

**PLANNING BOARD MEETING
TOWN OF CUMBERLAND
Cumberland Town Hall Council Chambers
290 Tuttle Road, Cumberland, Maine 04021
Tuesday, June 20, 2017
7:00 p.m.**

A. Call to Order

B. Roll Call

C. Approval of Minutes of May 16, 2017 Meeting and May 30, 2017 Meeting.

D. Staff Site Plan Approval: None

E. Minor Change Approvals: None

F. Hearings and Presentations:

- 1. Public Hearing: Final Plan Review: Spring Valley - 10 Lot Major Subdivision. 29 Blackstrap Road. Tax Map: R07 A; Lot 1 A. Applicant: Walnut Hill Investments; Representative: Dan Diffin, P.E., Sevee and Maher Engineers.*
- 2. Public Hearing: Amendment to an Approved Site Plan: MSAD 51 to Construct a Performing Arts Center at Greely High School. Tax Map U-11, Lot 1. Applicant: MSAD 51, Representatives: Pat Carrol, LLA, Carrol Associates and Tom Greer, P.E., Pinkham and Greer.*
- 3. TABLED Public Hearing: Subdivision Review: Stratton Woods—4 Lot Minor Subdivision. 50 Stratton Woods Lane. Tax Map R07, Lot 55. Applicant: Steven Crotty Construction; Representative: Tom Greer, P.E., Pinkham and Greer Engineers.*
- 4. Public Hearing: Recommendation to Town Council to add Section 315.28.4 to the Cumberland Zoning Ordinance to permit 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)