**Property Information**

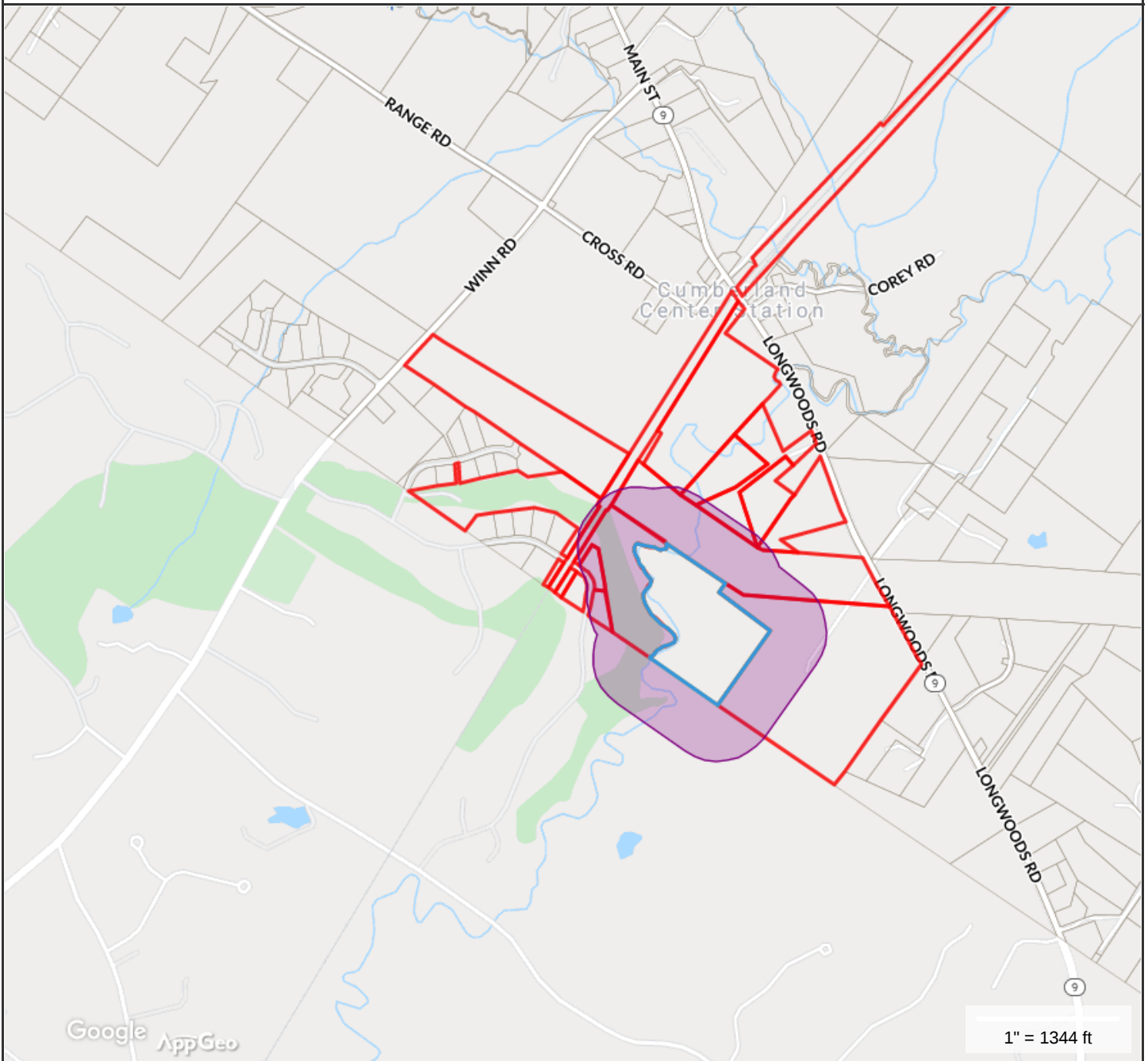
Property ID 0R03 0013 0000
Location 76 LONGWOODS ROAD
Owner VILLACCI DANIEL F

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Cumberland, ME makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 6/10/2020
Data updated monthly (see property record card)

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

**Property Information**

Property ID 0R03 0006A0000
Location LONGWOODS ROAD
Owner VILLACCI DANIEL F*

**MAP FOR REFERENCE ONLY
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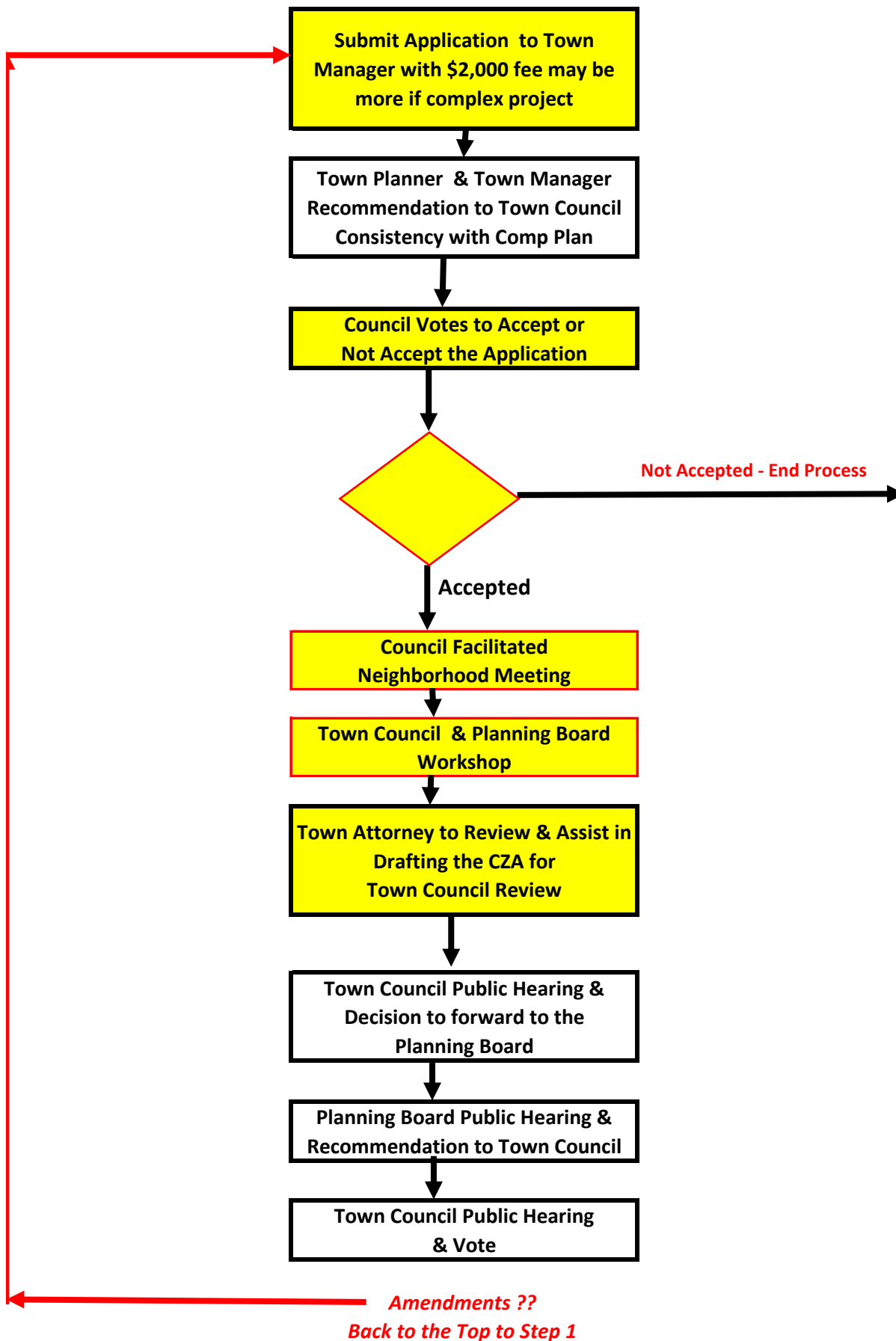
Geometry updated 6/10/2020
Data updated monthly (see property record card)

Print map scale is approximate.
Critical layout or measurement
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ITEM

21-068

To consider and act on starting the Contract Zone Agreement process
pursuant to the CZA flow chart



Date: June 22, 2021
To: Bill Shane, Town Manager
From: Carla Nixon, Town Planner
Subject: Contract Zoning Proposal for the Grange at Longwoods

As contained in Section 315-79 (Contract Zoning) of the Cumberland Zoning Ordinance, there are specific conditions that should be met before the Town enters into a contract zoning agreement. This memo addresses Section 315-79 A. (3): Standards.

Section 315-79: Contract Zoning

In consideration of a request for change in zoning classification for a particular property or group of properties under the provisions of Section 315-78, the Town Council may impose certain conditions on the use of the property where it finds that such conditions are necessary to protect the public health, safety, and general welfare, and when the Town Council seeks to advance desired land use objectives not inconsistent with the Comprehensive Plan.

A. Standards:

- (1) Any zone change adopted pursuant to this section shall be subject to a contractual agreement executed by authorized representatives of both the property owner and the Town, providing for the implementation and enforcement of the conditions of the agreement;*
- (2) The agreement shall only include conditions which relate to the physical development or operation of the property;*
- (3) Any zone change permitted under this section shall be consistent with the Comprehensive Plan of the Town and shall establish a rezoned area that is consistent with the existing and permitted uses within the original zones.*
- (4) The proposed contract zoning agreement shall clearly describe the extent of variation (if any) from the lot standards for the zone in which the parcel is located.*

I have reviewed the 2014 Comprehensive Plan and found the following areas of the plan to be consistent with the Grange at Longwoods project.

Chapter 2: Economy:

Goal 2: To encourage agriculture-related businesses.

Goal 3: To promote sustainability and encourage businesses that would allow residents to more easily obtain basic goods and services.

Chapter 6: Fiscal Capacity:

Goal 1: Continue to provide increased opportunities for non-residential development in order to shift some of the tax burden from residents to commercial taxpayers.

Chapter 7: Recreation and Open Space:

Goal 5: Continue to maintain open space areas and trails and look for opportunities to expand both with minimal use of tax dollars.

Goal 9: Encourage a trail system throughout the town.

Chapter 10: Critical Natural Resources:

Goal 1: To protect critical natural resources, including, but limited to, wetlands, wildlife and fisheries habitat, shoreland areas, aquifer recharge areas, and unique natural areas.

Goal 5: to strive to protect healthy populations of native wildlife and plants and their natural habitat.

Chapter 11: Agriculture and Forestry Resources:

Goal 1: To encourage the preservation of land that is suitable for agricultural and forestry uses.

Chapter 13: Land Use:

Goal: Work towards creating a more “livable” community.

Chapter 14: Future Land Use Plan

Rural and Growth Areas: The area where this project is proposed is in a delineated “rural” area of town. Excerpt from Chapter 14: *As shown of the rural /growth map, nearly 57% of the town is designated as a rural area. These areas are zoned Rural Residential 1 and 2 and they allow primarily residential and agricultural uses. Cumberland’s early economy centered on agriculture and fortunately, there are still large areas of rolling fields and forests that truly reflect “rural character.” While there are only a handful of working farms and orchards, this plan includes actions to protect those farms and to encourage future agriculture use.*

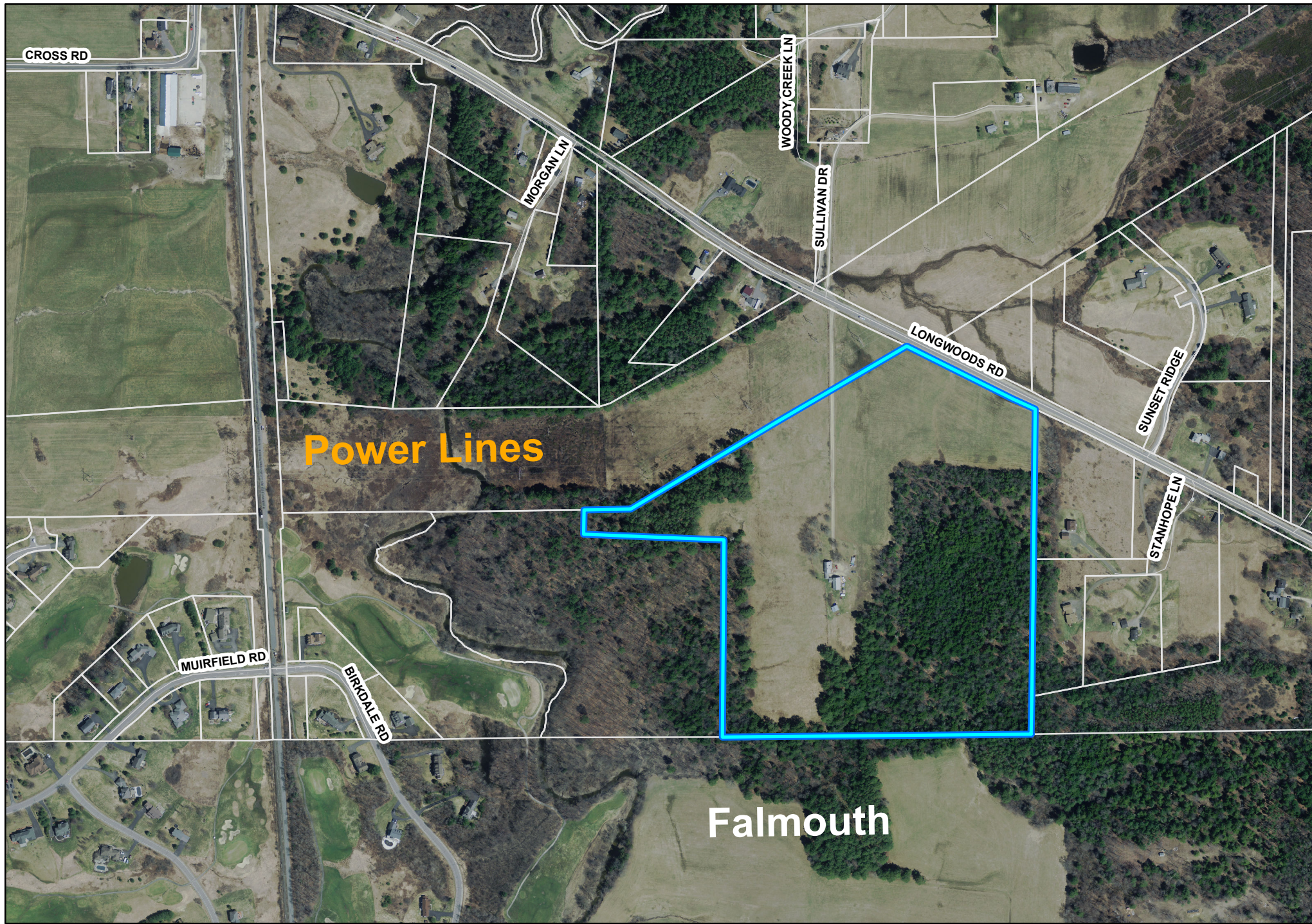
Chapter 15: Sustainability:

Goal 4: Facilitate the development of a diverse economic base that includes the provision of routine goods and services at the local level.

Goal 5: Create, protect and enhance “Social Places” where residents can gather together.

Goal 6: Promote Healthy and Active Lifestyles.

Goal 9: To support the growing, harvesting, and sale of locally produced food products.



500 250 0 500 Feet

1 inch = 500 feet

The Grange CZA Request- June 2021



The Grange

At Longwoods

Project Description

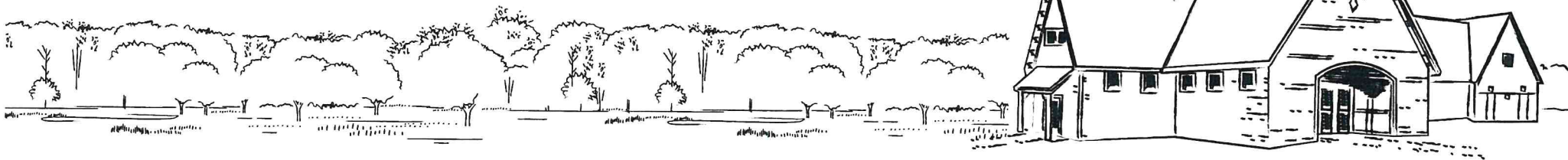
The Grange at Longwoods (working business name) will be a gathering place for the community of Cumberland and the greater Portland area.

With a family friendly, farmers market like atmosphere, our goal with this project is to provide a place for people to genuinely enjoy nature, fine local food and drink, local art, and acoustic music.

Aside from the small area set aside to build the Grange Hall itself, this entire property will be placed under permanent conservation for farming and for public use for generations to come.

The existing barn and farmhouse, built in the 1870's, will be preserved in pursuit of attracting a local farmer, to live and operate a plant based farm, under a financial arrangement conducive to the long term viability of a successful new England farm.

The Grange at Longwoods will be a partnership with the functioning farm on the property. We will source farm to table ingredients onsite, host farmers markets to help get produce to market, and host educational and community focused events to build awareness around the importance of supporting small local farms.



Notable Attributes of the Grange at Longwoods

- Public access to a large piece of undeveloped, permanently preserved land.
- A three mile long (+/-) network of walking trails featuring fields, and a diverse array of forest habitat including scenic vistas of the East Branch of the Piscataqua river.
 - This trail system could be used for cross country skiing in the winter as well as a connector for other existing and future trails systems on nearby properties (bike paths, walking trails, etc.)
- A working farm on the property farming around (+/-) 15 acres.
- A permanently secluded grange hall, situated in the interior of the property, far removed from all abutters, thereby respecting the spirit of the rural farming zone.
 - The Grange Hall Pub will feature fine farm-to-table food/beverages as well as acoustic music from local and regional sources.
- A calendar of community events/programs.
 - Farmers markets, makers markets, educational events, environmental fundraising, after school programs.
- A focus on local partnerships.
 - Partnering with local suppliers, local ingredients, providing small businesses with a platform to reach their audience through farmers markets or exclusive product offerings.



The Property at 76 Longwoods Road



Property Attributes

- 60 Acres including the house and barn.
- Property serves as a valuable watershed for the East Branch of the Piscataqua River.
- Valuable watershed area to the Piscataqua/Presumpscot Rivers.
- Abutting CMP easement which can be used for limited farming and trails.
- Abutting the Falmouth Town Line.
- Abutting a large parcel of existing farmland in Falmouth - Idleknot Farm.
- Abutting Falmouth Country Club.
- Through a partnership with MFT, 15 - 20 acres will hopefully be designated as a "Forever Farm".
- A 4 acre lot in the property 's interior (*see the site plan*) is intended for the Contract Zone For the Grange Hall Pub and related parking.
- The remaining land which is a small portion of field and the rest wooded land, will be placed under a permanent conservation easement.
- Less than 20 minutes from Downtown Portland.



A Focus on Land Conservation

The Grange at Longwoods project is relatively unique in that it joins together the attributes of a niche small business with the environmental need for more permanent open space and a perceived desire from a wide spectrum of folks seeking an authentically dynamic experience. Think of it as a cultural grange hall & park for the 21st century. Our goal for this property is threefold:

- Provide a family friendly community gathering space that enhances the cultural lives of residents of Cumberland and Greater Portland.
- Place a large parcel of land that is at risk for large scale residential development under a permanent conservation easement for the public to enjoy forever.
- Support Maines farming economy by hosting and supporting an active farm on the property in partnership with Maine Farmland Trust. This farm will be managed by an onsite farmer and it is intended that the farmer will utilize the high quality soils on the fielded acreage of the property. The Grange will source its ingredients from the farm as needed, as well as provide a platform for the farm to be as financially viable as possible through marketing and community outreach support.



The Grange Pub /Restaurant Profile

- The Grange Hall Pub will be a year round small establishment with less than 80 seats, with additional outdoor seasonal seating.
- The menu will use simple, farm to table ingredient sourcing as much as we can from the on site farm and local vendors.
- We will partner with local business to source our ingredients, beverages, and supplies.
 - Portland Paper, Local oyster farmers, Wormell Farms Beef, Urban Farm Fermentory, Native Maine, Maine Root Beverages, Cellar door, Maine Craft Distilling, Lone Pine, etc. (for example).
- Due to the grange hall's location on this large parcel, we anticipate no detectable noise, light or scenic impact on any of our abutters in keeping with the spirit of the rural farm zone.





Examples of The Grange Hall

Common Ground Center – Unity Maine



Example

The Well at Jordan's Farm - Cape Elizabeth, ME



Example



Example

NEW
FOUND
FARM



Site Plan - Aerial



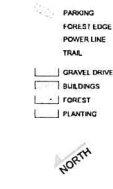
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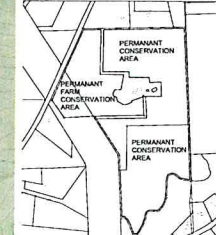
NOTE:

CONCEPTUAL DESIGN PLAN FOR 76
LOGWOODS ROAD COMMUNITY
GRANGE HALL WITH
PUB/RESTAURANT.
THESE DRAWINGS ARE NOT FOR
CONSTRUCTION AND ARE SUBJECT
TO CHANGE WITH FURTHER
SURVEYING AND DESIGN
DEVELOPMENT.
DISTRUBED AREA: 39,304 SQ.FT

LEGEND



PROPOSED CONSERVATION AREAS

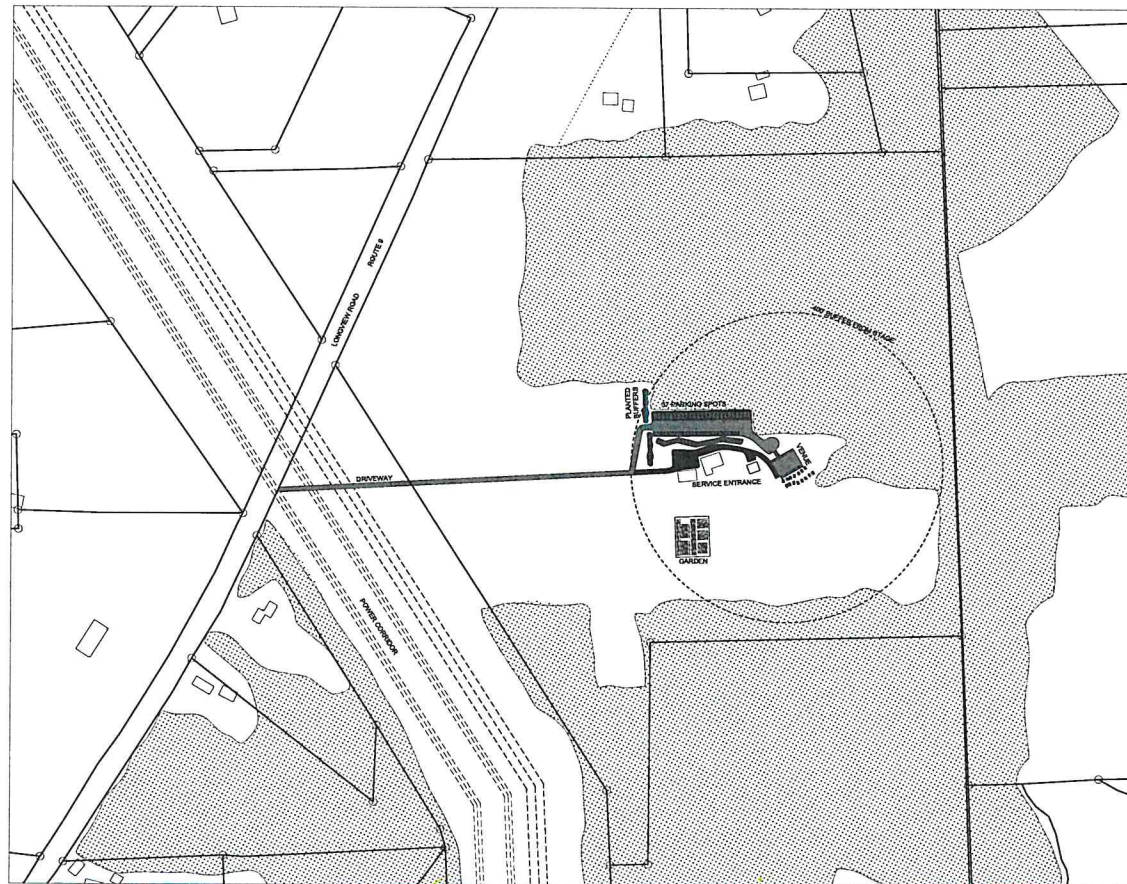


GRANGE PROPOSAL
76 LONGWOODS ROAD
CUMBERLAND ME
5/17/2021

PREPARED FOR
ALEX TIPSON



Site Plan - Sketch



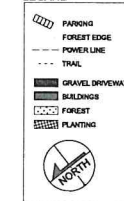
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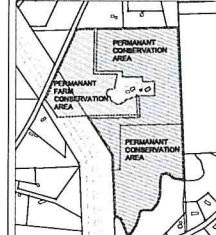
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LEGEND



PROPOSED CONSERVATION AREAS



GRANGE PROPOSAL
76 LONGWOODS ROAD
CUMBERLAND ME
5/17/2021

PREPARED FOR
ALEX TIPSON

A Community Partnership

This project is focused on being good stewards of the land, good neighbors to our abutters, and being good partners to the community at large. We are open to any and all ideas from the town and residents that will contribute to the long term success of this project and enhance the quality of life in the community.

Rather than depending on government financing, the Grange Hall Pub will be the cash flow engine that makes this conservation project financially possible and viable. This project is focused in synergy:

- Between the farmers' produce and the food that is served at the Pub.
- Between a small business in partnership with the Cumberland Land Trust.
- And between the entire project and the community of Cumberland.

If successful, this unique community venue will verify that everyday people, small business, and local government can come together to create something of extraordinary value for all three of these entities.





Thank you

Please note that this project profile is for informational purposes and details of the project are subject to change.