

**PLANNING BOARD MEETING
TOWN OF CUMBERLAND
Cumberland Town Hall Council Chambers
290 Tuttle Road, Cumberland, Maine 04021
Tuesday, July 18, 2017 - 7:00 p.m.**

A. Call to Order

B. Roll Call

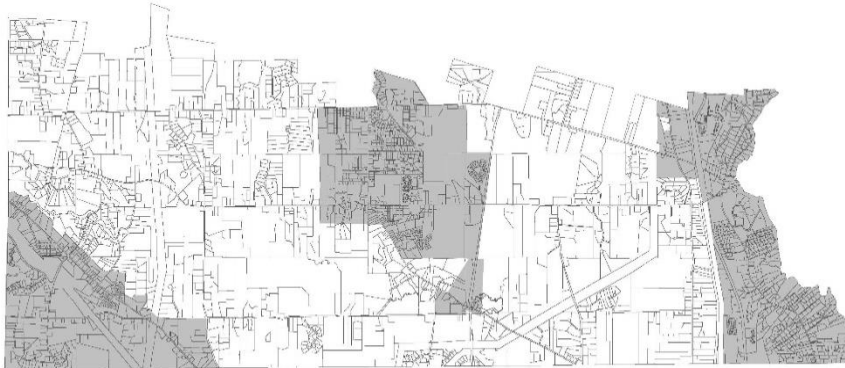
C. Approval of Minutes of June 20, 2017 Meeting.

D. Staff Site Plan Approval: None

E. Minor Change Approvals: None

F. Hearings and Presentations:

1. ***Public Hearing: Planning Board Site Plan Review: Storey Time Learning Center and Afterschool Care for 20 children.*** 133 Middle Rd. Tax Map R01, Lot 28 in the Rural Residential 2 zoning district. Owner & Applicant: Jaime Kiesow.
2. ***Public Hearing: Sketch Plan Review: 9 or 10 Lot Residential Subdivision.*** 74 Orchard Road. Tax Map R 08, Lot 59 B in the Rural Residential 2 zoning district. Owner and Applicant: TZ Properties; Representative: Gorrill Palmer Consulting Engineers.
3. ***TABLED Public Hearing: Sketch Plan Review: Major Subdivision and Site Plan Review for 9 multiplex units at 251 Gray Road, Tax Map U 21, Lot 18 in the Village Office Commercial 1 zoning district. Owner: Denise Morgan; Applicants: Denise Morgan, Megan Morgan and Nathan Pelsinski. Representative: Nancy St. Clair, P.E., St. Clair Associates.***
4. ***Public Hearing: Recommendation to the Town Council to amend Article I (Definitions), Article III (Overlay Districts) and Article VI (General Regulations) of Chapter 315 (Zoning) of the Cumberland Code to establish a Senior Housing Community Overlay District and to adopt definitions and regulations related thereto.***



Shaded map areas are proposed for inclusion in a Senior Housing Community Overlay District.

G. Administrative Matters/New Business

H. Adjournment

Planning Board Meeting Steps

1. Chair announces the agenda item; turns it over to Town Planner.
2. Town Planner provides the overview, history, and status of the project.
3. Board asks questions of Town Planner.
4. Chair introduces Applicant (or Applicant's representative) to make presentation.
5. Board asks questions of the Applicant.
6. Chair opens public hearing.
7. Members of the public (if any are present) speak.
8. Chair closes public hearing.
9. Board discusses project.
10. Motion to approve or deny any requested waivers.
11. Review the draft Findings of Fact as prepared by the Town Planner. Adopt as written or amended.
12. Consider the proposed conditions of approval as prepared by the Town Planner. Adopt as written or amended.
13. Motion to approve the project with the Standard and Proposed Conditions of Approval. (Or a motion to deny or table the application)