

**Land Use Committee
Town of Cumberland
Council Chambers – Town Office
March 12, 2015
Minutes**

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

II. Roll Call:

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

Absent: Shirley Storey-King, Town Council, Chris Franklin

Staff: Carla Nixon, Town Planner; Pam Bosarge, Administrative Assistant

III. Minutes of Previous Meeting: February 26, 2016

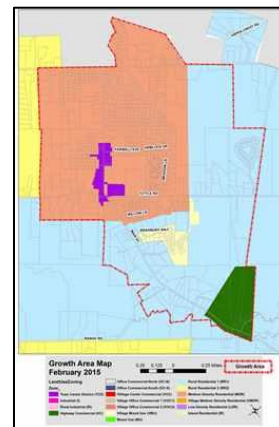
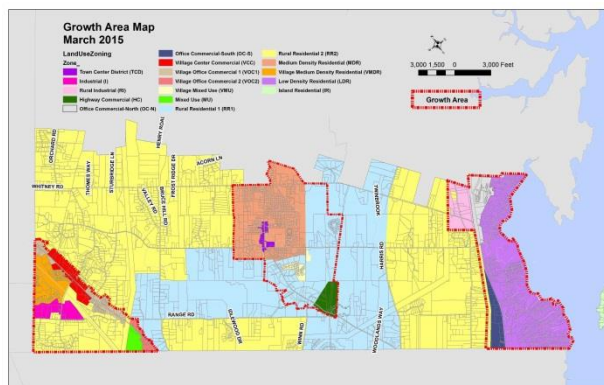
Ms. Pierce moved to approve the minutes as amended.

Ms. Jensen seconded. VOTE: Unanimous

Mr. Foley seconded.

1. Final Review of the Town Center Growth Area Map

The Committee reviewed the revised Town Center Growth map as amended from the last meeting.



Mr. Neagle moved that the maps above dated March 2015 and February 2015; accurately reflect the Committee's opinion; and the map reflects the description of the Town Center District Growth Area.

Ms. Jensen seconded.

VOTE: 9 in favor
1 opposed

The Committee discussed whether the inclusion of the Town Forest, Val Halla and Small's Brook Crossing should remain in the designated Town Center District.

Ms. Stockwell moved to remove Val Halla, the Town Forest and Small's Brook Crossing from the designated Town Center Growth Map.

Ms. Jensen seconded.

The Committee discussed removing the areas stated in the motion.

Mr. Maloney moved the question.

Mr. Neagle seconded.

VOTE: 12 in favor
1 abstain (Stockwell)

VOTE: on the motion to remove Val Halla, the Town Forest and Small's Brook Crossing from the designated Town Center Growth Map.

VOTE: 4 in favor
9 opposed

Mr. Neagle moved to endorse the final decision that the Maps presented at the meeting on March 12, 2015 accurately endorse the final decision of the Committee; regarding the Town Center Growth Area.

Ms. Pierce seconded.

VOTE: 10 in favor
2 opposed
1 abstain

2. Review and Discussion of the West Cumberland Growth Area

Chair Moriarty provided the Committee with background information regarding the rezoning of the Route 100 Corridor as a result of the Route 100 Committee. Previously there were two zones on Route 100, the Local Business (LB) with was 300' deep on both sides of the road and the Highway Commercial (HC) district.

The Committee discussed the proposed parameters on the West Cumberland Growth Area maps.

Mr. Sherr moved to accept the West Cumberland Growth area as depicted on the map submitted in the March 12, 2015 meeting packets; and as shown on the map below.

Mr. Neagle seconded.

Committee comments:

- Inclusion of Forest Lake
- Why keep the two Cemeteries included in area
- Morrison's Hill and Castlerock Subdivisions; built out with no potential for future growth
- Protection of the Aquifer
- John Sevee of Sevee & Maher has stated the best use for the aquifer would be single family dwellings as opposed to commercial use.
- Turnpike Exchange: The Town has put in a request to have a turnpike exit in west Cumberland. This has been a goal of all prior Comprehensive Plans

Mr. Neagle moved the question.

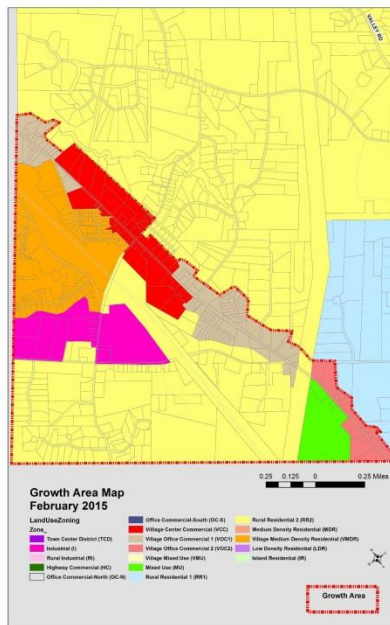
Mr. Waterhouse seconded.

VOTE: 7 in favor
5 opposed

Mr. Neagle left the meeting.

Mr. Sherr restated his motion to accept the West Cumberland Growth Area as depicted on the map in the meeting packet and shown below.

VOTE: 8 in favor
3 opposed
2 abstain



The Committee discussed the parliamentary procedure to allow anyone to call the question on an existing motion.

Mr. Waterhouse moved to reconsider the previous vote on the West Cumberland Growth area.

Mr. Orser seconded; with the condition that only new issues or concerns be raised by the Committee.

VOTE: 9 in favor
3 opposed

Mr. Waterhouse moved to accept the boundaries of the West Cumberland Growth area as shown on the map.

Mr. Orser seconded.

Discussion:

- Lots along the Falmouth end of the Route 100 Corridor in the MUZ district. This is a large field that fronts on Route 100 which could have commercial development.
- Castlerock and Morrison Hill subdivisions (built out no further growth)

VOTE: 8 in favor
2 opposed

2 abstain

The Committee took a five minute break at 7:25 p.m.

The Committee resumed at 7:30 p.m.

3. Discussion of Framework of the Conservation Subdivision ordinance

Mr. Moriarty stated from previous discussions it appears that the consensus of the Committee was to not draft a Conservation Subdivision Ordinance but to focus on key components and critical aspects of the framework from which the Planning Board and/or Town Council will write the Ordinance. The Ordinance will then be referred to the Planning Board for Public Hearing who will make a recommendation and refer it back to the Town Council for another public hearing and adoption.

Committee comments:

- The possibility of forming a new subcommittee to draft the Ordinance.
- This Committee will recommend the concept and a subsequent committee will draft the actual ordinance.
- Minimum lot size requirement – 10 acres
- Allow a minimum lot size of 20,000 square feet
- Minimum 40% of Gross Land Area as Open Space
- A consultant be utilized to draft a conservation ordinance specific to Cumberland; this is a complex ordinance.
- Consult with other towns that are currently using the Ordinance; and review model ordinances.
- The Committee agreed with consulting outside sources.
- At the next meeting the Committee will review the goals and highlights of the Conservation Subdivision.

Ms. Nixon asked the Committee to review the Conservation Subdivision language and if there were specifics they would like to see to please email prior to the next meeting.

4. Route One Design Standards

Committee Comments:

- Why Photos removed: Ms. Nixon stated she will pass out a supplemental copy with photos to developers. The concepts are the same; language is drafted to apply findings of fact at the Planning Board Review.
- The Committee will review the Route One Design Standards and take action at the next meeting.

IV. Upcoming Meetings: March 19, 2015 at 6:00 p.m.

- Final review of the goals and issues for framework for the Conservation Subdivision
- Final review of the Route One Design Standards

V. Adjournment: The Committee adjourned at 8:15 p.m.

Respectfully submitted,

Pam Bosarge
Administrative Assistant