



M E M O R A N D U M

TOWN OF CUMBERLAND, MAINE
290 TUTTLE ROAD
CUMBERLAND, MAINE 04021
TEL: 207-829-2205 FAX: 829-2224

To: Town Council
From: William R. Shane, Town Manager
Date: July 22, 2020
Re: 20-044 3.35 Acre zone change request- VCC to VMDR

Attached you will find a zone change request from Michael Record owner of the **Board Barn** to re-zone approximately 3.35 Acres of the Board Barn property located in the VCC to VMDR. As you know, the VCC is our most permissive commercial zone and does not permit residential housing. The VMDR does allow for housing. Staff has met with the applicant and agrees this may serve as a “fill-in buffer” for the neighbors on Old Gray Road so that a commercial property would not end up on residential street and neighborhood. The Ordinance Committee voted 2-1(Edes) to support the zone change and send it to the Planning Board for a Public Hearing and a recommendation. Once the Planning Board has held the Public Hearing and forwarded their recommendation, you will be required to hold a Public Hearing to formally vote in favor or against the zone change. Should this move forward after Monday evening to the Planning Board, I have encouraged the applicant to meet with the neighbors to discuss his thoughts and timing of the future project. Doug Reynolds , the applicant’s engineer, will be present to answer questions related to the request.



Zone Change Request - Board Barn property - 3.35 Acres to VMDR from VCC

July 14, 2020

Mr. William Shane

Town Manager
Town of Cumberland
290 Tuttle Road
Cumberland, ME 04021

**Subject: Rezone Application - Board Barn
222 Gray Road
Tax Map U20/Lot 66**

Dear Bill,

The Applicant, Michael Record, has retained **Gorrill Palmer (GP)** to assist with the preparation of the permitting documents and plans for a project site located at 222 Gray Road. Currently, the project is located within the Village Center Commercial Zone and the applicant is requesting a zone change request for a portion of a 7.15-acre parcel between New Gray Road (Route 100/26) and Old Gray Road in Cumberland. Currently, the front portion of the property on New Gray Road is developed with the existing Board Barn. The remainder of the parcel remains undeveloped with wooded cover and has frontage on Old Gray Road.

BACKGROUND AND EXISTING CONDITIONS

The subject parcel shown by Assessor's Map U20, Lot 66 is 7.15 acres and is currently zoned as Village Center Commercial (VCC). The Village Medium Density Residential (VMDR) Zone abuts the parcel on its southern and western property boundaries. Currently, the parcel is developed with the Board Barn on the parcel's eastern frontage along New Gray Road. The remainder of the parcel is undeveloped and with mostly wooded cover. We have included an excerpt of the Town GIS Website depicting the current zoning of in the vicinity of the site and the area to be rezoned for ease of review.

PROPOSED ZONE CHANGE

The applicant is proposing to rezone approximately 3.35 acres of the property which fronts Old Gray Road from the VCC zone to the VMDR Zone which does allow for residential use. As shown on Figure 1 included with this letter, we have depicted the portion of the parcel to be rezoned. This frontage of the parcel on Old Gray Road, which is proposed to be rezoned, abuts the existing VMDR zoned parcels. Subsequent to approval of the zone change, the intent of the applicant is to subdivide the overall parcel into five lots which would consist



of the existing Board Barn and four new residential lots. The residential lots would consist of three single family lots with 20,000 SF of net residential area and a duplex on the fourth lot with 40,000 SF of net residential area. A Preliminary Lot Division Plan depicting the proposed lots and necessary easements for the subdivision is attached to this letter as Attachment 2. The development of this Subdivision would require Planning Board Review.

It is noted that a proposed 15-foot drainage easement, to benefit the Town of Cumberland is included as part of the proposed subdivision. The easement is located along the northern boundary of the parcel and its area has been deducted from the net residential area calculations for the duplex lot. The easement will allow Town drainage

CLOSURE

It is our understanding, based upon discussions with you, that you will present our proposal to the Ordinance Committee prior to the July 27, 2020 Town Council meeting. Subsequent to approval of the rezone the applicant will apply for a Subdivision Application with the Town of Cumberland to allow the parcel to be subdivided into 5 lots. As shown in Attachment 2, the lots will consist of the Board Barn, 3 single family lots, and a multi-family (duplex) lot.

Based upon a favorable review from the Committee, the proposal would then be reviewed by the Planning Board and subsequently the Town Council for final action.

We look forward to the review of our proposal and if you have any questions or require further additional information, please feel free to contact our office.

Sincerely,

GORRILL PALMER

Douglas Reynolds, PE
Project Manager

c: Michael Record

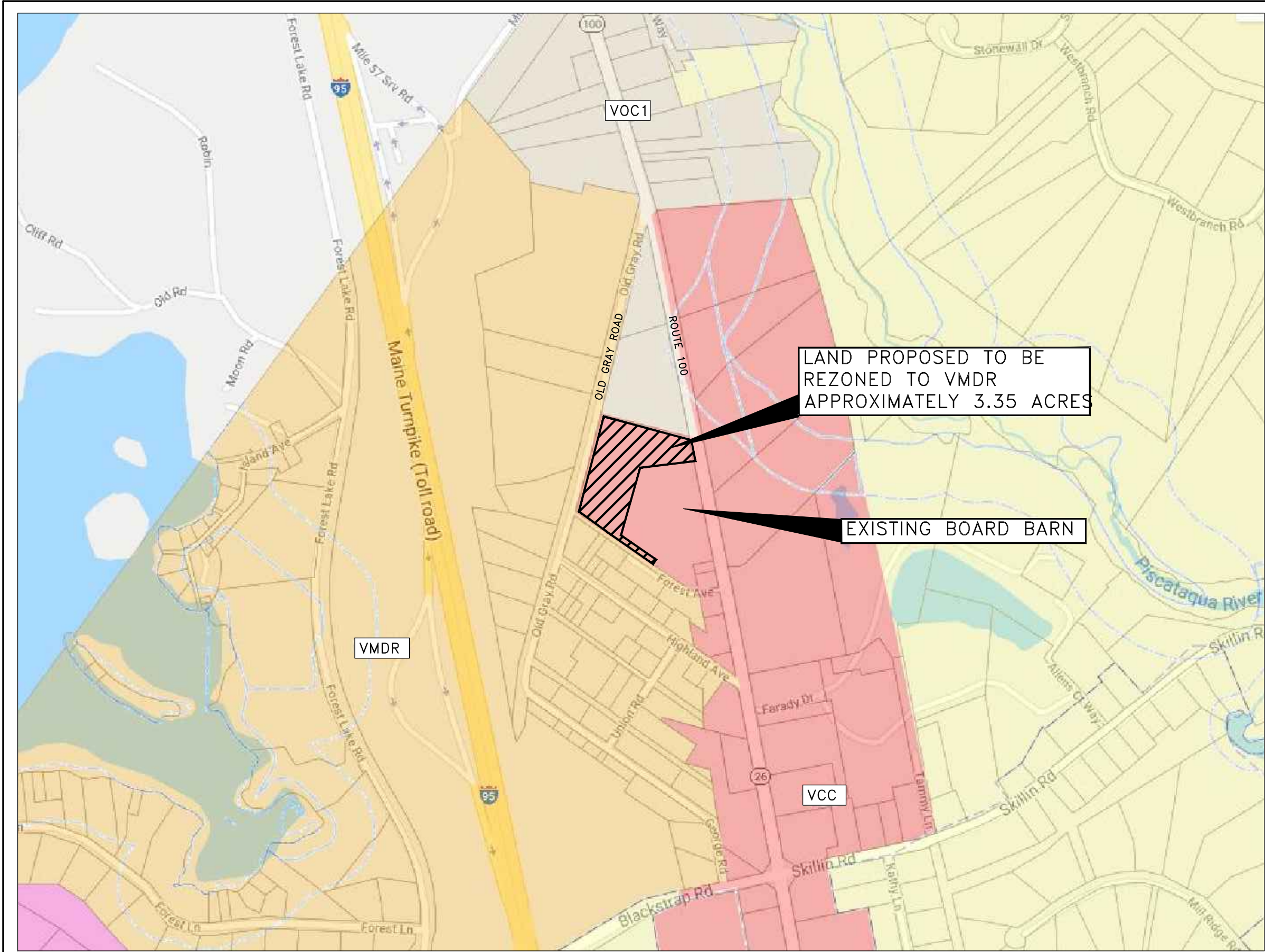
Attachments:

Town GIS Excerpt Map – Figure 1
Preliminary Lot Division Plan



ATTACHMENT 1

TOWN GIS EXCERPT MAP



LEGEND	
	VOC1 – VILLAGE OFFICE COMMERCIAL 1
	VCC– VILLAGE CENTER COMMERCIAL
	VMDR– VILLAGE MEDIUM DENSITY RESIDENTIAL

Rev.	Date	Revision
–	–	–

Design:	BG	Date:	JUNE 2020
Draft:	CH	Job No.:	2406
Checked:	DER	Scale:	NTS
File Name: 2046-ZONE.dwg			



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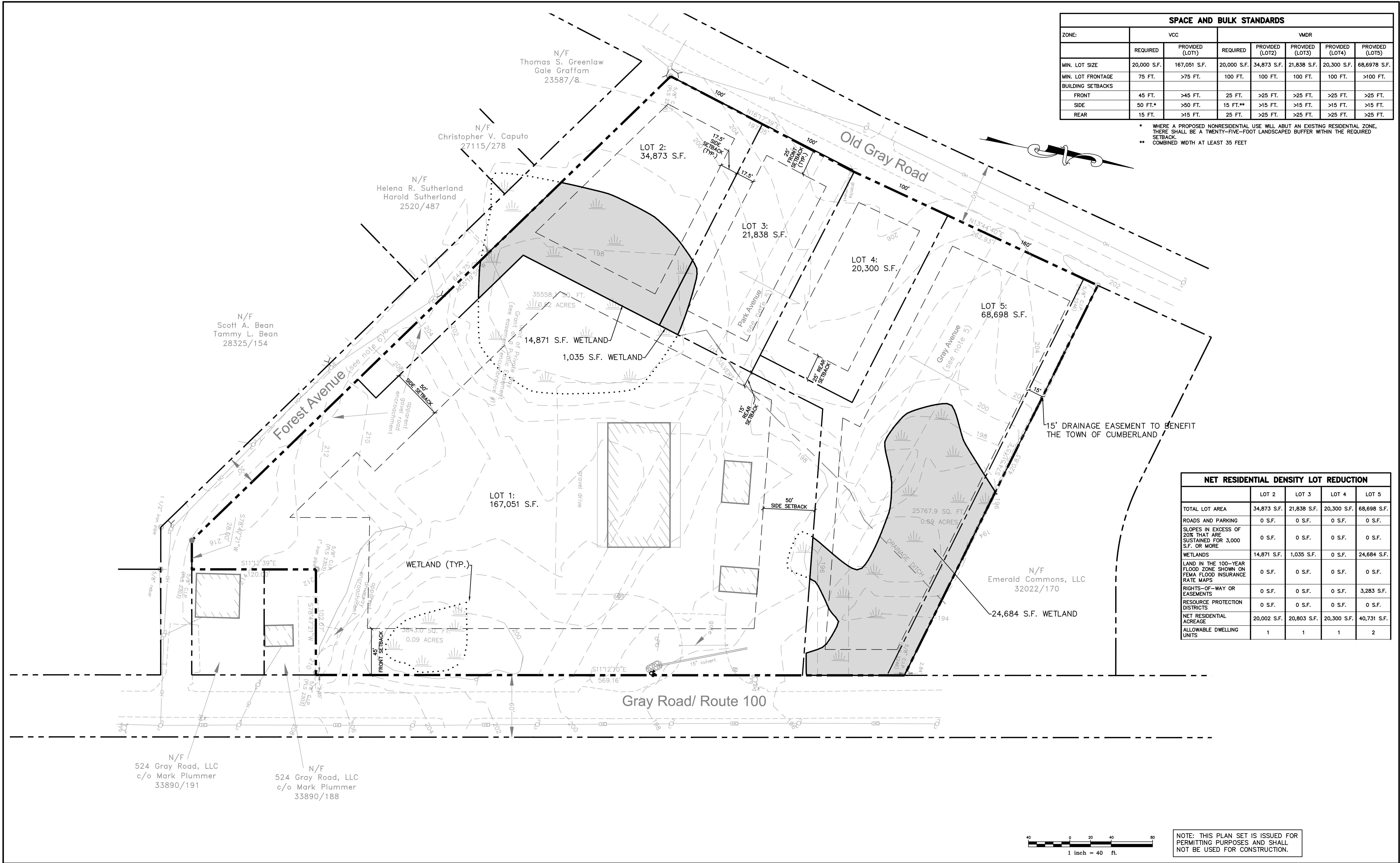
Drawing Name:	Proposed Zone Change
Project:	BOARD BARN



ATTACHMENT 2

PRELIMINARY LOT DIVISION PLAN

U:\2406.01 Record Lumber - Subdivision - Cumberland V - CAD\DWG\2406-01-SUBD.dwg 7/14/2020 1:30 PM



Rev.	Date	Revision

ZONE CHANGE	7/14/20	DER
Issued For	Date	By

Design: BG	Draft: CH	Date: JUNE 2020
Checked: DER	Scale: 1"=40'	Job No.: 2406.01
File Name: 2406-01-SUBD.dwg		
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Drawing Name:	Preliminary Lot Division Plan
Project:	Board Barn 222 Gray Road, Cumberland, Maine 04021
Client:	Michael Record 2 Riverside Drive, Falmouth, Maine 04105

Drawing No.
1