

**TOWN OF CUMBERLAND
PLANNING BOARD MEETING MINUTES
Tuesday, February 20, 2018 - 7:30 pm**

A. Call to Order: Chairman Moriarty opened the meeting at 7:32 pm and noted that Planning Board member Jeff Davis is out sick tonight. Chairman Moriarty welcomed new Board member Bill Kenny.

B. Roll Call: Present: Steve Moriarty - Chair, Paul Auclair, Gerry Boivin, Bill Kenny, Joshua Saunders & Peter Sherr. **Staff:** Carla Nixon - Town Planner & Christina Silberman - Administrative Assistant. **Absent:** Jeff Davis.

C. Election of Officers - Chairman and Vice Chairman: Mr. Saunders moved to nominate Steve Moriarty for Chairman and Gerry Boivin for Vice Chairman, seconded by Mr. Auclair. There were no other nominations. The Board then **VOTED** for Steve Moriarty as Chairman and for Gerry Boivin as Vice Chairman, **4 yeas, 2 abstained** (Boivin & Moriarty) - **motion carries**.

D. Approval of Minutes of the December 19, 2017 Meeting: Mr. Sherr noted that reference to "C of Os" should be spelled out as "Certificates of Occupancy". Mr. Sherr moved to approve the minutes of the December 19, 2017 meeting as amended, seconded by Mr. Saunders and **VOTED, 5 yeas, 1 abstained (Kenny) - motion carries**.

E. Staff Site Plan Approvals: None.

F. Minor Change Approvals: None.

G. Hearings and Presentations:

1. Public Hearing: Site Plan Review and Preliminary Major Subdivision Review for OceanView at Cumberland – 52 dwelling units plus 1 community building. Tuttle Rd., Tax Map R04, Lots 4B, 4D, 4E & 5. Applicant: Ocean View at Cumberland, LLC / John Wasileski. Representative: Frederic Licht, P.E, LSE.

Chairman Moriarty noted that the Board heard Sketch Plan Review and conducted a Public Hearing for comments at their October meeting and conducted a site walk of the property on November 4, 2017. Chairman Moriarty said that the Town Planner has indicated that the preliminary subdivision approval is premature for tonight and the Board does not yet have all of the materials. The Board will solicit as much input as they can on this project tonight so the developer can get feedback and come back to the Board at some other time.

Chairman Moriarty stated that in reviewing the materials for this item, he learned for the first time that one of his partners represented the Doane family in the purchase and sale negotiations with OceanView. Chairman Moriarty's firm does not represent OceanView nor any other interested party and has nothing to gain or lose with this proposal. A purchase and sale agreement between parties is largely a private matter and not something that the Planning Board gets involved with. Chairman Moriarty feels that he does not have a conflict of interest and he confirmed this with the Town Attorney who

recommended that the members of the Planning Board put it to a vote. All other members of the Board indicated that there is no conflict.

Chris Wasileski, OceanView at Cumberland, said he is here with Rick Licht, P.E., and the construction and development team. Mr. Wasileski reported that since the last meeting and site walk they have negotiated with Laurence & Beverly Allen to go under contract for a purchase and sale agreement of the Allen's property. This will allow for access of the project to be centered on 277 Tuttle Road, as was mentioned to the Planning Board previously, which will shift the right of way away from some mature growth and add buffering.

Mr. Wasileski noted that they are discussing Phase 1 tonight. If OceanView is successful with development pre sales for Phase 1, they will then proceed to phase 2 which will be the Godsoe property on Greely Rd.

Mr. Wasileski said that they have met with Mr. & Mrs. Doane & Mrs. Gardner of Catalpa Lane about buffering, road locations and the access redesign.

Rick Licht, Christian Haynes - Construction Manager, and the design team have worked with the Trails Committee and the Moonlight Sno-Skimmers Snowmobile Club on trail locations as well as multi-use paths.

Mr. Wasileski reported that relative to DEP, the project sight location development application, the permit by rule and the NRPA Tier 1 submittals have been accepted for review.

Mr. Wasileski showed an aerial overlay plan of the project showing the revised access drive and unit locations. A plan was also shown of the existing and proposed trails. Mr. Wasileski showed examples of project elevations for the cottages in Falmouth and noted that solar panels and generators are standard amenities. OceanView is the #1 taxpayer and #2 employer in Falmouth. OceanView developments are green, anti-sprawl neighborhoods and have no negative impact on the local school district. OceanView at Cumberland is intended as a satellite community of the Falmouth location. Mr. Wasileski said that residents open accounts in local banks and invest in the local community through philanthropy, retail and vendors.

Rick Licht, Licht Environmental Design, said that he has been working with staff and appreciates the comments that Town Planner Carla Nixon and Sevee & Maher provided on the preliminary application. Mr. Licht said most of the comments are minor and he and the applicants will make the needed changes. Mr. Licht asked if the Board will consider waiver requests tonight and Chairman Moriarty replied that the waivers can be considered tonight.

Mr. Light said that OceanView works to create active adult communities for people that have a healthy lifestyle. This project is about more than just meeting subdivision standards, it is about creating smart growth communities and integrating green design principles.

Mr. Light displayed an aerial plan of the proposed project and described the revisions to the road with the acquisition of the Allen parcel. The Allen's will retain approximately 2.8 acres of their parcel in the front, which will not be part of the OceanView project, and they will build a new home there. The road is now proposed to be shifted out of a

portion of the wooded buffer to utilize the existing driveway. Mr. Licht said the benefit of moving the road is that it will provide no impact to the existing buffer. Where the current Allen residence is, the applicant now proposes to add 3 additional units. The original plan was for 49 units and they now propose 52 units with a community center in the rear portion of the project. Mr. Licht further described the road location and the changes in the overall layout.

Mr. Licht indicated that the project responds well to the wetland crossings. There will be public water & sewer, natural gas and underground power, telephone and cable communications. Mr. Licht described the proposed low pressure sewer system. The roadway design is per the new overlay district standards. The main road will be 22' with curbing and the cul-de-sac and side roads will be 20'. A sidewalk will go along the right side of the main road, Little Acres Dr., and will extend around Mallard Way at the rear. They do not propose a sidewalk for the cul-de-sac.

Mr. Licht noted that the ordinance requires 20% open space in the overlay district. This project allows for 78% open space over the entire property that is now 36.83 acres including the Allen property. There is a significant trail system within the open space. Mr. Licht showed an aerial plan of the proposed project and trail system and said that Town staff expressed interest in providing trail linkages. Mr. Licht said they are working with the Lands & Conservation Committee's Trail Subcommittee and the snowmobile club. Mr. Licht reviewed current and proposed trails that will be open to the public.

A plan to relocate the current snowmobile trail was reviewed. OceanView proposes granting an annual license subject to conditions, not a formal easement, to the snowmobile club for use of the trail. Mr. Licht noted that the details of the snowmobile club license are still being worked out.

Mr. Licht said they have met with Chief Small and are proposing four fire hydrants on the property and all of the units will be sprinklered. Mr. Licht said they will make some small changes to some of the turnarounds to better allow emergency vehicles to back up.

A traffic study for the project was done by Diane Morabito which indicates that there will be 20 am peak trips and 18 pm peak trips based on this project being a senior living community. There will be no significant impact to the traffic or to the entrance. The sight lines are in excess of 450' and the requirement is 350'.

Mr. Licht outlined the stormwater management plan and said that the plan is being reviewed by DEP and has been reviewed by the Town Engineer.

There are two stream crossings that are designed as open arch culverts. Details have been submitted as part of the applications to the DEP and the Army Corp. of Engineers.

Mr. Licht reported that they are in the process of putting together the DOT Entrance Permit. The applicants are working closely with Portland Water District and Summit Natural Gas on serviceability. Mr. Licht said that Portland Water District will not provide a serviceability letter until after a technical review and the applicant will seek a waiver for this letter that will be provided for final plan review.

Mr. Licht said this project will be a great opportunity for Cumberland and a great asset. This is a smart growth project that will employ a number of green design principles.

There will be no impact to the schools with added value in terms of taxes. Residents will be positive members of the community. Mr. Licht added that the project should easily meet the subdivision and site plan standards.

Chairman Moriarty noted that in October the estimated size of the cottages was given as 1,400 – 1,500 square feet and in the material the Board has now it shows 2,000 – 2,500 square feet. Mr. Wasileski replied that they are representing the largest size that the unit could get with a two car garage, a loft, and a basement. The typical plan with a crawl space will be 1,500 – 1,600 square feet. There would be no changes to the footprint.

Mr. Wasileski noted that the proposed community center will be open to the public along with the trails.

Chairman Moriarty said that in October it was discussed that in the spectrum of senior living, this development will be for the independent end of the spectrum. Mr. Wasileski said that this project will be for independent living residents 90% - 95% of the time. Preferred retirement option programs will be offered with a full menu of concierge such as transport, medication management, laundry and cleaning services. It will also be a maintenance free lifestyle. Plowing, snow shoveling, exterior home maintenance, repainting and reroofing will be on OceanView. As residents enjoy their retirement, OceanView gives the opportunity to live independently and to provide help if the residents need it.

Chairman Moriarty said that it is his understanding that this project will not be staffed around the clock by OceanView personnel and Mr. Wasileski said this is correct.

Mr. Kenny said that he read in the materials that bark mulch will be used on the trails and for a senior community, people with walkers and canes would not do so well on bark mulch. Mr. Licht said that with reclaimed and hard surfaces, DEP considers this impervious area which would increase stormwater. A compromise is to use bark mulch trails. When a resident is at a point of having to use a more solid surface, there will be sidewalks. Mr. Licht said this doesn't mean that they won't have some stone dust trails.

Mr. Auclair said in the Board's materials, there are a number of issues and the application is not complete. Mr. Auclair referenced who will cover the cost for relocating the trail. Mr. Wasileski said OceanView is committed with helping with this cost. Mr. Auclair noted the Engineer's comments about the wetland discrepancy and asked if this is being worked out. Mr. Wasileski said they have met with Jeff Read of Sevee and Maher and are aware of the issues and will collaborate to make the package complete.

Chairman Moriarty said that he is encouraged to hear about the progress being made regarding relocating the snowmobile trail.

Chairman Moriarty referred to the traffic count and noted that this development will be for the healthier end of the senior spectrum for people aged 55+ and quite a few of the residences may have two cars and people that are still working. Chairman Moriarty said that 20 cars per peak hour strikes him as low for 52 cottages. Mr. Licht replied that Diane Morabito used the ITEE standards for senior living and she also did a study at a sister facility for active seniors in Topsham and the numbers were verified. Mr. Licht noted that traffic numbers can vary widely but based on the size of the development it is

nowhere near needing a DOT Traffic Movement permit. The traffic study is based on the peak hours of 7:15 am to 8:15 am and 4:45 pm to 5:45 pm.

Mr. Boivin asked about the construction schedule, if approved, and which area would be constructed first. Mr. Wasileski said a phasing plan is included with their submittal and he displayed a plan outlining the phases. OceanView usually will presell 50% - 70% of the units in any given phase before they start infrastructure and home construction. The Allen's house will be on an accelerated timeline along with the first section of the road and the utility development for their unit. Mr. Wasileski said there will be 10 – 12 units constructed in each phase along with the corresponding stormwater pond. Mr. Wasileski outlined the 6 phases of the development plan. Mr. Boivin asked what the estimated construction timeline will be. Mr. Wasileski said they conservatively estimate 10 units per year. Each sub phase will be 10-15 units and Mr. Wasileski anticipates two sub phases in the first year. Mr. Boivin asked if there will be year round construction and Mr. Wasileski said yes, they will use ground heaters if necessary to keep the construction crews working. Mr. Boivin asked about lay down areas and Mr. Wasileski replied they will work with an experienced site contractor to come up with these. Mr. Boivin asked if laydown areas are shown on the permits. Mr. Licht replied that if the Town needs to know the laydown areas they will provide this.

Mr. Sherr referred to the plan of the trail system and asked if the current snowmobile trail will be cut off completely or still used for pedestrian access. Mr. Wasileski said the existing trail will still be used for pedestrian access. Mr. Sherr noted that the proposed new snowmobile trail appears to cut into the adjacent Crossing Brook Subdivision and the existing trail network. Mr. Sherr asked for clarification on other trails. Mr. Licht noted that there are two separate green colored trails on the plan and he outlined these trails. Mr. Licht will revise the trail plan to make it clearer.

Mr. Saunders referenced Mr. Nixon's summary page where she notes a 50' undisturbed buffer around the entire perimeter and asked if the undisturbed portion is a requirement of the ordinance. Mr. Saunders said that a lot of the trails are within this buffer and asked if trails are a permitted use. Ms. Nixon replied that trails are permitted in the buffer. Mr. Saunders noted that trails will be added and they are permitted but there is a conflict with the language that says the buffer will be undisturbed.

Mr. Sherr referred to where the proposed snowmobile trail will cut into the Town of Cumberland property in the buffer for Small's Brook crossing and asked if this will require an amendment to that subdivision plan. Ms. Nixon said that there will need to be a revised subdivision plan for Small's Brook Crossing to add this trail. Mr. Sherr asked if it is possible to move this proposed trail to the north so it is on OceanView property until it meets the existing trail connection. Mr. Licht said he will review the open space documents to see if there is a conflict. Ms. Nixon noted that showing a proposed trail on the plan that is not currently existing on adjacent property is misleading. Ms. Nixon said there needs to be some agreement on how this trail will be connected and that it is best to have the trail on OceanView property rather than going into another subdivision if at all possible.

Mr. Sherr said there should be clarification to the legend for the trail plan to indicate what is existing and what is proposed. Chairman Moriarty asked if any portion of the

trail showed in the light green color and marked F is currently existing. Mr. Wasileski noted that OceanView is amenable to working with Town staff on the trial issues and confirmed that this is a concept trail.

Mr. Saunders asked if a backyard area is considered open space in this overlay district where 'open space' means any non-impervious surface. Ms. Nixon said that if the open space calculation is consistent with what the overlay requires then this is where the issue stops. Mr. Saunders said he just wants to make sure the open space calculation meets what Ms. Nixon thinks it is. Mr. Saunders asked what the typical lot frontage will be. Mr. Licht said that essentially if you look at the project in terms of open space the definition is basically all "green areas" and includes lawns, open space, woods and natural areas. Mr. Licht added that as far as labeling the open space, there are not individual lots so all of the land outside the buildings is all in common. There is no delineation of lots. The roads are all internal and there are no road right of ways. The roads are all maintained by OceanView and are private.

Mr. Wasileski explained that there is a returnable entrance loan structure. Essentially if someone were to purchase a \$400,000.00 unit, it is a 100% refundable entrance loan and over and beyond this there are monthly fees commensurate with the level of services. There are no lots that are broken off and sold.

Mr. Licht noted that the setbacks for the units are defined within the ordinance as being from the edge of the traveled way / pavement of 25' and 20' minimum between units.

Chairman Moriarty opened the Public Hearing.

John Jensenius, 44 Laurel Ln., Vice Chair of the Town Lands & Conservation Commission, said he is speaking on behalf of the Commission. Mr. Jensenius thanked Mr. Licht and the team at OceanView for their willingness to meet on several occasions. In terms of the development, the Commission's overall goal is to encourage conservation of natural resources and to provide recreational trails. Mr. Jensenius noted that this property serves as an important connection to Val Halla and properties to the southeast. A 52 home subdivision will have a significant impact on the natural resources of the 37 acres being developed and also to any wildlife movement between this property and surrounding properties. The Commission's review and recommendations are based on trying to minimize these impacts. Overall the Commission finds that the clustered layout of the homes should help to minimize these impacts. The larger ravines and buffers that surround the property should help to provide corridors for native wildlife to pass through the development. The Commission advises the developers to be very careful to try and minimize the impacts on the ravines and wetlands within the development.

Mr. Jensenius said that the Recreational Trails Subcommittee took a close look at the trails. Trails were looked at with 3 main objectives; to ensure that there are adequate trails included within the subdivision including sidewalks, to ensure trail connectivity with neighboring trails and to ensure the retention or rerouting of existing trails on the property. The Commission recommends that at a minimum the sidewalk extend along the main thoroughfare from Tuttle Rd. to the end of the development and the current plan includes the recommended sidewalk. The developer has indicated that the subdivision is intended for active seniors. The Commission recommends a network of

trails within the development and the submitted plan for trails should be adequate. The Commission finds the proposed connections for existing trails to be adequate. The Commission has several concerns that need to be addressed. The sidewalks and trails should be open to the general public with a mechanism to ensure that these remain open in perpetuity. The connectivity of trails depends on completion of the trail extension onto the Crossing Brook property and these details need to be worked out so this connection is made. The snowmobile trail currently crosses the northwest corner of the property and the developer proposes an alternate route on the southeast side of the property. The alternate route requires additional crossings of ravines and streams and will have a greater impact on the wetlands in these areas. In addition, the alternate route will require bridges to be built for the stream crossings and the trail on the Crossing Brook property would need to be extended on the current plans. Based on the costs and impacts of this southeast route the Commission recommends the developer consider locating the trail along the original route. If this is not possible, the Commission does find the alternate route acceptable providing that it can be accomplished. Given the effort needed to reroute this trail, that is an important connection to other trails, the Commission recommends that the developer grant the town a permanent multi-purpose easement for this trail including the use of snowmobiles.

Mr. Jensenius noted that section 5.4 of the plan says the applicants have agreed to work with the Town and the snowmobile club to provide support for construction of the trail extension. The Commission recommends the developers, the Town and snowmobile club agree who will bear the cost of relocating the trails and constructing the bridges.

Shawn McBreairty, 1 Willow Ln., said he has been a resident for about 20 years and has been a member of the Moonlight Skimmers Snowmobile Club for 15-20 years. Mr. McBreairty recently joined the Trails Committee of the Town's Land Use and Conservation Commission. The snowmobile club has been in Cumberland and North Yarmouth for about 45 years and has about 40 members. The club currently maintains about 30 miles of trail. Mr. McBreairty said it gets harder and harder to reroute the trails due to development. The club has 3-4 snowmobiles that are about 15 years old. Mr. McBreairty said that this snowmobile trail is vital to the club as connectivity from Falmouth to North Yarmouth. The current trail allows the club to get to the power lines and across to Val Halla. Each winter there are a number of residents that use the club's trails; snowshoers, fat tire mountain bikers, skiers and dog walkers.

Mr. McBreairty said that the club members are volunteers and the club is funded by donations, memberships, State grants and some of the registration monies from Cumberland and North Yarmouth.

Mr. McBreairty said that about a decade ago this trail used to come in from the interurban line off Tuttle Rd., across to the Doane's field and up to Val Halla. Mr. Doane built a house near the trail. There was an incident with a lost snowmobiler late one night making some noise and subsequently this trail got shut down. For many years, the only way snowmobiles from Cumberland Center could get to Val Halla was to run down the side of the railroad tracks which is not safe and illegal. Several years ago Mr. McBreairty approached Mr. Doane and Mr. Allen who agreed to allow the snowmobile

club to recut an old woods road behind Mr. Allen's house. The snowmobile club spent a lot of man hours getting this trail up and running and there is now connectivity to Val Halla and to the power lines.

Mr. McBreairty said the club wants to make sure that the trail is kept open. Mr. McBreairty would like to see the current trail kept close to where it is now. If this is not possible, moving the trail will be potentially the largest project the club has done and could take 100 man hours, several thousand dollars of material and heavy equipment. The club appreciates the ability to keep a trail open and requests that the developers bear the burden of the cost to move the trail. The club wants to support and help with this but the club cannot financially bear the burden for this project. Mr. McBreairty said that easements for the trail are a big thing also.

Mr. Wasileski said that OceanView wants to work with the snowmobile club financially on the reroute of the trail. Mr. Wasileski said OceanView is also open to working with the club on the legal terms.

Chairman Moriarty disclosed that he is a member of the snowmobile club. He does not have a machine and uses the trails on foot.

Rick Doane, 4 Catalpa Ln., said that there was a legacy snowmobile trail that came from Val Halla on the old railroad bed, down the edge of his dad's field and across Tuttle Rd. In 2003 Mr. Doane built his house at 4 Catalpa Ln. There was night after night of snowmobile noise late into the evening and early morning so Mr. Doane blocked the trail off. In subsequent conversations with the club, Mr. Doane has asked what the club could do to prevent the noise problem from happening if the trail were reopened. In 2014/2015 Mr. Doane and Mr. Allen talked with the club. Mr. Allen allowed the snowmobile trail to be by his home. Mr. Doane commented that at that time he was willing to give the trail a go but he was not willing to put up with more aggravation so if the club wanted to cross his back field and nothing goes wrong it will all be good. Mr. Doane said it is now 3 years later and this new trail is becoming a significant issue and a much broader project. Mr. Doane said the area where the new trail is being proposed is fairly open. Mr. Doane would like to see the club accommodated but this is something that ought not to be an issue that becomes a significant back and forth. Mr. Doane said without getting into great personal circumstance, this land is going to be developed and it is his desire that it is developed in a way that is best for the community and accommodates the abutting property owners. Mr. Doane is in support of the OceanView project.

Chairman Moriarty said it sounds like the discussions on the snowmobile trail are going well and he asked Mr. Doane about his position on the existing trail. Mr. Doane replied that the existing trail will be gone as far as he is concerned and it will be closed if this project does not go through. Mr. Doane said he does not want to see or hear the snowmobiles.

Anne Witte, 179 Tuttle Rd., said that she has spent much of the last year at OceanView and she supports it as a business and as a community. Ms. Witte does not support this development in this area. When OceanView started in Falmouth it was about the size of this proposal and now has 342 residents full time. Ms. Witte wants the Board to think

about how they want the Town developed. OceanView has almost outgrown its location in Falmouth.

David Fitz, 18 October Farm Ln., said he lives just after the railroad tracks on Tuttle Rd. and asked where phase 2 would connect if OceanView acquires the Godsoe property. Mr. Fitz said he has mowed a trail near Crossing Brook going toward Twin Brooks and it is not usable unless it is very dry. Mr. Fitz noted that it looks like the railroad is putting up a fence. With the high speed train, the railroad is not keen on having the public randomly cross. Mr. Fitz said if there will be a connection to Twin Brooks there may need to be a tunnel. Mr. Wasileski said if OceanView gets to phase 2, it would connect through the red triangle shown on the overall layout plan.

Mr. Jensenius noted that when he mentioned connectivity to Twin Brooks it was not just referring to people but to the wildlife also.

Mr. Wasileski encouraged people to contact him with any feedback on the project.

Chairman Moriarty closed the public hearing.

The Board reviewed waiver requests. Chairman Moriarty said there are 3 requests in the materials and Mr. Wasileski has referred to a fourth one. Mr. Licht referred to Ms. Nixon's comment about a waiver from the market study but he could not find reference to this in the ordinance or in the checklist. Ms. Nixon will check on this.

Mr. Saunders noted that waiver requests #1 for street signs and #2 for a capacity to serve letter may not need to be dealt with as waivers because the applicant is planning to deal with these for final plan review. If these are not ready, they can be handled as conditions of approval. Mr. Saunders is in favor of the waiver to show trees over 10" in diameter. Chairman Moriarty confirmed that waiver requests #1 and #2 are for preliminary approval and not for final and Mr. Licht agreed. Mr. Licht withdrew waiver requests #1 and #2.

Ms. Nixon reported that a market study is no longer on the checklist and she apologized.

Mr. Saunders moved that due to the unique features of this site and this project that the Board waive the requirement to mark trees over 10" in diameter on the plan, seconded by Mr. Sherr and **VOTED, 6 yeas, unanimous - motion carries.**

Mr. Sherr said that he likes the project and thinks it is a good project for the Town. There are some items that need to be worked through to meet preliminary and final plan approvals. Mr. Sherr would like to see more work done with the snowmobile club as discussed tonight to ensure the club's use of the existing trail system or proposing a new trail system. If a new trail system does cut off from the proposed property onto the Crossing Brook Subdivision or Town of Cumberland land, any amendments to subdivision plans or requirements for the conservation of open space need to be properly addressed. Mr. Sherr noted that the Board heard from Mr. Doane that his preference is that if this project doesn't move forward, the snowmobile trail cutting through his property will be cut off. Mr. Sherr wants to make sure to find a happy medium and have the connectivity of the snowmobile trails and other pedestrian trails shown on the plan because it is important for the Town and for public use.

Mr. Auclair said that he and his wife lived at OceanView at Falmouth previously and his mother was in the memory care program there. Mr. Auclair is familiar with how well OceanView does things. Mr. Auclair is a little disappointed that there won't be some staff here but he presumes there will be some maintenance people. Mr. Auclair said he knows OceanView will do the technical things right. Mr. Auclair said he understands that some people are concerned about a retirement community coming instead of residential. The Town Manager and the Town Council have talked about attracting young people to Cumberland with some of the older people moving out to make room. Mr. Auclair said he understands this but he thinks OceanView will be good for Cumberland and he is positive about this project.

Mr. Kenny said he likes this project. His biggest concerns are the snowmobile trail and to make sure this gets reconciled and he also would like them to focus on proper management of the wetlands and crossings. Mr. Kenny said regarding people not wanting senior communities here, it is his experience that when a senior community is built, some of the people in the homesteads move to the senior community and this opens up their homes for younger people. Mr. Kenny supports what OceanView is trying to do.

Mr. Saunders said he would echo much of what has already been said and he is in favor of the project. This is potentially a much better use of the property than alternatives. Mr. Saunders said he does not think that the Board has a review standard on snowmobile trails and he would like to see the snowmobile trail worked out but he doesn't think the Board has grounds to say much if it doesn't. Mr. Saunders would like to hear if the developer would be willing to make a statement in the Conditions of Approval that the trails will be open to the public so this will be permanent thing.

Mr. Boivin noted that appendix C refers to 49 units and this should be changed to 52. Mr. Boivin is glad that OceanView worked things out with Mr. Allen for the access road. Three of the units are kind of off by themselves so Mr. Boivin isn't sure this is much of a community but maybe it would be a nice walk to the community center. Mr. Boivin is leaning towards a license agreement for the snowmobile club with some teeth in it so if it doesn't work out there is a mechanism to stop this. Mr. Boivin has done work with utilities and this is how they do it. Mr. Boivin said that with an easement, the owner loses rights. Mr. Boivin said the project seems to be in good order and he looks forward to the next presentation and wishes the applicants well on the project.

Chairman Moriarty said that he has seen a lot of positive progress over the last 4 months with the plans and he is impressed with what he has seen. This will be a senior community for younger, more active seniors but in many ways it is reminiscent of Village Green or Small's Brook Crossing as a comparable residential subdivision with smaller lots and preservation of open space. Chairman Moriarty said he likes that there will not be a lot of infrastructure here, unlike the Falmouth campus, and that residents here will have access to the Falmouth campus. Chairman Moriarty encouraged OceanView to make positive progress with the trails. The snowmobile trail is particularly important and one missing link will break the entire chain. The snowmobile trail is a valuable resource to protect and is not just used by those that ride machines. Chairman Moriarty feels positive about the project and looks forward to wrapping up the details.

Mr. Saunders moved that the Board table Major Subdivision Review for OceanView at Cumberland, Tuttle Rd., Tax Map R04, Lots 4B, 4D, 4E & 5, seconded by Mr. Sherr and **VOTED, 6 yeas, unanimous - motion carries.**

H. Administrative Matters/New Business: Chairman Moriarty inquired if any of the Board members attended the open house for the property at the end of Drowne Rd. Mr. Auclair said he did attend and it is very nicely done but expensive. The Board created a process that allowed for this project.

Ms. Nixon asked about the next meeting on April 17th and asked if any Board members have a conflict with this because it is school vacation week. No one expressed a conflict.

I. Adjournment: Mr. Auclair moved to adjourn the meeting at 9:35 pm, seconded by Mr. Saunders and **VOTED, 6 yeas, unanimous - motion carries.**

A TRUE COPY ATTEST:

Stephen Moriarty, Board Chair

Christina Silberman, Administrative Asst.