

**PLANNING BOARD MEETING
TOWN OF CUMBERLAND
Cumberland Town Hall Council Chambers
290 Tuttle Road, Cumberland, Maine 04021
Tuesday, February 28, 2017
6:30 p.m. NOTE EARLIER START TIME**

A. *Call to Order*

B. *Roll Call*

C. *Approval of Minutes of January 17, 2017 meeting.*

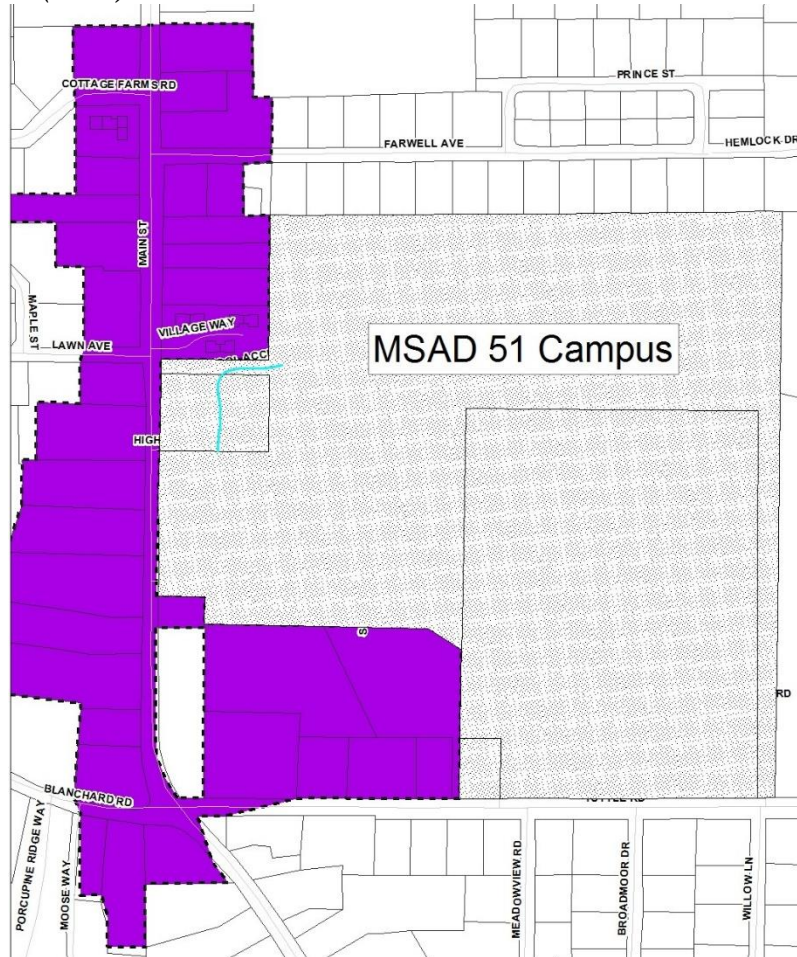
D. *Staff Site Plan Approval:* None

E. *Minor Change Approvals:* None

F. *Hearings and Presentations:*

1. ***Public Hearing: 5 Lot Major Subdivision Review for Preliminary and Final Review. Solar Way 34 Hillside Drive.*** Live Life Maine, LLC, Applicant; Representative: Tom Greer, P.E., Pinkham and Greer. Tax Map R 04; Lot 24.
2. ***Public Hearing: Site Plan Review: Central Fire Station Renovations and Expansion. 363 & 366 Tuttle Road.*** Applicant: Town of Cumberland; Representatives: Dan Diffin, P.E., Sevee and Maher Engineer and Andrew Hyland, AIA, Port City Architecture. Tax Map U-11, Lots 27 & 28.
3. **~~TABLED Public Hearing: Major 10 Lot Residential Subdivision Review for Preliminary Review. Spring Valley Subdivision. 29 Blackstrap Road.~~** Applicant: Walnut Hill Investments; Representative: Dan Diffin, P.E., Sevee and Maher Engineers. Tax Map: R07 A; Lot 1 A.
4. ***Public Hearing: Recommendation to Town Council to amend the Contract Zoning Agreement for Cumberland Foreside Village to;*** 1. Require plantings within the I-295 buffer along Lot 100 to screen the multiplex dwelling units, 2. Remove requirement to build sidewalk along buildings and trail within the I-295 buffer as previously stated in Exhibit D to the CZA (Design Guidelines for Commercial Properties and Multiplex Dwellings), 3. Require construction of a common walkway/path within the Route 1 right of way from Sky View Drive to Seafax and 4. Remove additional Route 1 buffer requirement for Lot 9, provided that the front setback is met and sufficiently vegetated. Applicant; Cumberland Foreside Village Housing, LLC, Tom Greer, P.E., Pinkham and Greer, Representative. ***Tax Map R01; Lots 11-1, 11-2, 11-3, 11-4, 11-5, 11-7, 11A, 11B, 11C, 12 & 12A,***

5. **Public Hearing: Major Subdivision Revision or Amendment to amend the Village Green Subdivision plan to show revised lot line for Tax Map R03 Lot 54 and Tax Map U10 Lot 7 B, Applicant: Town of Cumberland.**
6. **Public Hearing: Recommendation to Town Council to Repeal and Replace Section 315-63 (Signs) of the Cumberland Code. Applicant: Town of Cumberland.**
7. **Public Hearing: Recommendation to Town Council to add MSAD #51 properties Tax Map U11, Lots 1,9 & 8 and Tax Map U13, Lot 112 to the Town Center District (TCD) zone.**



The Town Center District (TCD) zone is the darker shaded area on the above map. All other properties are located in the Medium Density Residential (MDR) zone. The lighter shaded, cross hatched area is the school campus currently in the MDR zone and proposed to be added to the TCD zone.

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)