

MINUTES

Cumberland Town Council Meeting

Town Council Chambers

MONDAY, August 28, 2017

6:45 Nominating Committee

7:00 P.M. Call to Order

Present: Councilors Bingham, Copp, Edes, Gruber, Stiles, Storey-King and Turner

I. APPROVAL OF MINUTES

Motion by Councilor Bingham, seconded by Councilor Gruber, to accept the August 14, 2017 meeting minutes as presented.

VOTE: 7-0 UNANIMOUS

II. MANAGER'S REPORT

Town Clerk, Tammy O'Donnell administered the Oath of Office to Police Lieutenant, David Young and Sergeant, Tony Ridge. Chief Rumsey then recognized Officers Burns, Burke, Hendee and Merriman who recently obtained their EMT license.

Girl Scout, Erin O'Donovan presented her Gold Star Project "Cumberland Schools through the Ages". Her project can be found on the Town's website under Community News (Historical Society tab).

Town Manager Shane explained that the Doane property (across from Town Hall) is under contract. Ocean View of Falmouth is proposing to build 50, cottage-style homes, in the \$500,000 and up range for seniors (55 and older). They also are purchasing the Godsoe property on Greely Road which is adjacent to the Doane parcel. They have agreed to protect the 6-acre scenic vista on Greely Road with a conservation easement in perpetuity and develop the back land as part of the Senior Housing Overlay District.

The Town will be sending out Requests for Qualifications looking for proposals to develop the land adjacent to the Town Forest with 50 to 100 senior and affordable housing units. There will be an event in October with a moderator to facilitate a meeting to get public input on how this property should be developed. The Lands & Conservation Commission will also make a recommendation.

III. PUBLIC DISCUSSION

None

IV. LEGISLATION AND POLICY

17 – 120 To hear a report from the Finance Director re: end of FY'17 financials. TABLED TO SEPTEMBER 11TH

Motion by Councilor Bingham, seconded by Councilor Stiles, to table to September 11th.

VOTE: 7-0 UNANIMOUS

17 – 121 To hold a Public Hearing to consider and act on authorizing the Town Manager to purchase 19.6 acres of land around Knight's Pond.

Town Manager Shane said that this is an exciting opportunity for the Town. John Paynter has always wanted to protect his land around the pond and keep it in conservation. He approached the Manager and asked if the Town would be interested in purchasing 19.6 acres. An appraisal was done and the price of \$90,000 was agreed upon, financed over 10 years. The Town will now own all of Knight's Pond.

Chairman Edes opened the Public Hearing.

Public discussion: Brian Marcuarelle of the Chebeague & Cumberland Land Trust said that the Land Trust strongly supports the purchase of the Paynter property. The Land Trust has considered the preservation of the Knight's Pond property (with the Towns of Cumberland and North Yarmouth) as one of their crowning achievements. Mr. Paynter has done an amazing job of stewarding the property on the eastern shore of the pond. The Land Trust is looking forward to working with the Town to maintain the trails and provide a link to the existing trail.

Adam Dews said that he is not opposed to Knight's Pond, but he would like to know how much more land the Town plans to purchase in the future.

Councilor Bingham responded that it is a valid concern. One of the reasons that we are considering this purchase is because it will complete the existing preserve. Financing this over 10 years will prevent the Council from spending any money from the land acquisition fund, but instead add it to the budget every year. This is a legitimate question and he thanked Mr. Dews for having the courage to ask it.

Councilor Stiles added that the Council really puts a lot of consideration into any land purchase. This one makes sense because we own only a portion of the pond now and have the opportunity to purchase the remainder, and the willingness of the seller to finance it. He also pointed out that over the past few years, the Town's portion of real estate taxes has gone down. Any increases were due to the County and School taxes going up. He feels that this purchase is good for the Town.

Sam York, Chairman of the Lands & Conservation Commission said that the Commission has seen a tremendous increase in the use of the Town owned properties, especially Rines Forest and Knight's Pond Preserve. This is partly due to publicity and partly due to the aggressive trail making activity. It is important to realize that this is a great selling point for people moving to Cumberland.

Pete Wilson of Oak Ridge Road said that he is an abutter of the Knight's Pond area. The property is used a lot and he enjoys seeing people recreate there. He supports the purchase of the land by the Town.

Mark Isaacson of Blanchard Road said that he uses the Knight's Pond area a lot and it has certainly come a long way. He hopes the purchase goes through.

John Paynter said that there is a substantial trail on the property that goes almost to the Knight's Pond Preserve parcel. Only a couple of hundred feet will have to be built to connect the two pieces.

Chairman Edes closed the Public Hearing.

Motion by Councilor Bingham, seconded by Councilor Gruber, to authorize the Town Manager to purchase 19.6 acres of land around Knight's Pond for the purchase price of \$90,000.

VOTE: 7-0 UNANIMOUS

17 – 122 To hold a Public Hearing to authorize the issuance of Senior Property Tax Assistance Program payments.

Town Manager Shane said that this is our 10th successful year of this program. We had 167 applicants and we will spend a little over \$60,000, if authorized this evening, in refunds to our seniors.

Chairman Edes opened the Public Hearing.

Public discussion: none

Chairman Edes closed the Public Hearing.

Motion by Councilor Gruber, seconded by Councilor Storey-King, to authorize the issuance of Senior Property Tax Assistance Program payments.

VOTE: 7-0 UNANIMOUS

17 – 123 To appoint a member to the Lands & Conservation Commission.

Motion by Councilor Copp, seconded by Councilor Gruber, to appoint Denny Gallaudet to the Lands & Conservation Commission Forestry Sub-Committee.

VOTE: 7-0 UNANIMOUS

17 – 124 To forward to the Lands & Conservation Commission for a recommendation, the proposed uses for the Town owned land adjacent to the Town Forest.

Motion by Councilor Bingham, seconded by Councilor Turner, to forward to the Lands & Conservation Commission for a recommendation, the proposed uses for the Town owned land adjacent to the Town Forest.

VOTE: 7-0 UNANIMOUS

V. NEW BUSINESS

Councilor Bingham – None

Councilor Gruber – The annual Aging in Place Forum will be on the first Saturday of November. Details will be coming out on a post card soon.

The Food Pantry and its volunteers continue to go above and beyond all of his expectations. Thank you to the Town Manager and his wife for all they do. They are stewards of the Food Pantry.

The Senior Property Tax Relief Program is another success this year. He is so proud of the Council for supporting the program.

Councilor Storey-King – Congratulations to the Town Manager for becoming a Grandpa.

School starts on Wednesday, so please drive safely.

MSAD 51 will be meeting in November to kick off their strategic planning. People who have an opinion on what the plan should be may want to consider attending the meeting.

Councilor Copp – He thanked the Manager for all his hard work in keeping our tax relief program for our seniors. The program helps a lot of people.

Chairman Edes – He asked about the possibility of a community garden on the piece of town owned land on the Greely Road side of Twin Brook.

Town Manager Shane said that we tried that approximately 5 years ago on the Tuttle Road side of Twin Brook and it did not go well. There was too much work with too few volunteers and the soil at Twin Brook is not very good for gardening.

Councilor Stiles – The 4-H auction to benefit the Food Pantry still needs donations. He is asking for just \$10 from Cumberland and North Yarmouth residents.

Councilor Turner – He thanked Sam York and the Lands & Conservation Commission for all they do on maintaining the trails around town.

Town Manager Shane – On Saturday, September 9th at 1:00 p.m. local author Grace Birch will be a Town Hall during an event at the Story Walk featuring her new book “Otto’s Neighborhood Hero’s”. The book features our own Fire/EMS department. It should be a very fun day for families.

- VI. EXECUTIVE SESSION** pursuant to Title 36 M.R.S.A. Section 841(2) to consider and act on an application for tax abatement based on hardship.
Motion by Councilor Bingham, seconded by Councilor Stiles, to recess to Executive Session pursuant to Title 36 M.R.S.A. Section 841(2) to consider and act on an application for tax abatement based on hardship.
VOTE: 7-0 UNANIMOUS
TIME: 8:37 P.M.

Reconvene to regular session at 8:43 P.M.

Motion by Councilor Bingham, seconded by Councilor Stiles, to approve the tax abatement request.
VOTE: 7-0 UNANIMOUS

- VII. ADJOURNMENT**
Motion by Councilor Bingham, seconded by Councilor Gruber, to adjourn.
VOTE: 7-0 UNANIMOUS
TIME: 8:44 P.M.

Respectfully submitted by,

Brenda L. Moore
Council Secretary