

# MINUTES

Cumberland Town Council Meeting

Town Council Chambers

**Monday, January 22, 2024**

## 7:00 P.M. Call to Order

Present: Councilors Copp, Douglass, Edes, Filson, Segrist, Storey-King and Vail

### I. APPROVAL OF MINUTES

Motion by Councilor Copp, seconded by Councilor Vail, to accept the January 8, 2024 meeting minutes as presented.

VOTE: 7-0 UNANIMOUS

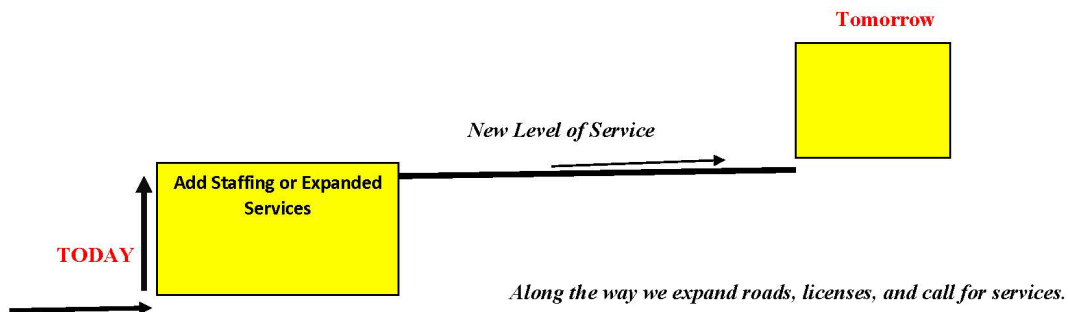
### II. MANAGER'S REPORT

Town Manager Shane presented the following on the proposed Affordable Housing Project:

#### Tax Impacts as a result of growth in residential housing

The significant impacts to our Municipal Services budgets are:

- Education
- Police and Fire - EMS
- Roads
- Solidwaste



As we evaluate the need for more services it is done with a look forward determining when can the costs of the new services be absorbed best. We often look at future projects coming online and ask can we defer capital to absorb a needed position for fire fighters, clerks, police officers, equipment operators and groundskeepers. It is done on a project-to-project basis. For example, when a subdivision is built it often takes 2-5 years to complete the buildout. This apartment complex may take from start to finish at least 3 years and perhaps as much as four years to complete.

TIF district #8 includes 103 units of homes in Oceanview, the Properties on Stiles Way (Brush Facility, Compost Pad, Town Orchard, Town Forest, and the LL fields. This is one Neighborhood designed for multiple purposes.

**New Housing Development:**

Paved Roads – built, maintained, and paid for by developer.

Trash Collection – **Paid for by Developer.**

Grounds Maintenance – **Paid for by Developer.**

Building Maintenance - **Paid for by Developer.**

Police - 10,000 Call for service per year. \$190 per call x estimate 12 calls per year = **\$2,280**

Fire – EMS 1,251 Calls for Service per year estimate 12 per year \$1,039 per call = **\$12,468**

Town Roads use about 19% of town budget - **\$40,000 per year x 19% of \$40,000 = \$8,000 per year**

**This exercise would result in the following municipal impacts per year:**

Solid Waste Costs	\$ 0
Building & Grounds	\$ 0
Police	\$ 2,280
Fire & EMS	\$12,468
Road Tax?	\$ 8,000
Traffic Calming \$15k/10yr	<u>\$ 1,500</u>
	<b>\$24,248 per year</b>

**What about Education then?**

It is estimated by the developer based upon 70% of the additional bedrooms over will occupy 1 child. That could result in up to 36 children.

A 96-unit apartment complex plus 45 single family homes on RT 1 currently has 12 children. The numbers provided by the developer, while conservative, seem a bit high for what may be actually happening especially with 2-bedroom apartment where typically that can become a roommate situation. Dividing the # of children by the cost of education to us this year yields \$16,230 per child.

**\$23,103,879 (Education Costs to Cumberland) / 1,423.50 (Total Cumberland Students) = \$16,230 per student**

DRAFT

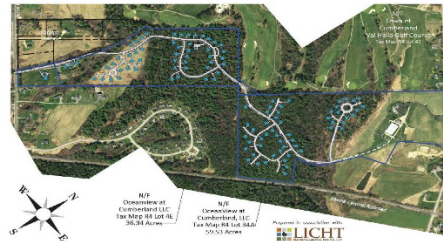
### Apartments

71 – 1 bedroom 21 – 2 bedroom 15-3 bedrooms



### Oceanview

104 Single Family Senior Condos + Community Space



Oceanview

### TIF FUND

AVG.- \$40,000 per year



Can be used for:

Paramedics  
Public Safety Equipment  
Public Safety Towers  
Recreation Spaces  
Infrastructure

### Town General Fund

Avg. \$550,000 until 2048



School	\$15.35	\$384k
Town	\$ 6.01	\$150k
County	\$ 0.79	\$20k
No Children in Neighborhood		
\$384k/\$16.2 = 23 Children Educated		

### TIF FUND

Avg. \$550,000 until 2048



Paramedics	\$ 200,000
Public Safety Equipment	\$1,500,000
Public Safety Towers	\$2,500,000
Recreation Spaces	\$3,500,000
Infrastructure	\$4,000,000

DRAFT

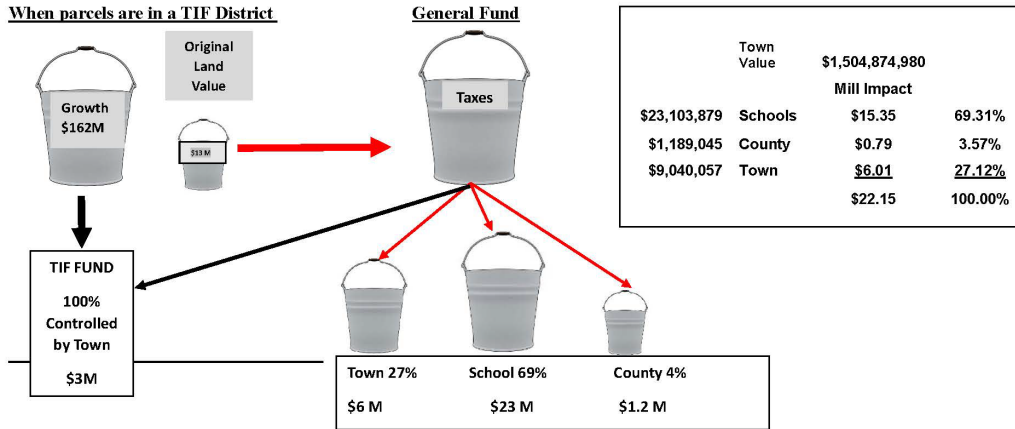
TIF District 8 is projected to pay \$550,000 a year into the general fund and TIF Fund

General Fund \$550,000 x 69.31% for Education = \$381,205 / \$16,230 per child = 23.5 children

Oceanview is a 55+ neighborhood with "0" children

**Taxes vs. TIF's how they are offset?**

Tax Increment Financing is primarily used to enhance Economic Development. The monies can be used for many different projects as shown below. When affordable housing is added to the allowances approved by the state, then recreation areas can be included.





TIF funds can't be used to offset general fund expenses. The main use of TIF funds has been capital projects. **To date we have paid for** by TIF Monies the Following 2004 - 2024:

Range Road Reconstruction and Water Line	\$ 4.2M
Blackstrap Road Reconstruction	\$ 1.2M
Route 100 Water Mains and drainage improvements	\$ 2.2M
Blanchard Road & Skillin Road Watermains & Road	\$ 3.2M
Main St. Sewer and Sidewalk Project	\$ 2.2M
Tuttle Road Recon and Sidewalks	\$ 2.6M
Route 1 Center Turning Lane	\$ 1.0M
Main Street Paving & Safety Improvements	<u>\$ 1.2M</u>
	\$17.8 M

Future TIF Monies will pay for recreational activities in the district if the affordable housing project is approved. If not, TIF monies can't be used as there would be no need since no affordable housing was built. The 11-acre parcel on Stile's Way would need to be considered for some future housing project.

This District will generate enough taxes to pay for Radio Communication towers for Police & Fire -EMS, fire trucks, road paving, drainage improvements and future projects that will benefit our entire community.

DRAFT

161 PARKING SPACES  
(10'x20' SPACE DIMENSIONS)  
WITH 25'-WIDE DRIVE AISLE

2-STORY BROADCAST/SCOREKEEPER  
TOWER WITH GROUND LEVEL  
RESTROOMS AND CONCESSIONS

4 BASEBALL/SOFTBALL FIELDS

EXISTING WETLAND (TYP)  
SEE NOTE 3

EXISTING PROPERTY LINE  
SEE NOTE 2

50 0 100 FEET

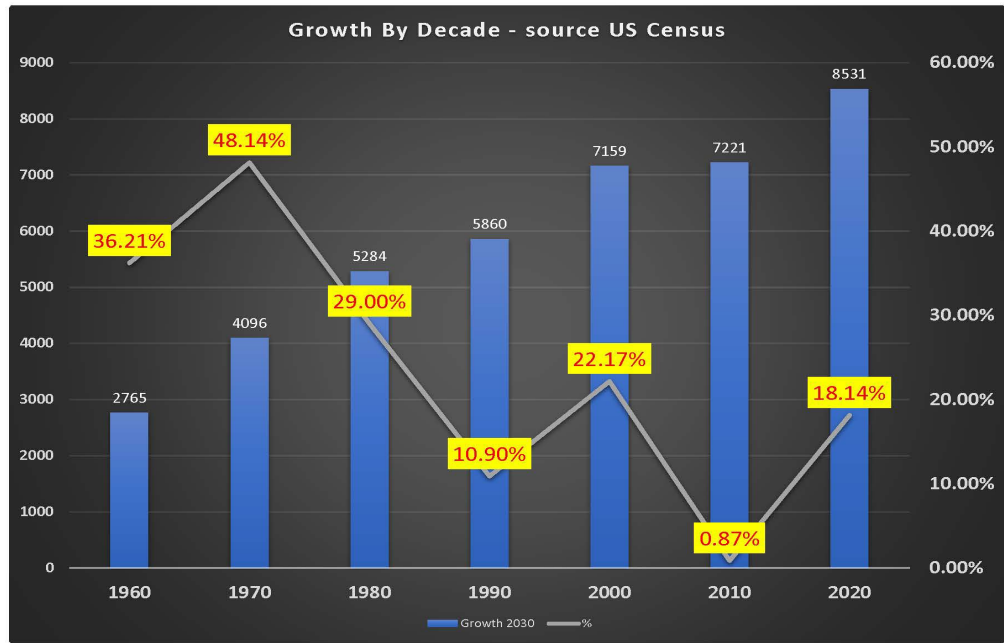
FIGURE 1  
CUMBERLAND BASEBALL AND SOFTBALL  
FIELD COMPLEX  
TOWN OF CUMBERLAND  
STILES WAY  
CUMBERLAND, MAINE

**SME**  
SEVEE & MAHER  
ENGINEERS

NOTES:  
1. AERIAL PHOTO FROM GOOGLE EARTH  
2. PROPERTY BOUNDARIES FROM PLAN TITLED "EXISTING CONDITIONS SURVEY FOR TOWN OF CUMBERLAND MAILING ADDRESS: 290 TUTTLE ROAD CUMBERLAND ME 04021 OF LAND PROCURED OFF TUTTLE ROAD CUMBERLAND, MAINE", BY BOUNDARY POINTS PROFESSIONAL LAND SURVEYING, LLC, DATED 12-7-2015.  
3. WETLANDS AND STREAM DELINEATED BY ALBERT FRICK ASSOCIATES, INC., DATED 3/9/16.

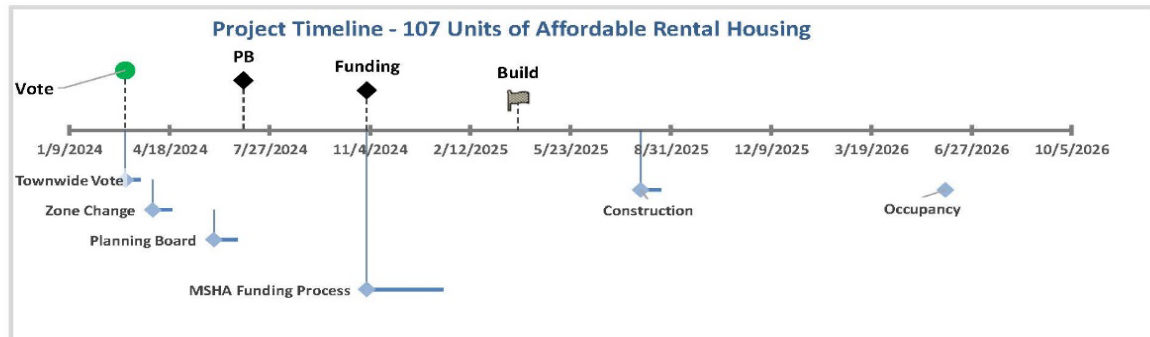
Image © 2022 CNES / Airbus, Mapbox, Imagery, Mapbox Technology, U.S. Geological Survey, Google

CWD: BASE LWN: NCME CTR: SMC-STD-HALF REV: 10/25/2022



DRAFT

If the project is approved the next step would be to change the Zoning on the Property from RR1 to the adjacent district where the 38 Village Green Apartments are located, and Village Green neighborhood is located. That District is the Village Mixed Use Zone (VMUZ). If approved this would allow the process to begin and once the Zone is changed the project application could be submitted and the Planning Board would begin their review. Traffic, wetlands, stormwater, sewer, noise, environmental impacts - the Planning Board will evaluate all.



### III. PUBLIC DISCUSSION

Bruce Sherwin of Blanchard Road said that he thought we were building 2 ball fields, now it's 4. North Yarmouth kids also use those fields. North Yarmouth should have some financial involvement in this just like they do with the Library and Recreation services. He would like to see the ball fields become part of the school, and then North Yarmouth will pay their part. He suggested a capital campaign to raise the money. He would donate \$10,000. There are other options. Tying little league to the affordable housing project is a huge mistake. What will people do if they want to vote yes to move the little league fields, but no on the affordable housing project? The referendum question does not mention anything about the little league fields, the cost to move them, or if the taxpayers are willing to give up town owned land. The question is not being asked correctly. He developed a flyer that he will begin handing out this Thursday. He asked the Town Council to review it and make sure that his facts are correct. He asked that it remain confidential between now and Thursday.

### IV. LEGISLATION AND POLICY

#### 24 – 004 To hear a cemetery report from Robert Storey.

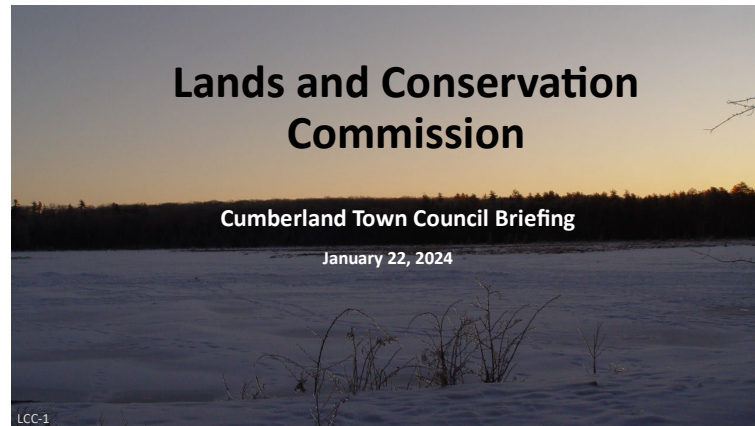
Mr. Storey, President of the Cumberland Cemetery Association, gave an update on the cemeteries: The Cemetery Association was incorporated in 1933. The cemeteries belong to the Town and the Cemetery Association oversees the money and the maintenance. When he took over 24 years ago, the association was on the verge of collapse because they were underfunded. When Bill Shane became Town Manager, the association



sat down with Bill and over the years, he helped the association get the numbers up. Today they are in a good place financially. New granite signs were purchased for all our cemeteries. A lot of improvement projects have been done over the years in our cemeteries, including road maintenance, tree planting and new fences. There are lots available for sale in Foreside Cemetery, Moss Side, Universalist, Farris, and Methodist Cemetery.

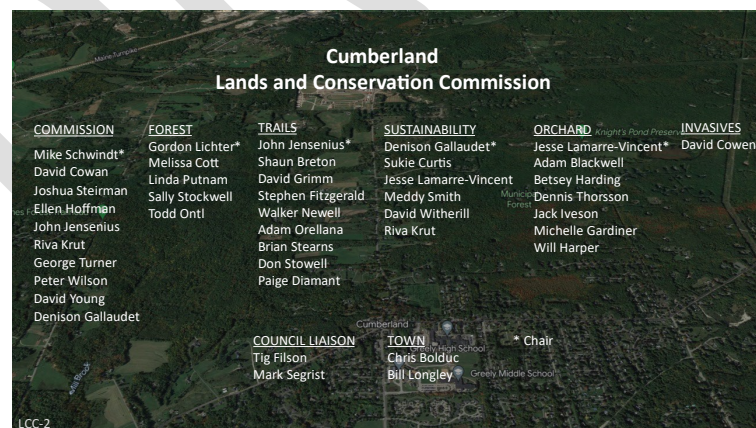
## 24 – 005 To hear an update from the Lands & Conservation Commission.

Chairman of the Lands and Conservation Commission, Mike Schwindt, gave the following update:



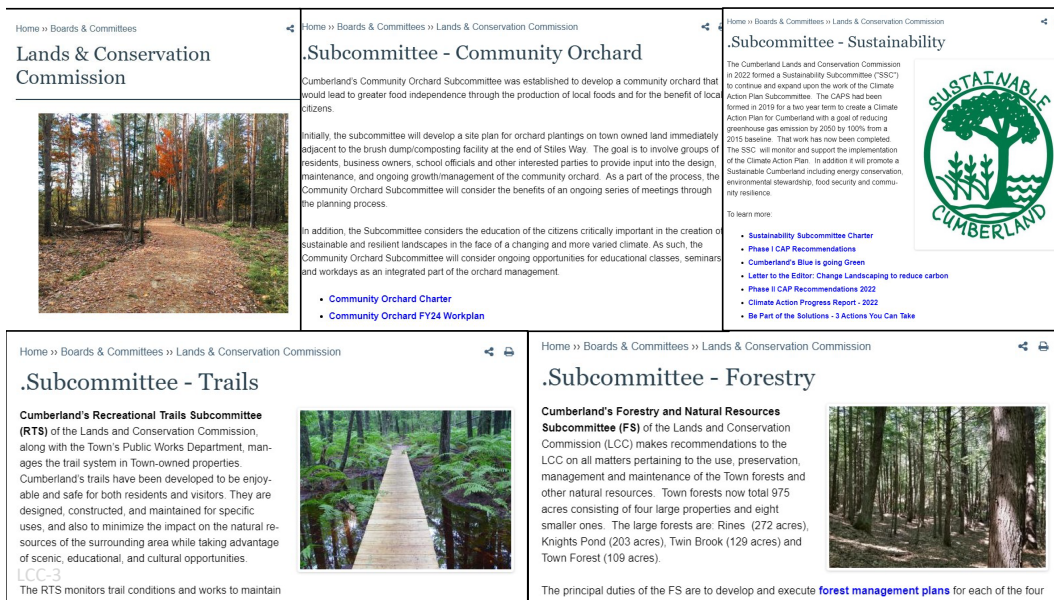
Thanks for the opportunity to provide an update on what the Commission and its very active subcommittees have been working on this past year as well as helping us decide what we propose to do in the upcoming fiscal year.

We appreciate the financial support you have provided for the past two years. In fairness to Chris and the other managers, whenever we had a need to purchase things, the bill would magically get paid. While that worked for us, it can be a bit of a bummer when you find out someone else spent money that you have been planning to use for your job assignments.

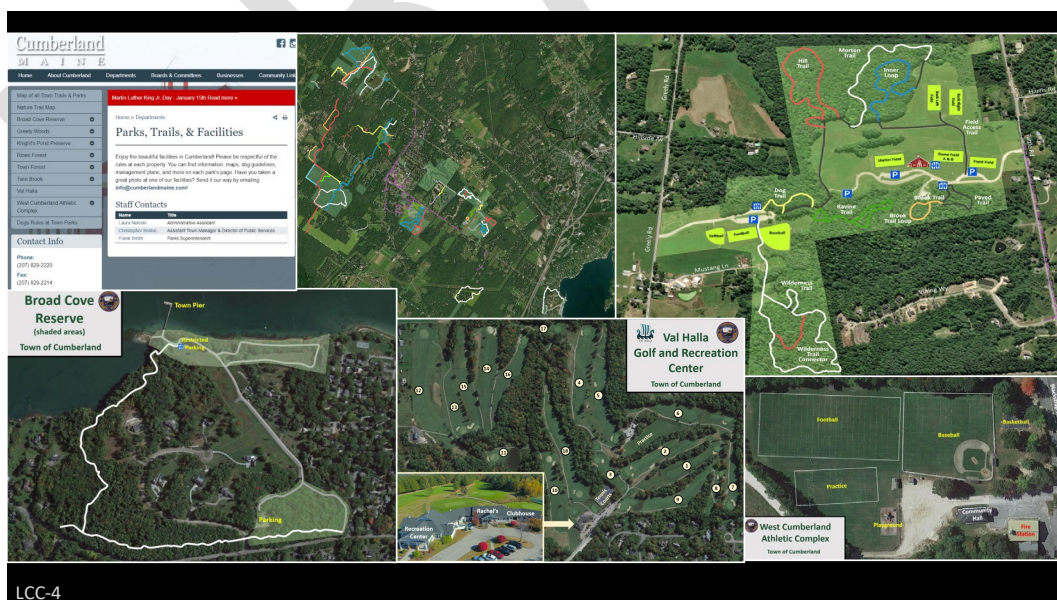


We continue to enjoy community support in that people volunteer to serve on and actively do the work of the various subcommittees. Right now, we have a combined volunteer base of 32 people of which a number serve on more than one committee or subcommittee – and we’re still looking for a few good volunteers to fill out the Invasives Subcommittee. And so we grow.

The **COMMISSION** continues to both manage its responsibilities under the ordinance as well as maintain our three gardens. When we listen to what LCCs in other towns are doing, it's easy to appreciate the support we receive from the Town Council and the Cumberland citizens because we're able to cover broader subjects than our contemporaries – and we still have a ways to go to fully address our responsibilities under the ordinance.



We also updated the information on the Parks webpages and, in addition to adding an interactive map of all trails, we updated the maps for each of the facilities.





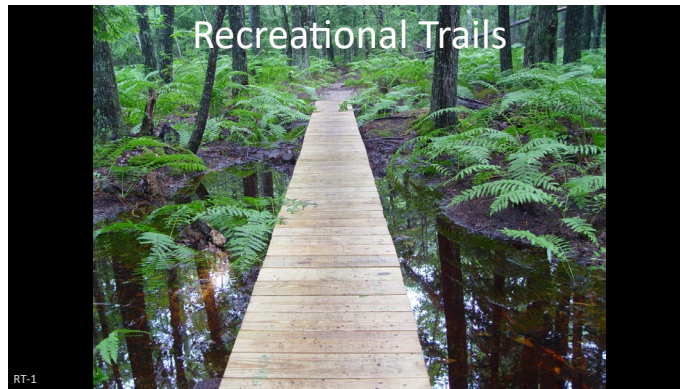
During the past year, we've worked with Whitney to improve the information available to the public on the Town's website. This has included up-to-date information on both LCC and subcommittee functions and activities. Of course, we'll be adding a web page for our Invasives Subcommittee soon.



**Forests and Natural Resources.** One of our senior subcommittees expanded its horizons this year – moving into the natural resources area. Thank you for endorsing the bird nesting policy – while in some respects it may appear as a small thing, overall, it can play a much larger role for the future.

Invasives management within the Town's woodlots is needed. We support the continued grinding efforts in the Town Forest as well as spraying of earlier cut areas to take invasive management to the next level.

In Rines Forest, in earlier years, we scheduled sessions for hand cutting the buckthorn. This year we used some of the carryforward funds to hire a contractor with smaller equipment to spend five days mechanically clearing the buckthorn. We estimate about 20 acres were cleared this way. Additionally, we continue to work with our forester to identify and plan for future control measures in all our forests. We expect to have his recommended plans of action in the near future.



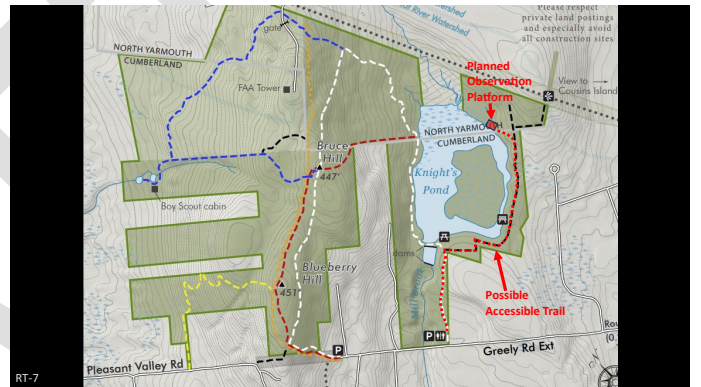
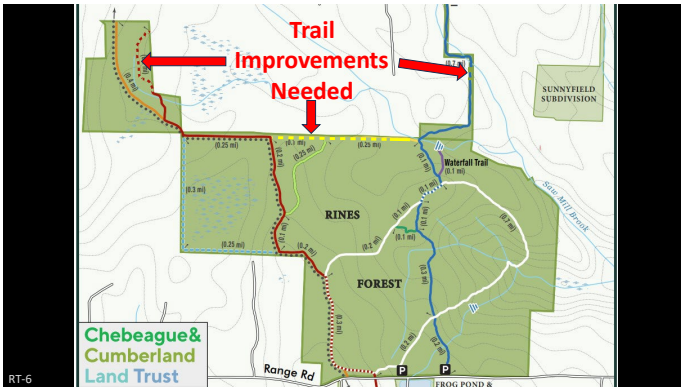
**Trails.** The heavy rains over the past 18 months have challenged the sustainability of many trails in the region. However, the continuing efforts of the Trails Subcommittee have helped mitigate the impacts of the wet conditions and have allowed us to keep our 16 miles of trails open. Areas of trail that were, or could have become, 12-foot-wide sections of muck are currently 24-inch-wide, all-weather, all-season, hardened footpaths. In areas where hardening was not appropriate, walkways were built over the wet sections, including this 156-ft walkway at Knight's Pond and this 46-ft walkway in Greely Woods. Most recently, the Trails Subcommittee assisted North Yarmouth with the design and construction of a 72-ft walkway over a wet area on the North Yarmouth side of Knight's Pond.

While the work done by the Subcommittee has had a very positive impact on many of the Town's trails, the weather and traffic have taken a toll on some other trails. Sections of the Yellow, Red, and Blue Trails in Rines Forest are in serious need of improvement.

Right now, we are working with North Yarmouth to explore the possibility of making the trail on the southeast side of Knight's Pond ADA-compliant accessible. The goal would be to have an accessible trail lead from our Knight's Pond parking lot to North Yarmouth's planned accessible viewing platform near the Cumberland/North Yarmouth line.







## Sustainability



### CLIMATE ACTION PLAN

Recommendations for Action

Prepared for Cumberland Town Council &  
MSAD51 Board of Directors

March 2021

*November 2023 Update*

S-1

**Sustainability.** We have made significant strides towards reaching the goals identified in the two Climate Action Plans.

Here are the Phase 1 action items which we believe are readily attainable:

1. **Develop a MSAD51 solar farm.** This is now under contract with Revision Energy and in the planning stages for implementation after the next vote. It will include solar panels on the Middle school and an off-site solar farm.

2. **Install industrial scale heat pumps to supplement natural gas heating.**
3. **Phase in EV or plug-in hybrid automobiles, light duty vehicles, and school buses.** In addition to the EV mower, the Town has had 2 EVs and the Police Department is looking to phase in hybrid cruisers. The school is applying for EV buses in the upcoming federal grant round.
4. **Set aside 250-acre forest carbon reserve from Town-owned woodlands.** This is done.
5. **Design and build new public buildings to a zero-carbon standard.**
6. **Make available 5-10 acre parcels of Town-owned land to one or more market gardeners.**
7. **Engage the school district to integrate CAP into K-12 curricula.**

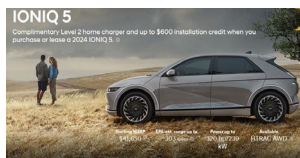
## Path to Carbon Neutrality



### Town EVs



S-2



## Phase 1 Action Items



CAPS believes that Phase 1 goals are **readily attainable** by taking the following **additional actions**

1. Develop a **MSAD51 solar farm**;
2. Install **industrialscale heat pumps** to supplement natural gas heating
3. Phase in **EV or plug-in hybrid automobiles, light duty vehicles** and **school buses**;
4. Set aside **250 acre forest carbon reserve** from Town-owned woodlands;
5. Design and **build new public buildings to a zero-carbon standard**
6. Make available **5-10 acre parcels** of Town-owned land to one or more **market gardeners**
7. Engage the school district to **Integrate CAP into K-12 curricula**

S-3



**Invasives.** This subcommittee was just formed several months ago.

Earlier I'd mentioned the work Forests, working with our Forester, is doing to manage invasives in our woodlands. Unfortunately, the invasives in our Town are not limited to those areas.

By taking a short drive down our streets, one can readily identify an unfortunate number of invasives – knotweed, purple loosestrife, bittersweet, honeysuckle, Canadian thistle, buckthorn, rosa rugosa - and the list continues. Unfortunately, our roads and trails often serve as the main conduits for their spread.

We had previously sprayed the knotweed in the town ditches, and it looked like we had good success in knocking them down. Unfortunately, we didn't do the necessary follow-up and it came back, nice and thick. A reminder that follow-up is critical, or we quickly give back any ground gained.



Although this subcommittee is still in its start-up phase, they have already started systemically looking at the problem. First, they're working on understanding where the worst infestations are located, the species involved and where spreading is occurring. Then they intend to draft a plan to identify priorities and select the best management strategies whether biologic, mechanical or chemical. They will also set up a tracking system so that we'll have a record of what's been done and what follow-up is needed.

Much of this work can be readily done by our volunteers; however, we will continue to work with Chris and his staff of licensed applicators when herbicide treatments are needed. We will also be considering the use of outside contractors where it makes the most sense and we have funding to do it.

In addition to the infestations on Town property, we need to be able to work with adjacent landowners to help them get their invasives under control. As the single largest land use category in Town, their success is critical to our success. I can see there's a growing interest in that area – a session we sponsored a couple of months ago had about 40 people in attendance.

Outreach and education will be an important component of our program. We'll continue to host informative presentations and provide information through social media and the Town Crier as well as with email blasts. Some of these may end up in your mailboxes. We welcome feedback on what resonates and what, maybe not so much. Plus, we will need to update our portion of the Town's website.



Also, a number of us are working with NY residents in an ad hoc set-up to do some cleanup in our towns. So far, the bulk of that effort was right outside Prince Memorial Library. More work is planned to begin again next spring.

In coming years, we hope to start work on the invasive insects and diseases headed our way; several of which are now on our doorstep.



We also brought community members together to prep all of the planting sites for the arrival of the fruit/nut trees in 2024.

So far, we have sponsored training sessions at Prince Memorial Library so people can learn about the various native species, how to propagate them and provided seed so they can plant these in their own back yards.

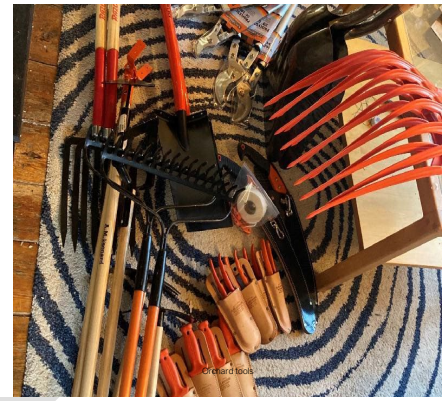
We will be sponsoring additional classes in 2024 on

- food forest design,
- grafting cultivars (apple/pear/cherry/plum varieties) onto hardy rootstocks,
- creating healthy living soils,
- planting fruit trees,
- oil free orchard maintenance,
- planting to support pollinators, companion planting, and propagation techniques.
- Many of these classes will take place in the orchard to provide hands on learning, as well as getting the community involved as the orchard is planted and starts to grow.

All these are exciting challenges for us. Part of what we need to consider, as we develop our FY 2025 work plans, is to coordinate our plans and efforts with the needs of the Town. To that end, we appreciate your advice and counsel as to the direction you, the Town Council, feel we should move so that our efforts can complement your goals.



CO-2



CO-3



CO-4



CO-5

Thank you for the opportunity to provide this update on what your Lands and Conservation Commission is doing.

**24 – 006 To accept an anonymous donation for use in the Town’s benevolent fund for heating assistance and other needs.**

Town Manager Shane said that we have a resident who contributes to our benevolent fund annually. They have been doing this for over 20 years and they are very generous. The Town Council has to vote to accept the donation.

Motion by Councilor Copp, seconded by Councilor Storey-King, to accept an anonymous donation for use in the Town’s benevolent fund for heating assistance and other needs.

VOTE: 7-0 UNANIMOUS

**V. NEW BUSINESS**

**Councilor Copp** – he donated \$20 to the 4-H fund that benefits the Food Pantry. This is a very worthy cause.

**Councilor Vail** – he requested that the Town Council hold a workshop in the near future to look at properties that are available for the little league fields.



Every Sunday when he walks in the Town Forest, he goes past the solar field on Drowne Road. He would like to see if that can be expanded.

**Councilor Filson** – no new business.

**Councilor Douglass** – no new business.

**Councilor Edes** – he thanked Councilor Douglass for the Red Sox hat that she gave him this evening. She gave all the Councilor's one for Christmas and she knew that he sent his to his son who is stationed overseas.

**Councilor Storey-King** – the Library Board met last week and approved the continued leadership of Paul Dexter as Chairman. He does a fabulous job.

Bert Kendall is busy putting together a Library Expansion Task Force.

Card week starts tomorrow at the library. New library cards are being issued as part of the Minerva program. The Library Advisory Board and the Friends of Prince Memorial Library have donated gift baskets. If you go to the library this week and get your new library card, your name will be put in a drawing to win one of the baskets.

There is a vacancy on the Library Board. More information can be found on the Town website.

A reminder to register your dogs before January 31<sup>st</sup> or you will be charged a late fee.

The Town Clerks office has new Broad Cove Reserve stickers.

There is a meeting this Wednesday at 6:00 p.m. with the Village Green neighborhood on the proposed affordable housing project. The meeting is in the Town Council Chambers.

For anyone looking for an apartment right now (since there is a housing shortage), there are 6, 2-bedroom apartments and 2, 1-bedroom apartments available at Cumberland Foreside Village Apartments. If you are single and have a roommate, it would cost you \$1,150 each, per month.

At the March Planning Board meeting, they will consider a development in West Cumberland that should concern us. 72 single family homes, being called condos to allow for more density, are being proposed.

By the next time the Town Council meets, the Town Manager job posting will be closed. This is a lengthy process because we want to get it right. She has heard concerns that there aren't any citizens on our search committee. She would like to remind everyone that all 7 members of the Town Council are citizens, and we represent all the citizens. If anyone has questions or concerns about the process, please contact any one of the Town Councilors.

There is a winter fun day at Val Halla on Saturday, February 3<sup>rd</sup>. There will be sledding, a bonfire, food, and fun for all.

**Chairman Segrist** – in addition to the meeting with the Village Green neighborhood this Wednesday, there are also 2 more public meetings on the proposed affordable housing project at Val Halla on February 1<sup>st</sup> and February 29<sup>th</sup> at 6:00 p.m.

At the last legislative session, we worked with State Representative Steve Moriarty, our Town Manager, and Town Attorney, to draft a bill that would allow municipalities to create their own senior property tax stabilization program. The bill passed in committee last week 7-2, and will move to the House and Senate within the next couple of weeks.

**VI. ADJOURNMENT**

Motion by Councilor Copp, seconded by Councilor Storey-King, to adjourn.

VOTE: 7-0 UNANIMOUS

TIME: 9:10 P.M.

Respectfully submitted by,

Brenda L. Moore  
Council Secretary