

**Land Use Committee
Town of Cumberland
Council Chambers – Town Office
February 26, 2015
Minutes**

I. Call to Order: The meeting was called to order at 6:00 p.m. by Vice Chair Waterhouse.

II. Roll Call:

Present: Bob Waterhouse, Vice Chair, Adrienne Brown, Beth Fitzgerald, Tom Foley, Chris Franklin, Lynda Jensen, Bob Maloney, Sally Pierce, Sally Stockwell, Peter Bingham, Town Council, Chris Neagle, Planning Board, Peter Sherr, Planning Board

Absent: Jim Orser

Late: Peter Sherr, Steve Moriarty, Chair

Staff: Carla Nixon, Town Planner

III. Minutes of Previous Meeting: January 8, 2015

Mr. Neagle moved to approve the minutes of the February 5, 2015 meeting with a change on page 2: 6th bullet down: change “possibly” to “possibility”.

Mr. Foley seconded.

VOTE: 10 in favor

3 abstentions: Porter, Franklin, Stockwell

III. Review of Town Center Growth Area Map

There was discussion about the final vote at the February 5th meeting regarding the town center growth area. Ms. Stockwell stated that it was important to look for areas to expand our growth area, but that the proposed map goes further than she is comfortable with. She said this area includes areas identified in the Open Space Plan as being important habitat areas. In particular she questioned the inclusion of the Wormel Farm.

It was agreed that the first agenda item of tonight’s meeting is to review the map that was created and edit as needed.

There was discussion about the inclusion of the Wormel Farm and several properties along Range Road. After discussion by the committee:

Mr. Neagle moved to keep the easterly growth area boundary line as it is currently shown on the Official Zoning Map.....at the right, outside edge of the green colored HC district.

Mr. Franklin seconded.

Vote: Unanimous

Mr. Moriarty, Chair, arrived at 6:55 p.m. and took over as chair of the meeting.

Mr. Sherr arrived shortly thereafter.

The Committee continued discussion of the Town Center Growth Area by considering the lines proposed as the south-westerly boundary.

Mr. Neagle moved to exclude the 4 large parcels along Range Road and to draw the line where the stream is shown on the parcel furthest to the left.

Ms. Stockwell seconded.

**Vote: 12 in favor
1 opposed (Jensen)**

Discussion continued.

Mr. Sherr moved to remove the area that is Windy Knolls subdivision and the area located southwesterly below the current MD zone.

Mr. Neagle seconded.

Vote: unanimous (13)

Mr. Porter left the meeting at 7:20 p.m.

Discussion continued.

Mr. Neagle moved to remove the Godsoe property and the 3 parcels to the left (southeasterly) side of the the Godsoe property.

Ms. Jensen seconded.

**Vote: 11 in favor
1 opposed (Sherr)**

Mr. Bingham left the meeting at 7:40 p.m.

The Committee then began discussion of the way in which a possible zoning change would work for the newly-defined growth Town Center Growth Area. Should it be changed to RR2? MDR? LDR?

Ms. Stockwell stated that there should be more incentive for development to occur in the growth district.

There was discussion about how to do this effectively.

Ms. Pierce moved that the areas of the Town Center Growth Area that are currently zoned RR1 (4 acre minimum) be changed to RR 2 (2 acre minimum).

Mr. Foley seconded.

There was discussion on the motion.

Ms. Pierce amended her motion to state that the RR1 Areas within the growth districts be changed to RR2 and that the Town Council further considers zoning changes in this area to encourage growth.

Mr. Foley seconded.

**Vote: 10 in favor
1 abstention (Stockwell)
1 opposed (Jensen)**

There was discussion then regarding whether or not the above motion contradicts the action the Committee took at a previous meeting to “maintain the RR1 and RR2 zones as currently shown on the Cumberland Official Zoning Map”.

Mr. Waterhouse moved to retain the RR1 and RR2 zones as currently shown on the Cumberland Official Zoning Map with the exception of the RR1 zone contained within the Town Center Growth Area.

Mr. Neagle seconded.

**Vote: 9 in favor
1 opposed (Jensen)
2 abstentions (Stockwell and Sherr)**

V. Upcoming Meetings:

The next meeting date will be March 12, 2015 at 6:00 p.m. – The Committee will review the West Cumberland Growth Area and discuss the framework for the Conservation Subdivision Ordinance and the Draft Route 1 Design Standards

VI. Adjournment: 8:15 p.m.

Respectfully submitted,

Carla Nixon
Town Planner