



January 28, 2019

(Via Delivery)

JN 16.084.A

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

**Cumberland Crossing – Phase 2,
277 Tuttle Road and 228 Greely Road, Cumberland
Pre-Application Sketch Plan Submittal
(Map R04 Parcel 34A)**

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 2 of the "*Cumberland Crossing*" Senior Housing Community located between the approved Phase 1 project off Tuttle Road and Greely Road. The project encompasses the former Godsoe property located at 228 Greely Road and shown on Assessor's Map R04-34A as described further herein.

Enclosed are one hard copy and an electronic copy of the following materials:

- Cover letter
- Exhibit 1 – Assessors Map
- Exhibit 2 – Aerial Phase 1 and 2 Locus Map
- Exhibit 3 – Cumberland Crossing Phase 2 Concept Plan dated 01-28-19

1. INTRODUCTION

The applicant, OceanView at Cumberland, LLC and John Wasileski, are pleased to present this Pre-Application Sketch Plan submission for **Phase 2 of Cumberland Crossing** – a proposed expansion of the 2018 approved Phase 1 retirement community - formerly known as *OceanView at Cumberland*. The project expansion proposes to develop approximately 52 new cottage units in addition to the 52 units approved in Phase 1 and re-develop the former Godsoe farmstead located off Greely Road into a community center.

The Town Council approved an amendment to the Zoning Ordinance Chapter 315-28.4 Senior Housing Community (SHC) Overlay District on January 14th, expanding the SHC Overlay to the 60+/- acre Godsoe parcel which permits the proposed retirement community expansion on that property. The SHC amendments also provide conditions for protection of the Godsoe farm view shed from Greely Road which are reflected in the proposed Concept Plan.

Cumberland Crossing is envisioned as a satellite community of the OceanView at Falmouth Retirement Community. It will function in many ways as if it were located on the OceanView campus with the same ownership structure and similar services and amenities available to its residents. The Phase 1 development, currently under construction, provides a community of 52 senior cottage units on the

former Doane and Allen properties located off Tuttle Road. The main internal access road, Little Acres Drive, will be extended into the Phase 2 development from the northeast corner of the Phase 1 development as described further below.

2. SITE DESCRIPTION

Phase 2 of Cumberland Crossing proposes to extend the approved Little Acres Drive from the northeast corner of Phase 1 into the wooded Godsoe parcel. An access and utility easement over the 5th tee area at Val Halla has been acquired from the Town to provide a link between the Phase 1 development and the Godsoe property, (refer to *Exhibit 2*). The Phase 2 development will utilize the southern two-thirds of the former Godsoe property to develop additional pods or neighborhoods of cottage units and associated infrastructure. Under the conditions of the SHC Overlay amendment, the farmstead – house and barn structures will be re-purposed as the community center with the structures remaining intact and the open fields between the farmstead and Greely Road maintained as a view corridor within the 500-foot preservation area. (See *Concept Plan, Exhibit 3*.)

The 60+/- acre Godsoe Parcel is shown on *Exhibit 1* as Assessors Map R04 Parcel 34A and is bordered by Town open space and trails to the south, the Maine Central Railroad to the east, and Val Halla Golf course to the west. The parcel contains approximately 798 feet of frontage on Greely Road on the north side of the tract where an elegant driveway accesses the existing farmstead. The southern two thirds of the site are wooded with stands of pine and hemlock interspersed with hardwoods. Several tote roads and horse trails are located on site. An unnamed stream and wetland system flowing from the Val Halla Golf Course bisects the central portion of the property from west to east and is currently crossed by a 12 foot wide wooden bridge and tote road leading north to the farmstead. This stream is located within the Shoreland Zone Stream Protection (SP) District. The eastern portion of the stream and areas to the east are also mapped by FEMA as a Zone A-100 year floodplain. A second tributary stream and wetland system are located at the northern edge of the forest at the base of the fields below the horse barns. There are several wetland systems onsite, mapped by Hampton Associates and shown on the attached Concept Plan. The upper elevations contain several isolated forested wetlands while the lower elevations along the main stream and tributary stream contain wetland systems associated with the stream systems and their respective floodplains.

Topographically the site contains elevated upland areas in the southern, central and northern (farmstead) areas of the site which slope to the stream/wetland drainages at the lower elevations. In general drainage flows from the west to the east towards the Maine Central Railroad.

The former Godsoe estate is located off Greely Road at the end of a 500+/- foot paved driveway. The farmstead includes a main residence, horse barns, paddock areas, fields and associated stone walls, landscaping, paved and gravel farm vehicle parking areas associated with the former use as a horse farm and riding stable. The facility is serviced by underground electric and communications from Greely Road, a private well and an onsite subsurface wastewater disposal system.

3. ZONING

The property is located in the Rural Residential District 1 (RR1) and the Senior Housing Community (SHC) Overlay District. The Shoreland Zoning – Stream Protection (SP) District applies to and extends 75 feet from the main stream onsite.

- a. **SHC Zoning (Chapter 315-28.4):** The SHC Overlay permits senior/retirement communities subject to the standards of Section 315-28.4 of the Zoning Ordinance. Additionally the SHC zoning amendments include provisions for the protection of the viewshed from Greely Road including:
- A 500-foot “preservation area” between Greely Road and the farmstead – maintaining the rural and agricultural views and fields along Greely Road.
 - Provisions to maintain the current structures in the same or similar character as they currently exist.
 - Proposed community center pool or expansion plans generally away from Greely Road towards the rear or sides of the existing facilities.

The Phase 2 Concept Plan (*Exhibit 3*) has been prepared consistent with the new SHC Zoning standards. Several key design standards are summarized below:

- The Phase-2 site acreage is approximately 60 acres bringing the project total to 97+/- acres.
 - The Phase-2 project will provide well in excess of the 20% Open Space required by the SHC zoning.
 - A minimum 50-foot external perimeter buffer is proposed except to provide for access roads or drives as permitted by the Ordinance.
 - Opportunities for continued extension of walking and skiing trails.
 - Each unit would provide a minimum of 1 garage vehicle space and 1 driveway parking space with an option for a two- car garage where unit siting permits.
- b. **Shoreland Zoning Stream Protection (SP) District (Chapter 226):** The SP District extends 75 feet from the edges of the main stream onsite. A permit will be filed with the Planning Board for the road crossing culvert or bridge replacement including stormwater BMP measures as applicable within the SP District.

4. DEVELOPMENT OVERVIEW:

Refer to the Phase 2 Concept Plan, *Exhibit 3* for the proposed Phase-2 cottage community development.

The Phase-2 Cumberland Crossing expansion proposes an additional 52+/- units and re-purposing of the former Godsoe farmstead into a community center for the residents. As part of this plan the Phase -1 prior location for a community center would be replaced with an additional cottage unit – increasing Phase-1 from 52 to 53 units to be requested with the project Phase 2 amendment application to the Planning Board. The total project development anticipates approximately 105+/- units.

The Phase -2 development proposes to extend Little Acres Drive (22 foot private way with sidewalk) from the end of Phase-1 through the former Godsoe parcel a distance of approximately 2,200 lineal feet. Little Acres Drive will pass over the location of the 5th hole tee area and easement and a new tee complex constructed in coordination with the Town and superintendent, Toby Young. The roadway will follow the upper wooded elevations then drop to and across the main stream corridor ending in a tee 150+/- feet beyond the stream crossing. The main stream crossing is being evaluated for consideration as a box culvert or bridge to replace the existing wooden bridge with a final design to be determined with further site engineering. The site layout reflects the wetlands and topographical features providing three major side roads and several common 2-3 unit driveways as shown on the Concept Plan. Beyond the stream crossing, a cul-de-sac cluster of approximately 16 units would occupy the high wooded terrace bordered by the main stream to the south and the shrub-scrub wetland and small stream system to the north. As with Phase-1 the plan creates connected - yet separate community neighborhoods which will be linked with sidewalks and walking trails. Opportunities exist for trail connections to the Val Halla Golf Course cart paths which can be further evaluated with the Town if desired.

One of the most exciting components of the project is the proposed re-development of the riding barn/stables and former Godsoe residence into a community center facility. The applicant's team is working on a development program for re-purposing this facility; however the plans envision the following general types of uses which may be refined as the design process progresses:

- Residence – dining room, community meeting room, sales & design center and staff offices, deck expansion, lawn area uses.
- Barns – pickle ball/multi-use courts, fitness facility and open use area, locker rooms, new outdoor pool, fire pit and patio area and parking behind and to side of barn.

The community center would be accessed from the end of Little Acres Drive with an improved gravel drive in the approximate location of the current field drive extending from the existing bridge to the barn. This drive may include additional parking or screening consistent with the SHC Ordinance provisions and will be gated as noted on the Concept Plan to preclude use as a "through connection" to Greely Road. (The final location may vary pending final site design and input from the Public Safety Department.) The gate would be secured with a Knox Box® or similar device acceptable to the fire chief to allow use as an emergency access to the project from Tuttle or Greely Roads.

The cottage style units will be the same "A" and "B" models proposed for Phase-1 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 at Falmouth project and as proposed for Phase-1.

As a condition of the SHC Overlay Zoning, the applicant has proposed a 500 foot "preservation area" on the entire front of the property to remain in general use as fields or agricultural practices respecting the current view shed and character as viewed from Greely Road. The driveway off Greely Road would be used for access by staff, sales prospects and others to the community center.

The project proposes to extend public water, natural gas and a low pressure sanitary sewer from Phase-1 to service the cottage development. From the end of Little Acres Drive, utilities would be extended through an easement to Greely Road and to the community center to upgrade current services. Electric



and communication service is expected to be extended underground from Greely Road through the proposed utility easement located along the northeast property line subject to final review with Central Maine Power Company.

Stormwater management options are being reviewed as the design progresses, however the plans suggest the locations of several wet ponds or soil filters to meet the Town and DEP Chapter 500 Stormwater standards.

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 February 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.

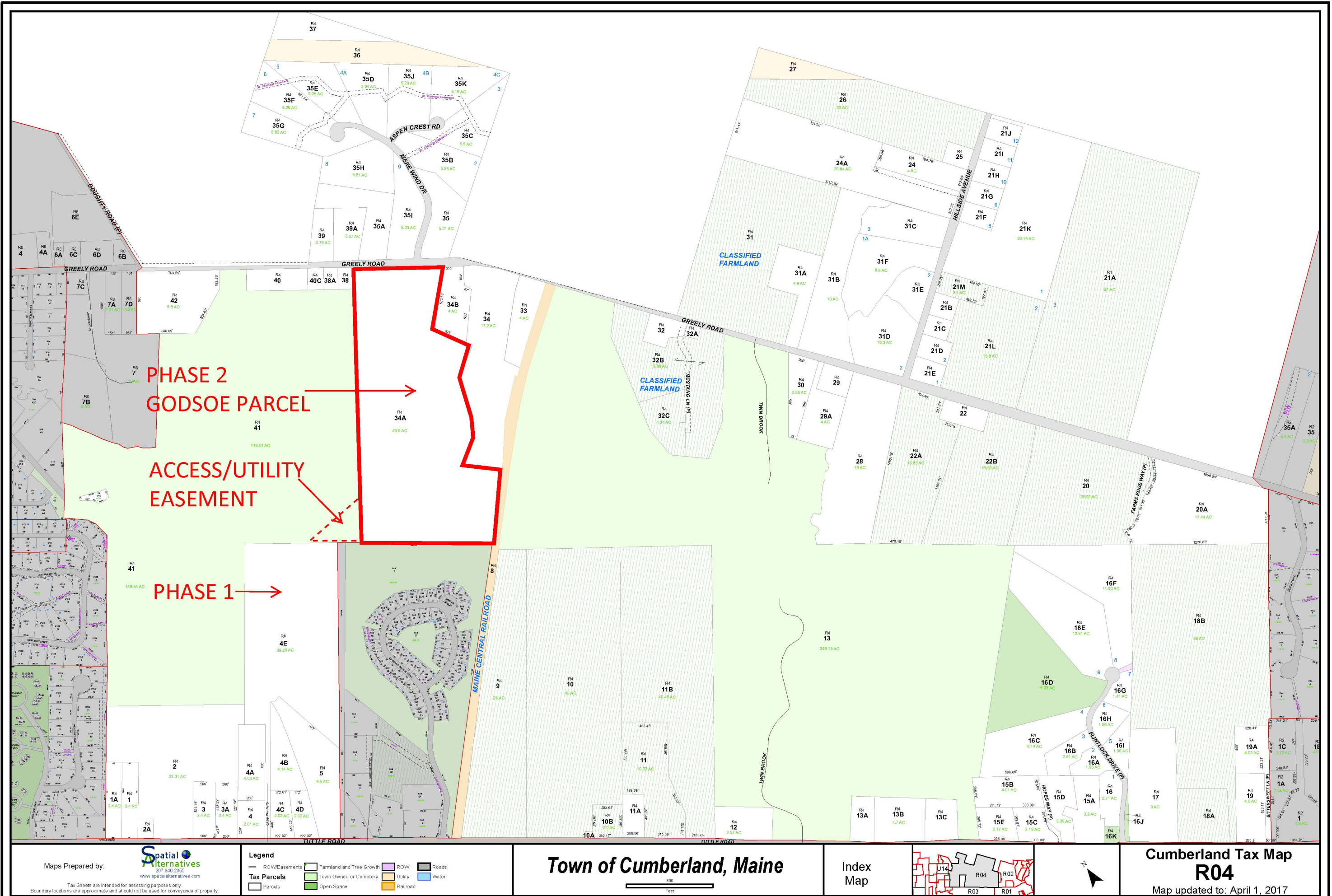
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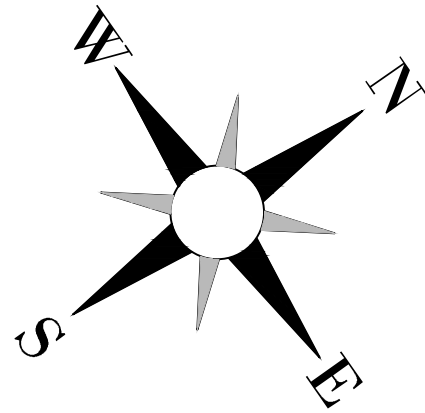
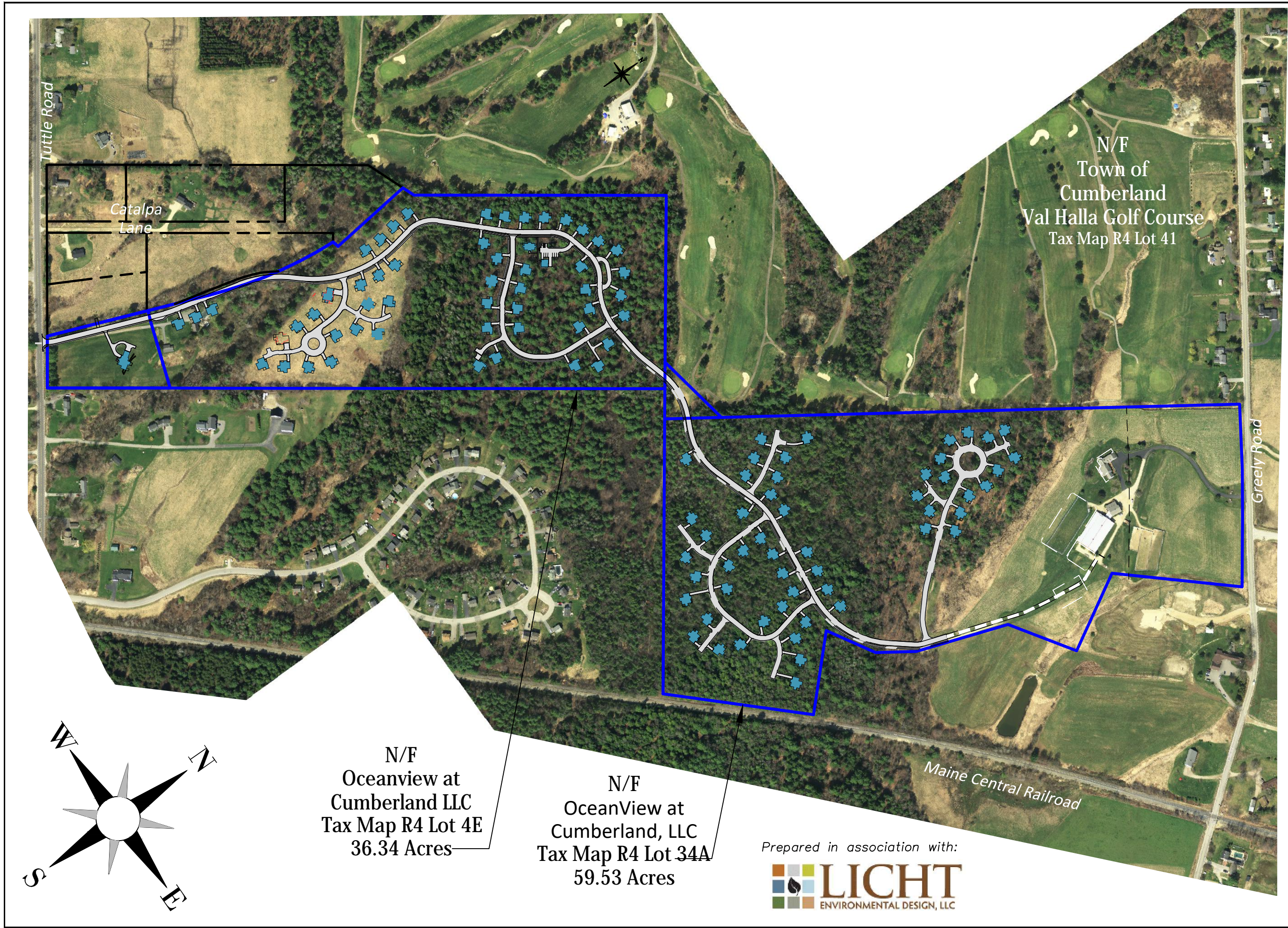
A handwritten signature in black ink, appearing to read 'Rick Licht', written over a horizontal line.

Frederic (Rick) Licht, PE, LSE
Principal

Encl: As Noted

Cc: Chris Wasileski; OceanView at Cumberland LLC
Christian Haynes; OceanView at Cumberland LLC
David Haynes; SeaCoast Management Company
Scott Anderson; Verrill Dana LLP
Chris Belanger; Belanger Engineering
Rex Croteau; Titcomb Associates
Mark Hampton; Hampton Associates




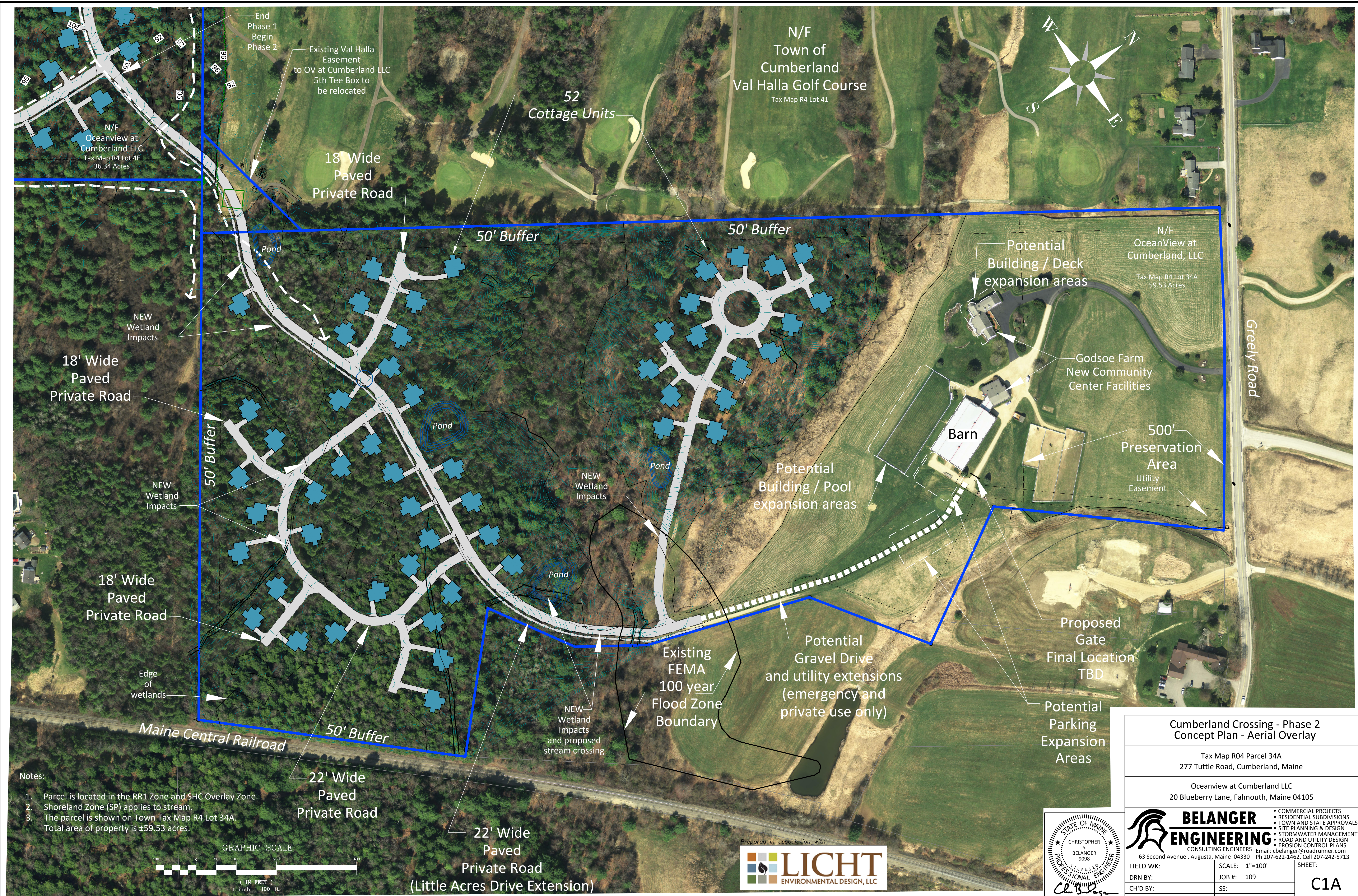


N/F
Oceanview at
Cumberland LLC
Tax Map R4 Lot 4E
36.34 Acres

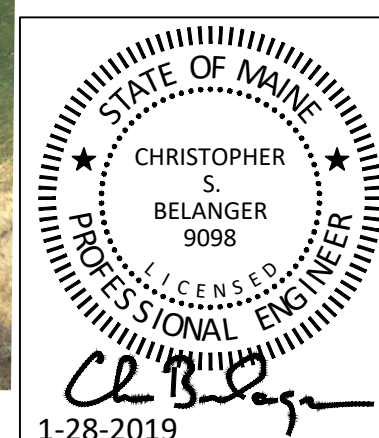
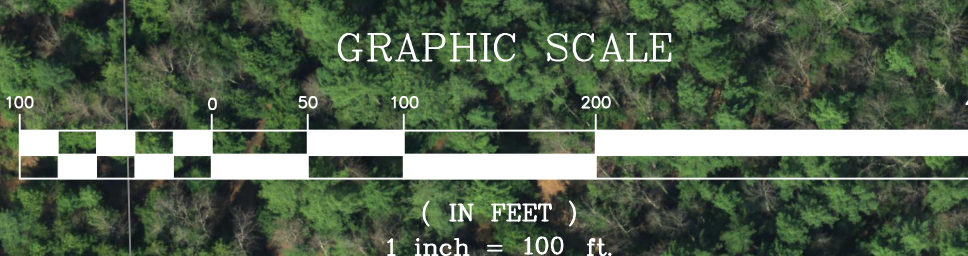
N/F
OceanView at
Cumberland, LLC
Tax Map R4 Lot 34A
59.53 Acres


Prepared in association with:
LICHT
ENVIRONMENTAL DESIGN, LLC

Client / Project: Oceanview at Cumberland Cumberland Crossing		<div>BELANGER ENGINEERING CONSULTING ENGINEERS Ph 207-622-1462, Cell 207-242-5713 63 Second Avenue, Augusta, Maine 04330</div>		SHEET TITLE: Aerial Plan	
Location: Tuttle and Greely Roads				Project: 109	Drawn by:
Town: Cumberland				Scale: 1"=400'	
County: Cumberland				Date: 1-28-2019	
State: Maine					



- Notes:
1. Parcel is located in the RR1 Zone and SHC Overlay Zone.
 2. Shoreland Zone (SP) applies to stream.
 3. The parcel is shown on Town Tax Map R4 Lot 34A. Total area of property is ±59.53 acres.



Cumberland Crossing - Phase 2 Concept Plan - Aerial Overlay		
Tax Map R04 Parcel 34A 277 Tuttle Road, Cumberland, Maine		
Oceanview at Cumberland LLC 20 Blueberry Lane, Falmouth, Maine 04105		
 BELANGER ENGINEERING CONSULTING ENGINEERS 63 Second Avenue, Augusta, Maine 04330 Ph 207-622-1462, Cell 207-242-5713		
FIELD WK:	SCALE: 1"=100'	SHEET:
DRN BY:	JOB #: 109	C1A
CH'D BY:	SS:	
DATE: 1-28-2019	FILE:	

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