to provide an access corridor between the two parcels in exchange for re-design and construction of a new 5th tee area. Development of the Godsoe Trust property as Phase -2 of the senior cottage community would provide an opportunity to extend public water and natural gas services from Tuttle Road to Greely Road. Additionally the Godsoe parcel would allow for a means of providing a secondary, gated emergency access to Greely Road from the Phase -2 development. This parcel is expected to be presented to the Planning Board at a date in the near future pending conditions of the Option Agreement.

3. ZONING:

The underlying zoning is Rural Residential District 1 (RR1) and the property is located within the Town of Cumberland Growth Area as shown on the Comprehensive Plan "Future Land Use Plan". The recent adoption of the Senior Housing Community (SHC) Overlay District provides design standards for implementation of the proposed senior cottage community in accordance with Section 315-28.4 of the Zoning Ordinance. The Overall Site Plan, *Exhibit 4* has been prepared consistent with the new SHC Zoning standards. Several key design standards are summarized below:

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- The total site acreage being acquired is approximately 35 acres. At an allowable density of 10.000 s.f. gross land area per unit over 150 units could be permitted. The project Phase-1 proposes approximately 50 units.
- The project provides well in excess of the 20% Open Space required by the SHC zoning.
- A minimum 50-foot external perimeter buffer is proposed.
- Each unit would provide a minimum of 1 garage vehicle space and 1 driveway parking space.

4. DEVELOPMENT OVERVIEW:

Refer to the Overall Site Plan, *Exhibit 4* for the proposed Phase-1 cottage community development.

The Phase-1 senior community responds to the site opportunities and constraints providing two neighborhoods of cottage units with a private access road extending approximately 1,500 feet from Tuttle Road to the first neighborhood. The main internal access road will be 22 feet wide with a sidewalk and or trail connection from Tuttle Road to the interior of the project. A former stone railroad culvert located at the first stream/wetland crossing is badly deteriorated and we envision reconstructing that crossing with a bridge or arch culvert. The first neighborhood creates 18 cottage units off an 18 foot wide cul-de-sac road taking advantage of the open field surrounded by forest or tree lines. The setting allows for great solar exposure and integration with a large depression in the eastern portion of the field to be used as both a storm water management pond and visual amenity for the residents.

The main access road continues across the second stream and wetland- ravine crossing into the rear forested portion of the site to the second neighborhood circle of approximately 32 cottages. The site wetlands and forest provide more of a woods setting in contrast to the first cluster. A combination of sidewalks and various trails or stone dust pathways are envisioned to provide interconnection throughout both neighborhoods and to Val Halla Golf course and the surrounding Town Open space areas. The layout provides for a continuation of the main access road to the Godsoe parcel as a potential Phase 2 development.

The site is uniquely suited for a senior community. First, It is located near Cumberland Center and is less than 6 miles from the sister community of OceanView. Second, the ability to provide walking, cross country skiing and cycling connections both to the Town Forest on the south side of Tuttle Road, the Tuttle Road sidewalk and surrounding golf course and open space trails is an important asset to providing healthy and active lifestyles for residents and the community at large. Third, the property has access to public sewer, water and natural gas. This project will promote smart growth principles through the creation of live able neighhorhoods, preservation of large tracts of open space and attention to design details to present an attractive, walkable community.

The cottage style units will be similar to the OceanView Schoolhouse Cottage development both in terms of the traditional New England character and with a focus on energy efficient design and use of solar options. All units would have one car garages with an option to expand to a two car garage where site conditions allow. The neighborhoods and individual cottages would be complimented with robust landscaping similar to the OceanView campus in Falmouth. The ordinance required 50-foot exterior buffer would also be complimented in the open field area where the forest is limited along the southern property line.

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5. SUMMARY:

In summary we believe that the project as presented conceptually fits well within in the context of the surrounding neighborhoods, is consistent with the goals of the Comprehensive Plan in providing senior housing and meets the standards of the Senior Housing Community Overlay District.

We look forward to meeting with the Planning Board at the October meeting to present the project in further detail. In the meantime should you have any comments or questions please do not hesitate to contact me.

Sincerely,

Frederic (Rick) Licht, PE, LSE
Principal

Encl: As Noted

Cc: Matt Teare; OceanView at Cumberland LLC
Chris Wasileski: OceanView at Cumberland LLC
Christian Haynes; OceanView at Cumberland LLC
David Haynes; SeaCoast Management Company
Chris Belanger; Belanger Engineering
Rex Croteau; Titcomb Associates
Mark Hampton; Hampton Associates

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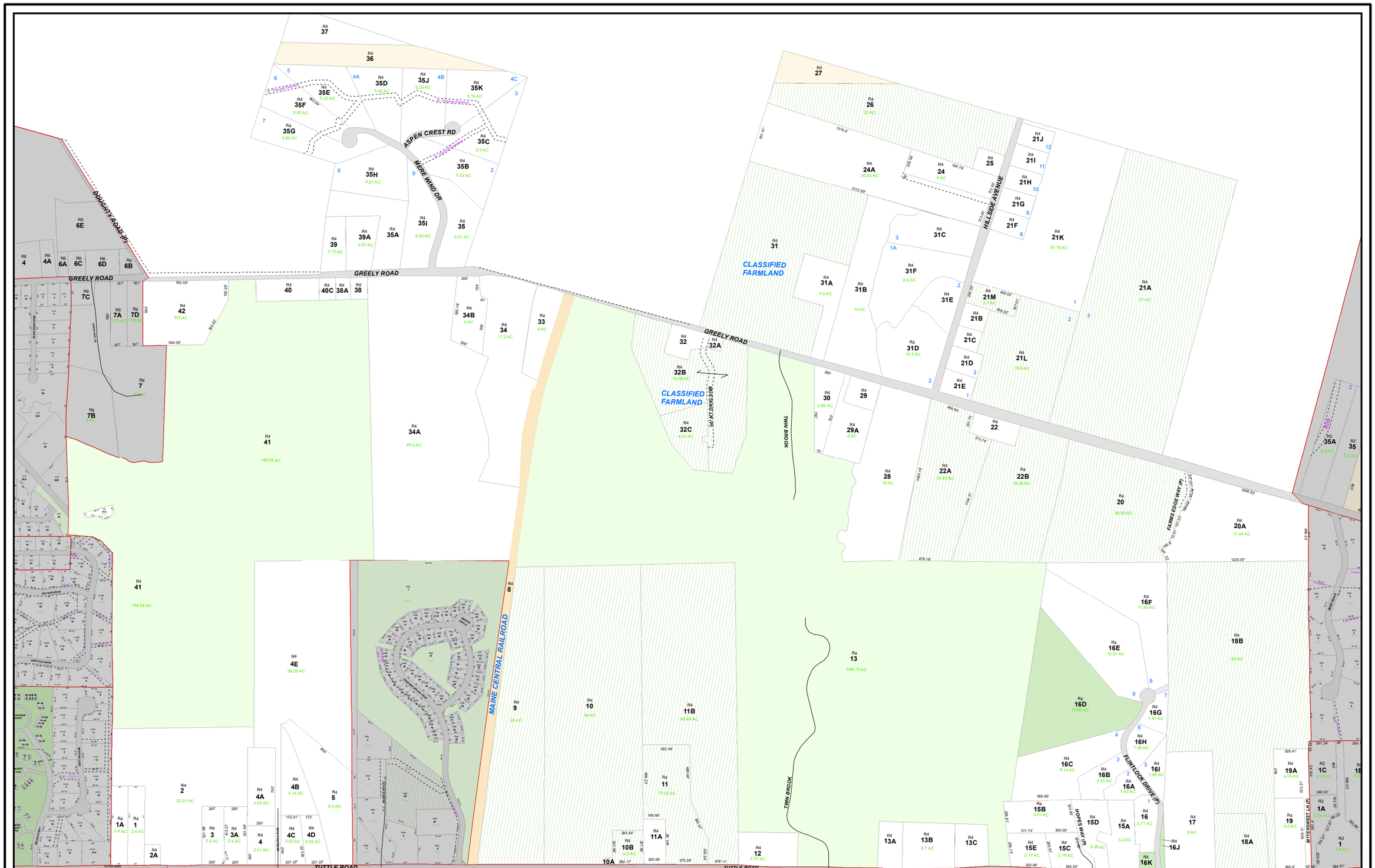


Maps Prepared by:

Spatial Alternatives
207.846.2355
www.spatialalternatives.com

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

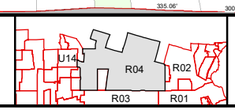
Legend

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

Town of Cumberland, Maine

800
Feet

Index Map



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Cumberland Tax Map
R04
Map updated to: April 1, 2017

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Aerial Plan

SHEET TITLE:

Client / Project:
Oceanview at Cumberland
Cumberland Senior Housing

Location:
Tuttle and Greely Roads

Town: Cumberland County: Cumberland State: Maine

BELANGER ENGINEERING
CONSULTING ENGINEERS
Ph 207-622-1462, Cell 207-242-5713
63 Second Avenue, Augusta, Maine 04330

Project: 109 Drawn by:
Scale: 1"=400'
Date: 9-26-2017

PROGRESS PLAN
NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR INFORMATIONAL PURPOSES ONLY. THE DATA SHOWN HEREON IS SUBJECT TO REVISION.

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

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STATE OF MAINE
CHRISTOPHER S. BELANGER 9098
REGISTERED PROFESSIONAL ENGINEER
09-26-2017

Overall Context Plan

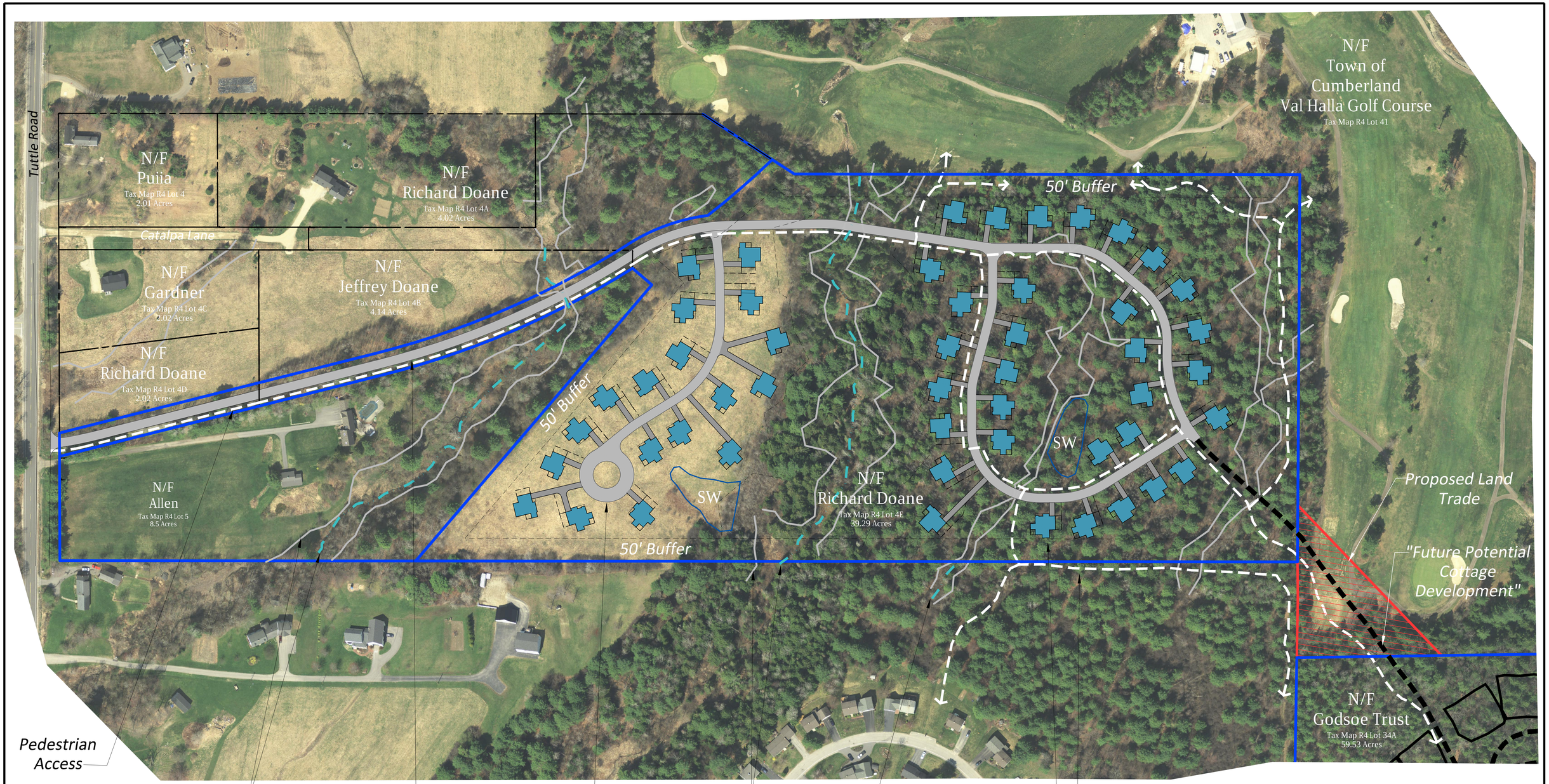
Richard Doane Property Development
291Tuttle Road, Cumberland, Maine

Seacoast Management Company
20 Blueberry Lane, Falmouth, Maine

BELANGER ENGINEERING
CONSULTING ENGINEERS
63 Second Avenue , Augusta, Maine 04330
Email: cbelanger@roadrunner.com
Ph 207-622-1462, Cell 207-242-5713

- COMMERCIAL PROJECTS
- RESIDENTIAL SUBDIVISIONS
- TOWN AND STATE APPROVALS
- SITE PLANNING & DESIGN
- STORMWATER MANAGEMENT
- ROAD AND UTILITY DESIGN
- EROSION CONTROL PLANS

FIELD WK:	SCALE: 1"=200'	SHEET: C2
DRN BY:	JOB #:	
CH'D BY:	SS:	
DATE: 9-26-2017	FILE:	



W N S E

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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STATE OF MAINE
CHRISTOPHER S. BELANGER 9098
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Overall Site Plan

Richard Doane Property Development
291Tuttle Road, Cumberland, Maine

Seacoast Management Company
20 Blueberry Lane, Falmouth, Maine

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FIELD WK:	SCALE: 1"=100'	SHEET: C1
DRN BY:	JOB #:	
CH'D BY:	SS:	
DATE: 9-26-2017	FILE:	