



April 27, 2021

4185-7

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

Re: Proposed RR2 Subdivision – Sketch Plan Review
ROSS ESTATES
BLANCHARD ROAD EXTENSION, CUMBERLAND
Tax Map R08, Lot 68I

Dear Ms. Nixon:

On behalf of Stonewood Land, LLC (Applicant), Sitelines, PA is pleased to submit the enclosed Subdivision Plans for Sketch plan review for the development of a three (3) lot subdivision on Blanchard Road Extension in Cumberland. This letter is intended to summarize the project in order to facilitate the review process at the Planning Board Workshop.

PROPERTY

The Applicant owns a parcel of land located along a private right-of-way off Blanchard Road Extension. The parcel is identified as Tax Map R08, Lot 68I on the Town of Cumberland Tax Maps. The parcel contains 12.41± acres and has frontage on the private right-of-way. The site has not been previously developed and consists mostly of forested area. Existing features on the site include rock walls, streams, trails, wetlands, and a vernal pool. Wetlands were delineated by Albert Frick Associates in May 2020. The property is located in the Rural Residential 2 (RR2) Zoning District and outside the limits of any Town Overlay Zones. Single-family detached dwellings is a permitted use the RR2 zoning district.

The site includes two types of high-value conservation areas that have been noted in the enclosed plans. The entire site is wooded and presumed to be a native, healthy forest. Two (2) existing trails pass through the site that have connectivity to Town and/or conservation lands. The site is not a known habitat for endangered or threatened species or significant wildlife habitat. The site does not include significant natural features or scenic views, historical/archaeological sites, or prime agricultural land. The site is not within the 100-year flood plan nor any resource protection district.

SITELINES • CIVIL ENGINEERS • LAND SURVEYORS
119 Purinton Road, Suite A, Brunswick Landing, Brunswick, ME 04011
207-725-1200 • www.sitelinespa.com

Gross Acreage:	540,475 s.f.	=	12.41 acres
Slopes (20%):	0 s.f.	=	0.00 acres
Wetlands:	38,475 s.f.	=	0.88 acres
100yr Flood:	0 s.f.	=	0.00 acres
Rights-Of-Way:	0 s.f.	=	0.00 acres
Rp District:	0 s.f.	=	0.00 acres
Net Residential Acreage:	502,000 s.f.	=	11.52 acres

SITE DESIGN

The proposed subdivision consists of dividing the existing lot into three (3) residential lots and an area of proposed private right-of-way. The proposed lots have frontage on a new proposed private right-of-way. It is anticipated that impacts to the existing wetlands and vernal pool habitat will necessitate a Maine Department of Environmental Protection (MDEP) Natural Resources Protection Act (NRPA) Permit by Rule (PBR).

In accordance with Section 250-14 of the Town Ordinance, two options for the proposed subdivision were presented to the Planning Board at the Preapplication Workshop on March 16, 2021. The Planning Board voted that the project shall move forward as a Conservation Subdivision. Enclosed is an updated Conservation Subdivision layout.

CONSERVATION SUBDIVISION LAYOUT

The enclosed Conservation Subdivision Layout has been designed in accordance with *Section 250-6 CONSERVATION SUBDIVISION STANDARDS* of the Town Ordinance. The layout was designed to preserve the natural features of the site and to prioritize conservation of “high value conservation areas” while siting the proposed building windows adjacent to the passing test pits for the future subsurface wastewater disposal systems. The Conservation Option includes three (3) lots, a private right-of-way, and Open Space. In accordance with the Conservation Subdivision open space requirement, the Open Space encompasses a total of 6.39 acres, or approximately 51%, of the 12.41-acre total parcel. The proposed 36’ private right-of-way encompasses 0.26 acres. The Net Residential Acreage of the site is approximately 11.27 acres when accounting for the existing wetlands and right-of-way. The maximum number of lots allowed is the net residential acreage divided by the 2-acre minimum lot size in the RR2 district, or 5.63 lots. The minimum lot size is calculated at 50% of the gross acreage divided by the maximum number of lots allowed, or 1.10 acres. Proposed Lots A, B, & C encompass 1.92 acres, 1.90 acres, and 1.95 acres, respectively. The layout includes a buffer of 75’ around the perimeter of the existing lot and proposed subdivision. The plan shows the locations of the natural features of the site and the locations of the passing test pits for the future subsurface wastewater disposal systems.



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Slopes (20%):	0 s.f.	=	0.00	acres
Wetlands:	38,475 s.f.	=	0.88	acres
100yr Flood:	0 s.f.	=	0.00	acres
Rights-Of-Way:	11,115 s.f.	=	0.26	acres
Rp District:	0 s.f.	=	0.00	acres
Net Residential Acreage:	490,885 s.f.	=	11.27	acres

Maximum Number of Lots Allowed: 11.27 acres / 2 acres = 5.63 Lots

Minimum Lot Size: 50% of Gross Acreage / Maximum Number of Lots Allowed
6.20 acres / 5.63 lots = 1.10 acres

The building envelopes have also been sited to preserve the natural features of the site and permitting requirements for the wetlands, stream setbacks, and vernal pool habitat necessitate the preservation of these features. Connectivity for the existing trails will be retained.

We look forward to discussing the project to the Planning Board at your meeting on May 18, 2021. Should you have any questions, please call or contact me at kclark@sitelinespa.com.

Very truly yours,

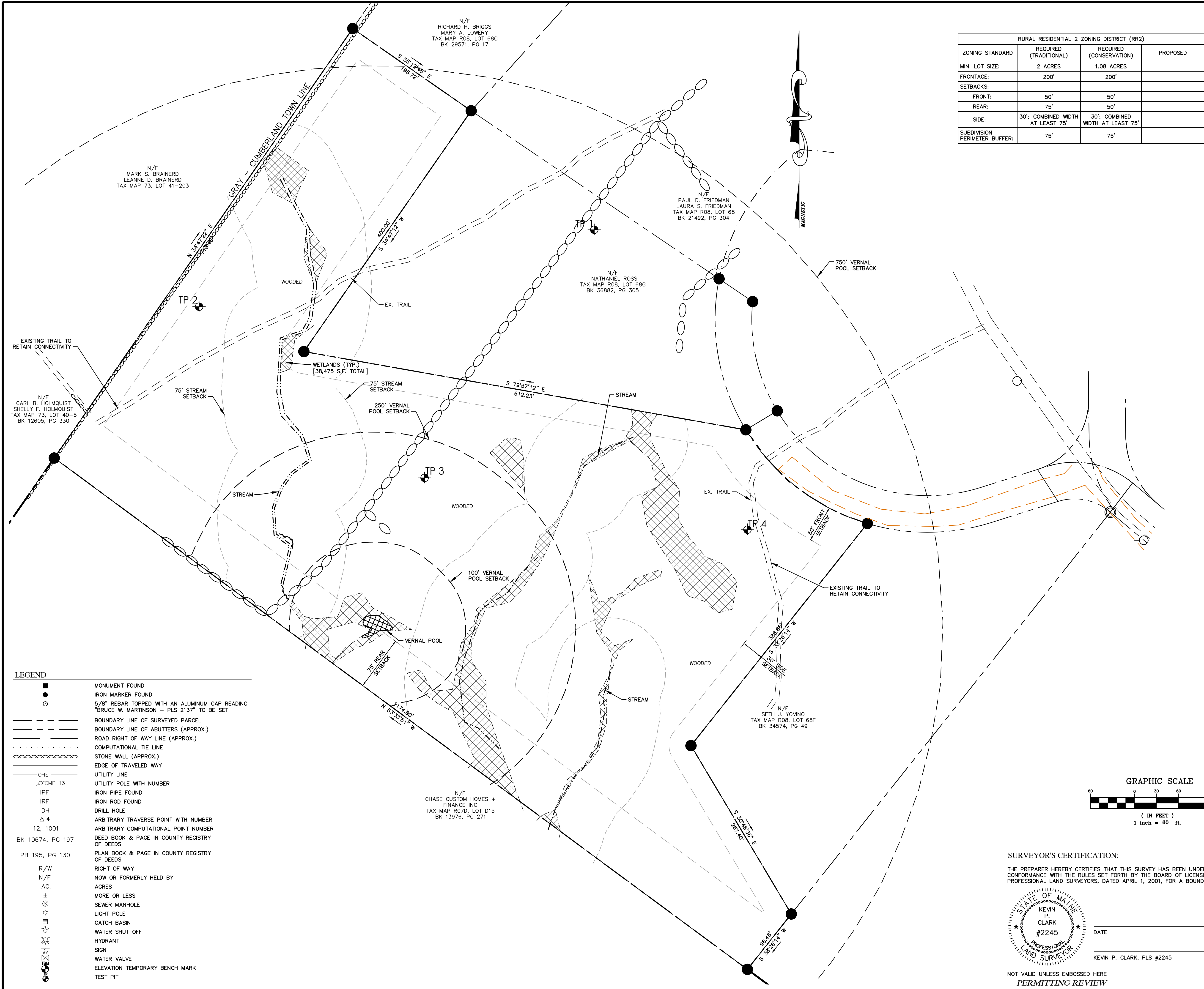
Kevin P. Clark

Kevin P. Clark, PLS
President

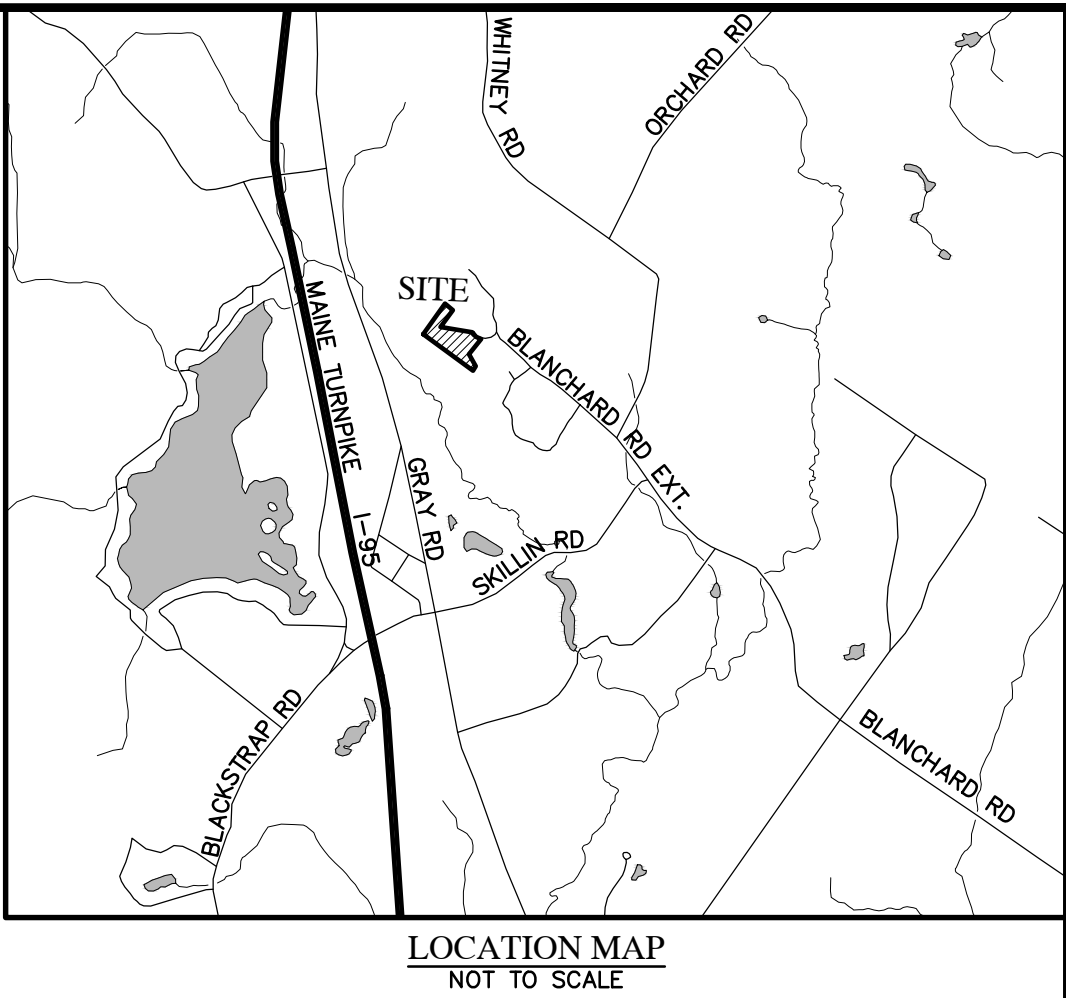
Enclosures

cc: Nathaniel Ross, Stonewood Land, LLC





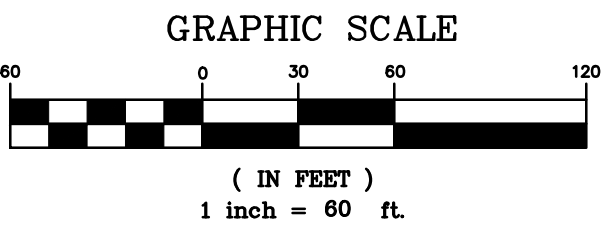
RURAL RESIDENTIAL 2 ZONING DISTRICT (RR2)			
ZONING STANDARD	REQUIRED (TRADITIONAL)	REQUIRED (CONSERVATION)	PROPOSED
MIN. LOT SIZE:	2 ACRES	1.08 ACRES	
FRONTAGE:	200'	200'	
SETBACKS:			
FRONT:	50'	50'	
REAR:	75'	50'	
SIDE:	30'; COMBINED WIDTH AT LEAST 75'	30'; COMBINED WIDTH AT LEAST 75'	
SUBDIVISION PERIMETER BUFFER:	75'	75'	



- NOTES:**
- TITLE REFERENCE FOR SURVEYED PARCEL:**
BK 36884, PG 28
 - PLAN REFERENCE(S):**
 - PLAN ENTITLED, "PLAN OF LAND AND RIGHTS SOLD TO NATHANIEL ROSS & ROSS ENTITIES BY BRENDA AND ROBERT PIAMPIANO", DATED SEPTEMBER 15, 2020 BY CUMBERLAND BOUNDARY SURVEY, PLLC.
 - PLAN ENTITLED, "WETLAND DELINEATION PLAN PREPARED FOR NATE ROSS (N/F PIAMPIANO), BLANCHARD ROAD EXT, CUMBERLAND, MAINE", DATED MAY 8, 2020 BY ALBERT FRICK ASSOCIATES, INC.
 - AREA INFORMATION:**
540,475 S.F. (12.41 ACRES)
 - TAX MAP REFERENCE:**
TAX MAP R08, LOT 68I.
 - BASIS OF BEARINGS:**
BEARINGS ARE MAGNETIC AND ARE BASED ON HAND COMPASS BEARINGS ALONG RANDOM TRAVERSE LINES.
 - DENSITY CALCULATIONS:**
GROSS ACREAGE: 540,475 S.F. (12.41 AC.)
SLOPES (20%): 0 S.F. (0 AC.)
WETLANDS: 38,475 S.F. (0.88 AC.)
100YR FLOOD: 0 S.F. (0 AC.)
RIGHTS-OF-WAY: 0 S.F. (0 AC.)
RP DISTRICT: 0 S.F. (0 AC.)
NET RESIDENTIAL ACREAGE: 502,000 S.F. (11.52 AC.)

ADDRESS OF RECORD OWNER:
STONEWOOD LAND, LLC
8 ROBERTS STREET
FALMOUTH, MAINE 04105

- LEGEND**
- MONUMENT FOUND
 - IRON MARKER FOUND
 - 5/8" REBAR TOPPED WITH AN ALUMINUM CAP READING "BRUCE W. MARTINSON - PLS 2137" TO BE SET
 - BOUNDARY LINE OF SURVEYED PARCEL
 - BOUNDARY LINE OF ABUTTERS (APPROX.)
 - ROAD RIGHT OF WAY LINE (APPROX.)
 - COMPUTATIONAL TIE LINE
 - STONE WALL (APPROX.)
 - EDGE OF TRAVELED WAY
 - UTILITY LINE
 - UTILITY POLE WITH NUMBER
 - IRON PIPE FOUND
 - IRON ROD FOUND
 - DRILL HOLE
 - ARBITRARY TRAVERSE POINT WITH NUMBER
 - ARBITRARY COMPUTATIONAL POINT NUMBER
 - DEED BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
 - PLAN BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
 - RIGHT OF WAY
 - NOW OR FORMERLY HELD BY ACRES
 - MORE OR LESS
 - SEWER MANHOLE
 - LIGHT POLE
 - CATCH BASIN
 - WATER SHUT OFF
 - HYDRANT
 - SIGN
 - WATER VALVE
 - ELEVATION TEMPORARY BENCH MARK
 - TEST PIT



SURVEYOR'S CERTIFICATION:

THE PREPARER HEREBY CERTIFIES THAT THIS SURVEY HAS BEEN UNDERTAKEN IN CONFORMANCE WITH THE RULES SET FORTH BY THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, DATED APRIL 1, 2001, FOR A BOUNDARY SURVEY.

STATE OF MAINE
KEVIN P. CLARK
#2245
PROFESSIONAL LAND SURVEYOR

DATE: _____
KEVIN P. CLARK, PLS #2245

NOT VALID UNLESS EMBOSSED HERE
PERMITTING REVIEW

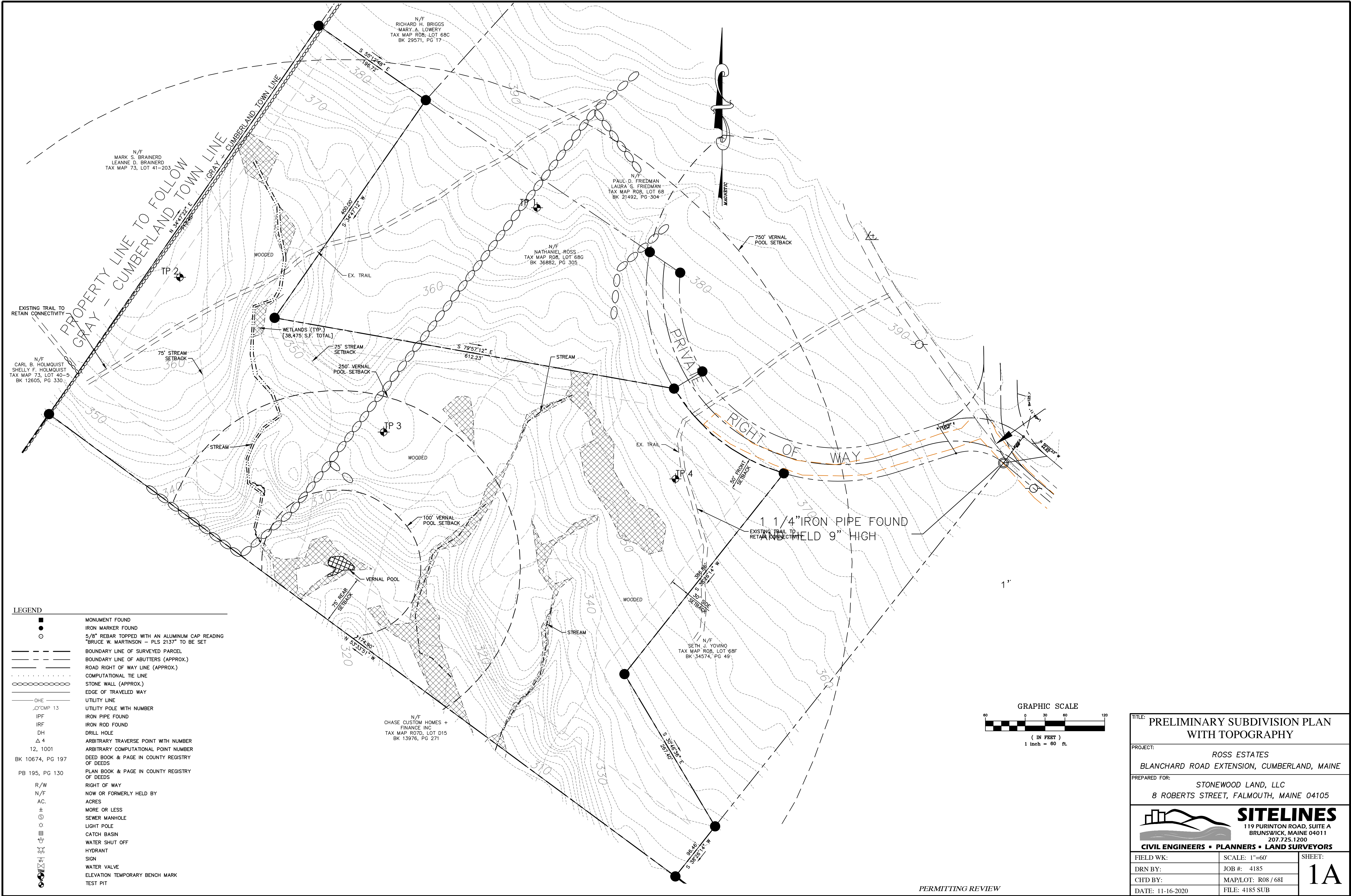
TITLE:
PRELIMINARY SUBDIVISION PLAN

PROJECT:
ROSS ESTATES
BLANCHARD ROAD EXTENSION, CUMBERLAND, MAINE

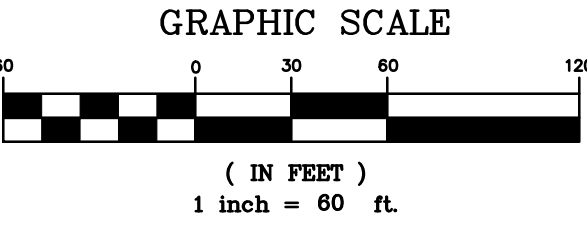
PREPARED FOR:
STONEWOOD LAND, LLC
8 ROBERTS STREET, FALMOUTH, MAINE 04105

SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS

FIELD WK:	SCALE: 1"=60'	SHEET: 1
DRN BY:	JOB #: 4185	
CH'D BY:	MAP/LOT: R08 / 68I	
DATE: 11-16-2020	FILE: 4185 SUB	



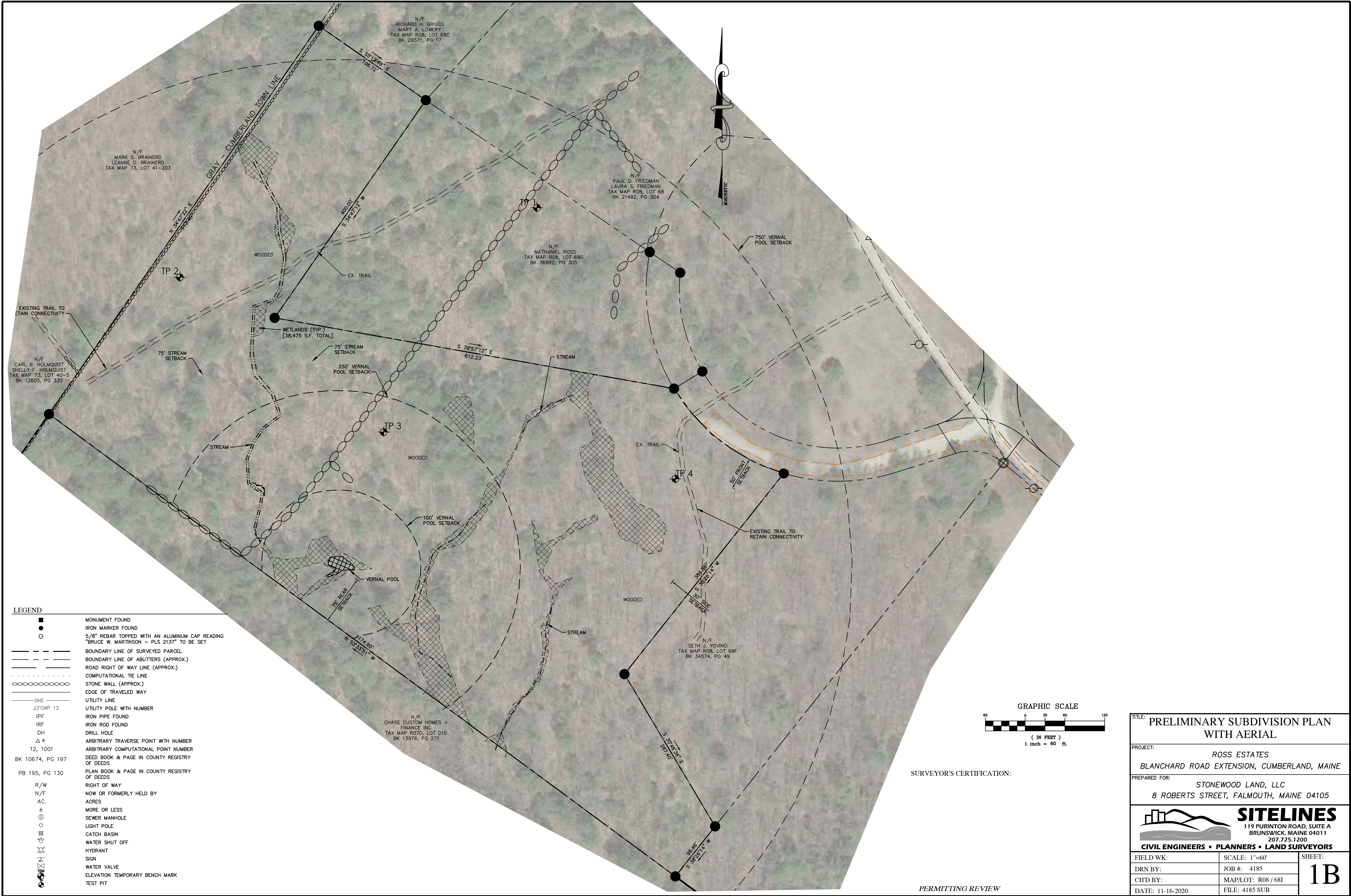
LEGEND	
■	MONUMENT FOUND
●	IRON MARKER FOUND
○	5/8" REBAR TOPPED WITH AN ALUMINUM CAP READING "BRUCE W. MARTINSON - PLS 2137" TO BE SET
---	BOUNDARY LINE OF SURVEYED PARCEL
- - -	BOUNDARY LINE OF ABUTTERS (APPROX.)
---	ROAD RIGHT OF WAY LINE (APPROX.)
.....	COMPUTATIONAL TIE LINE
○○○○○○○○	STONE WALL (APPROX.)
---	EDGE OF TRAVELED WAY
—O—	UTILITY LINE
—O—CMP 13	UTILITY POLE WITH NUMBER
—IPF	IRON PIPE FOUND
—IRF	IRON ROD FOUND
—DH	DRILL HOLE
△ 4	ARBITRARY TRAVERSE POINT WITH NUMBER
12, 1001	ARBITRARY COMPUTATIONAL POINT NUMBER
BK 10674, PG 197	DEED BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
PB 195, PG 130	PLAN BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY HELD BY
AC.	ACRES
±	MORE OR LESS
⊙	SEWER MANHOLE
☆	LIGHT POLE
■	CATCH BASIN
⊕	WATER SHUT OFF
⊕	HYDRANT
⊕	SIGN
⊕	WATER VALVE
⊕	ELEVATION TEMPORARY BENCH MARK
⊕	TEST PIT



TITLE: PRELIMINARY SUBDIVISION PLAN WITH TOPOGRAPHY	
PROJECT: ROSS ESTATES BLANCHARD ROAD EXTENSION, CUMBERLAND, MAINE	
PREPARED FOR: STONEWOOD LAND, LLC 8 ROBERTS STREET, FALMOUTH, MAINE 04105	
 SITELINES 119 PURINTON ROAD, SUITE A BRUNSWICK, MAINE 04011 207.725.1200 CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS	
FIELD WK:	SCALE: 1"=60'
DRN BY:	JOB #: 4185
CH'D BY:	MAP/LOT: R08 / 681
DATE: 11-16-2020	FILE: 4185 SUB

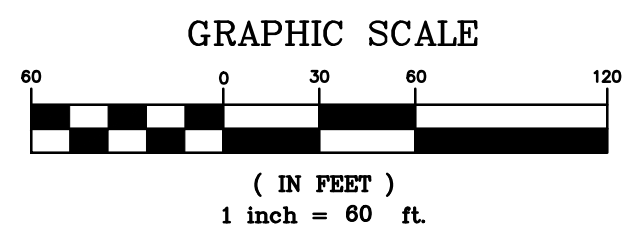
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PERMITTING REVIEW



LEGEND

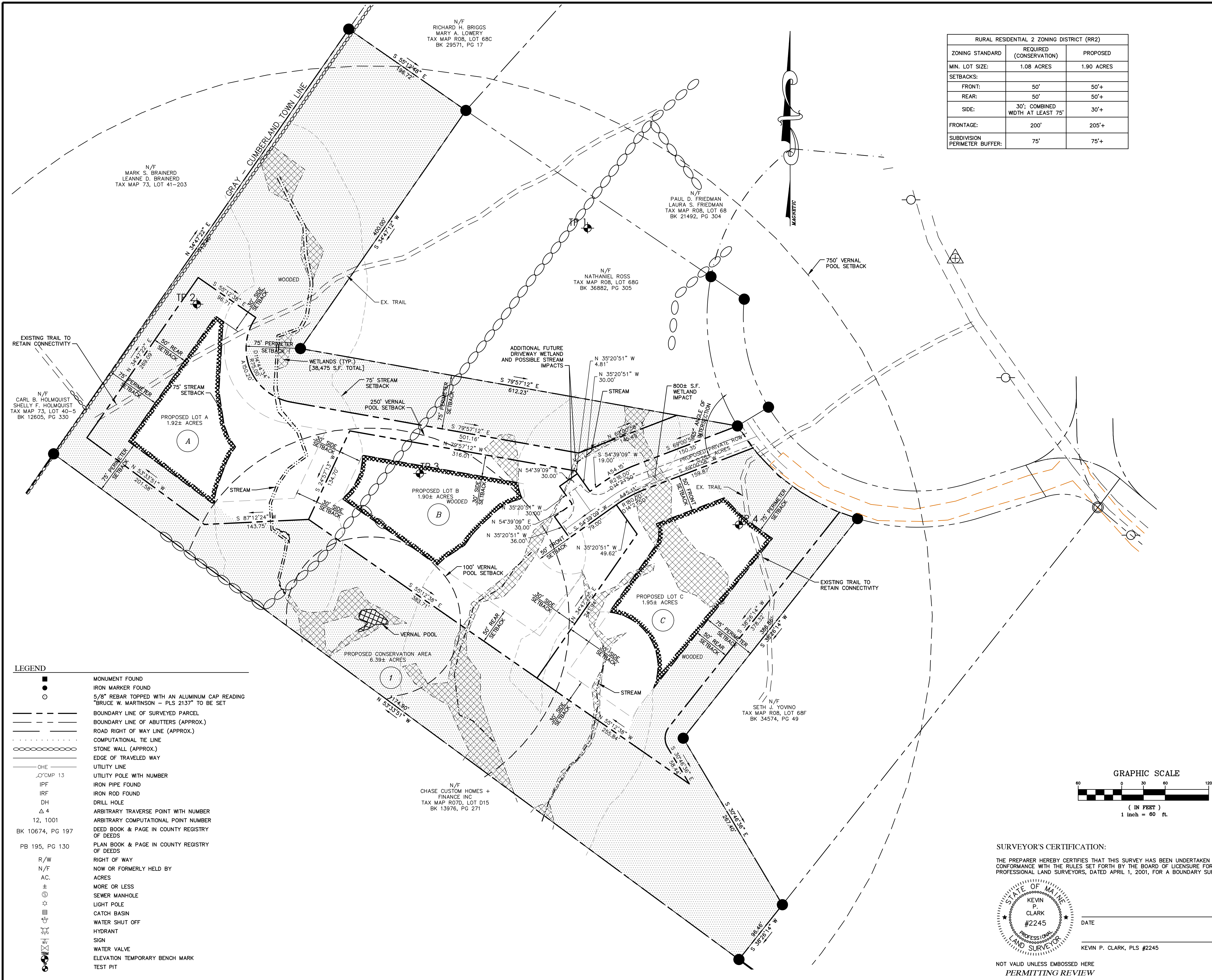
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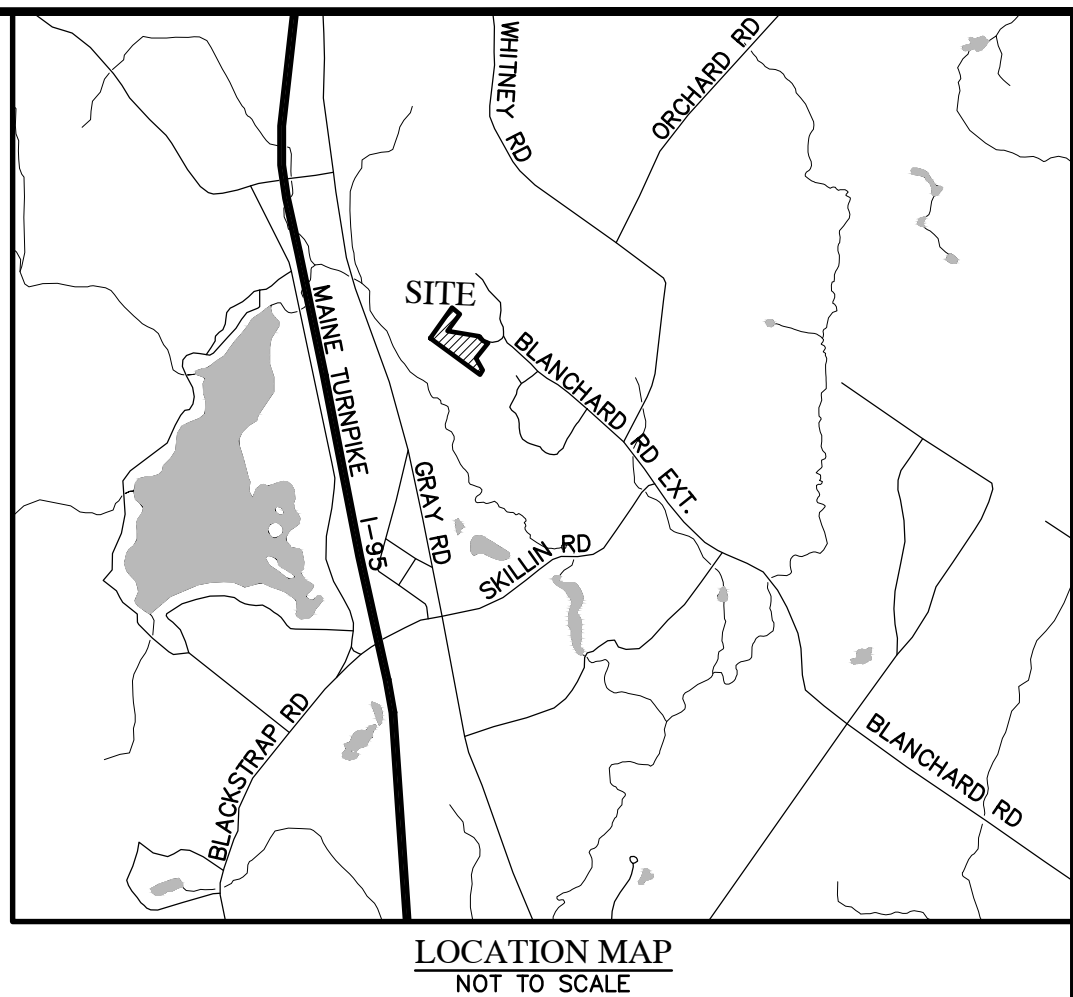
SURVEYOR'S CERTIFICATION:

PERMITTING REVIEW

TITLE: PRELIMINARY SUBDIVISION PLAN WITH AERIAL	
PROJECT: ROSS ESTATES BLANCHARD ROAD EXTENSION, CUMBERLAND, MAINE	
PREPARED FOR: STONEWOOD LAND, LLC 8 ROBERTS STREET, FALMOUTH, MAINE 04105	
 SITELINES 119 PURINTON ROAD, SUITE A BRUNSWICK, MAINE 04011 207.725.1200 CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS	
FIELD WK:	SCALE: 1"=60'
DRN BY:	JOB #: 4185
CH'D BY:	MAP/LOT: R08 / 681
DATE: 11-16-2020	FILE: 4185 SUB
SHEET: 1B	



RURAL RESIDENTIAL 2 ZONING DISTRICT (RR2)		
ZONING STANDARD	REQUIRED (CONSERVATION)	PROPOSED
MIN. LOT SIZE:	1.08 ACRES	1.90 ACRES
SETBACKS:		
FRONT:	50'	50'+
REAR:	50'	50'+
SIDE:	30'; COMBINED WIDTH AT LEAST 75'	30'+
FRONTAGE:	200'	205'+
SUBDIVISION PERIMETER BUFFER:	75'	75'+

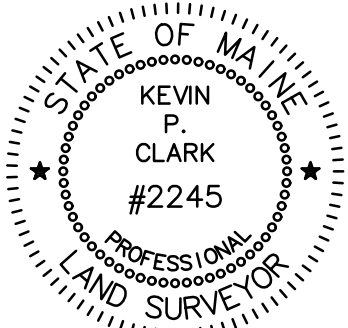


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SLOPES (20%): 0 S.F. (0 AC.)
WETLANDS: 38,475 S.F. (0.88 AC.)
100YR FLOOD: 0 S.F. (0 AC.)
RIGHTS-OF-WAY: 11,115 S.F. (0.26 AC.)
RP DISTRICT: 0 S.F. (0 AC.)
NET RESIDENTIAL ACREAGE: 490,885 S.F. (11.27 AC.)
MAXIMUM NUMBER OF LOTS ALLOWED: 11.27 AC / 2 AC (RR2) = 5.63 LOTS
MINIMUM LOT SIZE: 50% OF GROSS ACREAGE / MAX ALLOWABLE LOTS
6.20 AC / 5.63 LOTS = 1.10 ACRES
 - OPEN SPACE REQUIREMENTS:**
GROSS ACREAGE: 12.41 ACRES
50% OF AREA: 6.20 ACRES MINIMUM OPEN SPACE REQUIREMENT
PROPOSED OPEN SPACE = 6.39± ACRES

NOTE: IMPACTS WITHIN THE 250' VERNAL POOL SETBACK AND IMPACTS TO WETLANDS WILL REQUIRE A MAINE DEP NRPA PERMIT BY RULE. THE BUILDING ENVELOPES FOR LOT B AND LOT C AND THE DRIVEWAY FOR LOT A WILL BE LIMITED BY THE NRPA PERMIT.

SURVEYOR'S CERTIFICATION:

THE PREPARER HEREBY CERTIFIES THAT THIS SURVEY HAS BEEN UNDERTAKEN IN CONFORMANCE WITH THE RULES SET FORTH BY THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, DATED APRIL 1, 2001, FOR A BOUNDARY SURVEY.



DATE

KEVIN P. CLARK, PLS #2245

NOT VALID UNLESS EMBOSSED HERE
PERMITTING REVIEW

**TITLE: PRELIMINARY SUBDIVISION PLAN
CONSERVATION SUBDIVISION OPTION**

PROJECT:
ROSS ESTATES
BLANCHARD ROAD EXTENSION, CUMBERLAND, MAINE

PREPARED FOR:
STONEWOOD LAND, LLC
8 ROBERTS STREET, FALMOUTH, MAINE 04105



FIELD WK:	SCALE: 1"=60'	SHEET: 2
DRN BY:	JOB #: 4185	
CH'D BY:	MAP/LOT: R08 / 68I	
DATE: 11-16-2020	FILE: 4185 SUB	