

**Town of Cumberland  
Planning Board Meeting  
Council Chambers of the Town Offices  
Tuesday, January 16, 2001  
290 Tuttle Road, Cumberland Center  
7:00 PM**

**A. Call to order**

The meeting was called to order at 7:10 p.m.

**B. Roll Call**

Present: Phil Hunt, Tom Powers, Stephen Sloan, Terry Turner, Beth Howe

Absent: Martha Porch, Joseph Taylor

Staff: Patricia Harrington, Acting Town Planner, Pam Bosarge, Clerk

**C. Election of Officers**

Mr. Powers nominated Mr. Hunt for Chairperson to the Board.

Ms. Howe seconded.

Mr. Hunt nominated Ms. Porch for Vice-Chairperson to the Board.

Mr. Powers seconded.

Mr. Hunt moved to close the nominations.

Ms. Howe seconded.

VOTE: Unanimous

Mr. Hunt was unanimously voted to be the Chairperson for the year 2001.

Ms. Porch was unanimously voted to be the Vice-Chairperson for the year 2001.

**D. Minutes of the Previous Meeting – December 19, 2000**

Ms. Howe moved to accept the minutes of December 19, 2000 with corrections.

Mr. Turner seconded.

VOTE: Unanimous

**E. Consent Calendar**

There were no items on the consent calendar.

**F. Administrative Matters**

1. Ms. Harrington stated on February 12, 2000, Daniel Kidd received approval for subdivision revision for School House Road Subdivision to create (1), two acre parcel from Lot # 1 (16.98 acres) of the subdivision Tax Assessor Map I06, Lot 32. The conditions of approval were:

1. All fees must be paid before mylars are signed.
2. That one original and one copy of a mylar be submitted for signing by the Board, the original to be recorded at the Cumberland County Registry of Deeds,

the copy to be retained by the Town, and that ten (10) paper copies be submitted to the Town with the Book and page number written on it.

3. That the conditions of approval of the 9/18/90 plan still stand.
4. That a note be added to the plan stating the existence of public use trails across the parcel, with open and adverse use.

The Plan was not recorded in the Cumberland County Registry of Deeds within the required 90 days.

Mr. Hunt asked why the plan was not recorded?

Mr. Kidd, applicant stated he had several conversations with Ms. Larson and was waiting to see if the Town was interested in purchasing his property for gravel and access.

Mr. Hunt stated Mr. Kidd should submit a new Mylar for the Board to review at another meeting.

2. Ms. Harrington stated the February 20, 2001 meeting would be during school vacation. Board members did not have a conflict with that date. Ms. Harrington will be unable to attend the meeting; Ms. Nixon Assistant Town Manager will attend.

3. Review of Smart Growth Areas – The State Planning Office has developed maps showing the Town designated Smart Growth Areas. The Planning Board is asked to review them for accuracy and conformance with the Comprehensive Plan.

Mr. Hunt stated Smart Growth is from the State Planning Office to encourage Towns to reduce sprawl and encourage growth in certain sections of Town to preserve Open Space. In the interest of promoting that policy the State Planning Office has developed plans for various towns. A map has been drawn to identify the Town's smart growth areas, and to encourage development in these areas. Schools, Municipal buildings, sewers, and roads should be built in the smart growth areas.

Ms. Harrington stated as a result of legislation passed last May, the State Planning Office is asking all community's to sign maps which show the designated growth areas in each community based upon the communities adopted comprehensive plan. The Town of Cumberland has been presented with a set of maps and has been asked to verify that the areas designated are those, which the Comprehensive Plan intended as growth areas. The Planning Board is asked to review these maps and to send a recommendation to the Town Council regarding this designation. The need to accurately depict growth areas is one of the "anti-sprawl" measures being undertaken at the State level. The purpose is not to create new areas; rather it is to accurately communicate with the State those areas already identified. State agencies will use the maps to guide State actions in the future. Specifically, the State will use these maps when looking at new school locations, municipal infrastructure improvements regarding state funding, state grant requests and sewer extensions along with other topic areas. Ms. Harrington spoke with

John Del Vecchio of the State Planning Office and informed him the location for the new school was not in the designated smart growth area, and the Planning Board would like to expand the growth areas to include the new school location. The Planning Board will hold a workshop to review the designated smart growth areas.

The Planning Board voted to have a workshop on Smart Growth Areas on January 30, 2001 at 6:00 p.m. in the East Conference Room of the Town Offices.

**1. Public Hearing** – Minor Site Plan Review (Section 206), Dog Boarding Kennel, 42 Middle Road, Tax Assessor Map R01, Lot 51C, RR2 zone, Kim and Jim Storey, applicants.

Ms. Harrington presented background information as follows: The application was tabled at the last meeting to allow the applicant to complete outstanding issues. These have been completed; the driveway, culverts and drainage are shown on the survey. The survey has been stamped and signed. There will be a separate septic system to handle waste, trees will be added for additional buffering.

Mr. Hunt asked about noise limitations.

Ms. Harrington stated that Ms. McPheters the Code Enforcement Officer had said if there noise issues she would be able to receive assistance.

Ms. Storey, applicant stated the following:

1. Lights – Two (2) lights will be installed at the front and back of the building, at it's peak. Front door lights will be installed. There will be no additional lighting other than what is typically found on the average house.

2. Fencing – The common area will have an 8-foot high chain link fence. The fencing will slant in 1 foot at the top and folded under and buried two feet. The common area will be 30' x 50' and the only access to this area will be through the barn.

Kennels: The kennels will be 5' x 12' in diameter and 8' in height connected to a cement pad. The kennels will be built by Main Line Fence.

3. Waste and Stormwater Management – All dog waste will go into a septic system designed by Mark Hampton.

4. Landscape and buffering – There will be no further trees removed. The dogs will not be able to see incoming or outgoing traffic. There will be ten (10) additional white pine trees added to the driveway side of the barn.

5. Noise –

1. The kennel will operate from 7:00 a.m. to 6:00 p.m.

2. There will be no overnight boarding.

3. There will be no more than six (6) to eight (8) dogs in the kennel at one time.

4. Trees have been left remaining for a natural sound barrier.

5. The kennel will have no view to incoming traffic.

6. The kennel will be situated approximately 600 to 800 feet away from the homes of neighbors.

7. If there is a dog who is a barker all steps will be taken to correct this problem including the removal of the dog from the day-care.

Ms. Storey stated she understood the following requirements have been met:

1. Traffic Access and Parking
2. Parking Layout and Design
3. Stormwater Management
4. Erosion Control
5. Water Supply Provisions
6. Utilities
7. Groundwater Protection
8. Capacity of the Applicant
9. Historic and Archaeological Resources
10. Floodplain Management
11. Storage of materials
12. Building and Parking Placement
13. Utilization of Site

Mr. Hunt asked for public comments regarding the findings of fact. Public comments were not made at this time.

The Planning Board reviewed the following findings of fact with the following results:

**.1 Utilization of the Site**

Utilization of the Site - The plan for the development, including buildings, lots, and support facilities, must reflect the natural capabilities of the site to support development. Environmentally sensitive areas, including but not limited to, wetlands, steep slopes, floodplains, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, and sand and gravel aquifers must be maintained and preserved to the maximum extent. The development must include appropriate measures for protecting these resources, including but not limited to, modification of the proposed design of the site, timing of construction, and limiting the extent of excavation.

The applicant proposes to use his barn to provide “dog day care” for 6-8 dogs. There will be no overnight kennel facilities. The Zoning Board of Appeals, in approving the special exception use established hours between 7:00 a.m. and 6:00 p.m. only.

**Based on this information, the standards of this section have been met.**

**.2 Traffic Access and Parking**

Vehicular access to and from the development must be safe and convenient. Driveways must be designed to provide the minimum site distance according to MDOT standards. Access and egress must be located to avoid hazardous conflicts.

The entrance to the facility will be from Middle Road along an existing driveway. It is estimated that 6-8 cars will drop off dogs in the morning and pick them up in the evening. Middle Road is the commuter route to Portland. **The standards of this section have been met.**

**.3 Accessway Location and Spacing**

Access must meet the specific ordinance requirements.

Access to the site will be directed through one entrance from Middle Road.

**The standards of this section have been met.**

#### **.4 Internal Vehicular Circulation**

The layout of the site must provide for the safe movement of passenger, service, and emergency vehicles through the site.

The driveway passes the existing house before reaching the barn area. There is adequate area for car turn around. **The standards of this section have been met.**

#### **.5 Parking Layout and Design**

Off street parking must conform to the specific standards.

The Zoning Ordinance, Section 417 Parking and Loading, requires one (1) parking space for each 180 square feet of gross leasable sales area for a personal service establishment. Section 408A Day Care Centers and Nursery Schools, states, "there shall be one off-street parking space for each employee and volunteer worker not living at the site, and the parking areas shall be designed to provide a safe location for vehicular ingress and egress and for the loading and unloading of children". Assuming the gross leasable sales area for 6-8 dogs is 500-sq. ft. the parking requirement would be 2.7 spaces. There is adequate space for parking under this section.

**The standards of this section have been met.**

#### **.6 Pedestrian Circulation**

The site plan must provide for a system of pedestrian ways within the development appropriate to the type and scale of development. This system must connect the major building entrances/ exits with parking areas and with existing sidewalks, if they exist or are planned in the vicinity of the project. The pedestrian network may be located either in the street right-of-way or outside of the right-of-way in open space or recreation areas. The system must be designed to link the project with residential, recreational, and commercial facilities, schools, bus stops, and existing sidewalks in the neighborhood or, when appropriate, to connect the amenities such as parks or open space on or adjacent to the site.

No changes are proposed to the existing pedestrian circulation. **The standards of this section have been met.**

#### **.7 Stormwater Management**

Adequate provisions must be made for the collection and disposal of all stormwater that runs off proposed streets, parking areas, roofs, and other surfaces, through a stormwater drainage system and maintenance plan, which must not have adverse impacts on abutting or downstream properties.

No changes are proposed for the collection and disposal of stormwater. **The standards of this section have been met.**

#### **.8 Erosion Control**

.1 All building, site, and roadway designs and layouts must harmonize with existing topography and conserve desirable natural surroundings to the fullest extent possible, such that filling, excavation and earth moving activity must be kept to a minimum. Parking lots on sloped

sites must be terraced to avoid undue cut and fill, and / or the need for retaining walls. Natural vegetation must be preserved and protected wherever possible.

.2 Soil erosion and sedimentation of watercourses and water bodies must be minimized by an active program meeting the requirements of the Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices, dated March 1991, and as amended from time to time.

No erosion control measures are planned for the use of an existing building. **The standards of this section have been met.**

#### **.9 Water Supply Provisions**

The development must be provided with a system of water supply that provides each use with an adequate supply of water. If the project is to be served by a public water supply, the applicant must secure and submit a written statement from the supplier that the proposed water supply system conforms with its design and construction standards, will not result in an undue burden on the source of distribution system, and will be installed in a manner adequate to provide needed domestic and fire protection flows.

No changes are proposed. The existing well will continue to be used for the new use. **The standards of this section have been met.**

#### **.10 Sewage Disposal Provisions**

The development must be provided with a method of disposing of sewage which compliance with the State Plumbing Code. If provisions are proposed for on-site waste disposal, all such systems must conform to the Subsurface Wastewater Disposal Rules.

The applicant will install a septic system for the animal waste. The application has been submitted. **The standards of this section have been met.**

#### **.11 Utilities**

The development must be provided with electrical, telephone, and telecommunication service adequate to meet the anticipated use of the project. New utility lines and facilities must be screened from view to the extent feasible. If the service in the street or on adjoining lots is underground, the new service must be placed underground.

The proposed use will use existing utilities serving the site. **The standards of this section have been met.**

#### **.12 Groundwater Protection**

The proposed site development and use must not adversely impact either the quality or quantity of groundwater available to abutting properties or to the public water supply systems. Applicants whose projects involve on-site water supply or sewage disposal systems with a capacity of two thousand (2,000) gallons per day or greater must demonstrate that the groundwater at the property line will comply, following development, with the standards for safe drinking water as established by the State of Maine.

The applicant will use an existing well and install a new septic system. **The standards of this section have been met.**

#### **.13 Water Quality Protection**

All aspects of the project must be designed so that:

.1 No person shall locate, store, discharge, or permit the discharge of any treated, untreated, or inadequately treated liquid, gaseous, or solid materials of such nature, quantity, obnoxious, toxicity, or temperature that may run off, seep, percolate, or wash into surface or groundwater's so as to contaminate, pollute, or harm such waters or cause nuisances, such as objectionable shore deposits, floating or submerged debris, oil or scum, color, odor, taste, or unsightliness or be harmful to human, animal, plant, or aquatic life.

.2 All storage facilities for fuel, chemicals, chemical or industrial wastes, and biodegradable raw materials, must meet the standards of the Maine Department of Environmental Protection and the State Fire Marshall's Office.

The applicant has not requested permission to locate materials that would impact groundwater. All dog waste will go into a septic system. **The standards of this section have been met.**

#### **.14 Capacity of the Applicant**

The applicant must demonstrate that he / she has the financial and technical capacity to carry out the project in accordance with this ordinance and the approved plan.

The applicant proposed to use an existing barn. Minimal expense will be required.

**The standards of this section have been met.**

#### **.15 Historic and Archaeological Resources**

If any portion of the site has been identified as containing historic or archaeological resources, the development must include appropriate measures for protecting these resources, including but not limited to, modification of the proposed design of the site, timing of construction, and limiting the extent of excavation.

The site has not been identified as containing historic or archaeological resources.

**The standards of this section have been met.**

#### **.16 Floodplain Management**

If any portion of the site is located within a special flood hazard area as identified by the Federal Emergency Management Agency, all use and development of that portion of the site must be consistent with the Town's Floodplain management provisions.

The site is not located within a special flood hazard area as identified by the Federal Emergency Management Agency. **The standards of this section have been met.**

#### **.17 Exterior Lighting**

The proposed development must have adequate exterior lighting to provide for its safe use during nighttime hours, if such use is contemplated. All exterior lighting must be designed and shielded to avoid undue glare, adverse impact on neighboring properties and rights - of way, and the unnecessary lighting of the night sky.

Two lights will be installed at the front and back of the building, at its peak. A front door light will be installed also. The lights should be directed downward to shield the glare and impact on neighboring properties. **The standards of this section have been met.**

#### **.18 Buffering of Adjacent Uses**

The development must provide for the buffering of adjacent uses where there is a transition from one type of use to another use and for the screening of mechanical equipment and service and storage areas. The buffer may be provided by distance, landscaping, fencing, changes in grade, and / or a combination of these or other techniques.

The plan calls for planting 10 3' to 4' high white pine trees. The applicant states that no additional trees will be removed. **The standards of this section have been met.**

#### **.19 Noise**

The development must control noise levels such that it will not create a nuisance for neighboring properties.

The hours of operations been restricted to day time only by the Board of Appeals. Should noise be a problem, the Code Enforcement Officer will enforce applicable standards. **The standards of this section have been met.**

#### **.20 Storage of Materials**

.1 Exposed nonresidential storage areas, exposed machinery, and areas used for the storage or collection of discarded automobiles, auto parts, metals or other articles of salvage or refuse must have sufficient setbacks and screening (such as a stockade fence or a dense evergreen hedge) to provide a visual buffer sufficient to minimize their impact on abutting residential uses and users of public streets.

.2 All dumpsters or similar large collection receptacles for trash or other wastes must be located on level surfaces, which are paved or graveled. Where the Dumpster or receptacle is located in a yard, which abuts a residential or institutional use or a public street, fencing or landscaping must screen it.

.3 Where a potential safety hazard to children is likely to arise, physical screening sufficient to deter small children from entering the premises must be provided and maintained in good condition.

The applicant has a large barn facility for the storage of any materials. **The standards of this section have been met.**

#### **.21 Landscaping**

Landscaping must be provided as part of site design. The landscape plan for the entire site must use landscape materials to integrate the various elements on site, preserve and enhance the particular identity of the site, and create a pleasing site character. The landscaping should define street edges, break up parking areas, soften the appearance of the development, and protect abutting properties.

No landscaping is proposed beyond maintaining the existing trees. **The standards of this section have been met.**

#### **.22 Building and Parking Placement**

.1 The site design should avoid creating a building surrounded by a parking lot. Parking should be to the side and preferably in the back. In rural, uncongested areas buildings should be set well back from the road so as to conform with the rural character of the area. If the parking is in front, a generous, landscaped buffer between road and parking lot is to be provided. Unused areas should be kept natural, as field, forest, wetland, etc.

.2 Where two or more buildings are proposed, the buildings should be grouped and linked with sidewalks; tree planting should be used to provide shade and break up the scale of the site. Parking areas should be separated from the building by a minimum of five (5) to ten (10) feet. Plantings should be provided along the building edge, particularly where building facades consist of long or unbroken walls.

The site is the use of an existing barn. **The standards of this section have been met.**

**SECTION 300 – AQUIFER PROTECTION (if applicable)**

The site is not location within an aquifer area.

Mr. Hunt asked about 206.2 Traffic Access, he stated the entrance appears to have plenty of sight distance. Does it meet MDOT standards?

Mr. Henderson of 38 Middle Road asked if the road would become public.

Mr. Hunt stated no.

Mr. Henderson also what was the required setback for a driveway or right-of-way.

The Board reviewed Section 204.1.2.1, which states sheds, and driveways are required to be 15' from property lines.

Mr. Henderson asked if the survey stakes would be permanent, they are currently wood.

Mr. Storey stated there are permanent rebar markers; the wood is for visibility in the snow. He stated the right-of-way has been existing for 15 years, and there are no setback requirements for a right-of-way.

Mr. Hunt stated the Planning Board The Town is to receive a letter of opinion from the Town Attorney stating that the right-of-way and driveway to the property conform to the appropriate Ordinance standards. A copy of the legal opinion will be sent to Mr. Henderson.

Mr. Powers moved to close the public portion of the meeting.

Mr. Turner seconded. VOTE: Unanimous

Mr. Powers stated the applicant had met the required criteria for the proposed dog day boarding kennel. They have met the standards with the exception of the direction of the lighting. The applicant has been sensitive to the issue of noise. The description of the business will not impose a burden on traffic, the applicant is mindful of fencing for security of the animals.

Ms. Howe, Mr. Sloan and Mr. Turner agreed.

Mr. Powers moved to approve the proposed findings of fact as presented.

Mr. Turner seconded. VOTE: Unanimous

Mr. Powers moved to grant Minor Site Plan Review for a day dog-boarding kennel at 42R Middle Road, Tax Assessor Map R01, Lot 51C, with the Standard and Proposed Conditions of Approval.

Mr. Turner seconded.

VOTE: Unanimous

The Proposed Conditions of Approval are:

1. All required fees are paid.
2. The Town is to receive a letter of opinion from the Town Attorney stating that the right-of-way and driveway to the property conform to appropriate Ordinance standards.
3. That all lighting faces downward and is shielded from neighboring properties.

**2. Public Hearing** – Sketch Plan and Preliminary Review – minor 1-lot subdivision at Treleaven Way (off Blanchard Road) Tax Assessor Map U12, Lots 11 & 11A, Scott R. Verrill, owner.

Ms. Harrington presented background information as follows: **BACKGROUND INFORMATION:**

|                |  |
|----------------|--|
| Owner:         | Susan Chase  |
| Lot/Block      | Assessor Map U-12, Lot   |
| Parcel Size:   | 2.01 acres   |
| Zone:          | MDR (2 acres minimum lot size for lots not served by Public sewer) |
| Proposed Lots: | 1  |
| Utilities:     | Underground  |
| Water:         | 1” private service   |
| Sewer:         | Septic System  |
| Lighting:      | None proposed  |

**DEPARTMENT HEAD REVIEWS:**

Barbara McPheters, CEO: The project has been subject of review by the Board of Appeals. Correspondence is included. The Plumbing Inspector must review and approve the wastewater disposal location and plan. The right-of-ways must extend to the abutting property boundaries.

Chief Small, Fire Chief: Chief Small has asked for a fire hydrant near the intersection of Wasabi Way and Blanchard Road. He has also asked that the turn-around be reviewed for adequacy, the turning radius may not be adequate.

Adam Ogden, Public Works: The plans have been forwarded to Gorrill Palmer for review. Comments are not yet available.

Chief Charron, Police: No comments

Chief Bolduc, Rescue: No comments

## CORRESPONDENCE:

Letter from Scott R. Verrill to Robert Benson dated December 28, 2000 requesting waiver of application fee (\$525).

Outline from Susan L. Chase to Town of Cumberland dated January 10, 2001 regarding subdivision standards.

DEP permit dated 11/15/00 regarding wetlands.

Letter dated September 26, 2000 from Pam Bosarge, Clerk to the Board of Appeals to Scott Verrill regarding Board of Appeals approval of 2-acre lots.

Letter dated November 1, 2000 from Natalie Burns of Jensen Baird Gardner & Henry to Barbara McPheters, CEO re: review of lot divisions and requirements for subdivision review.

Letter dated October 20, 2000 from Frank K. N. Chowdry, Esq. of Hopkinson & Abbondanza, P.A. to Barbara McPheters, CEO re: lot conveyances and issuance of building permits.

Letter dated September 21, 2000 from Natalie Burns of Jensen Baird Gardner & Henry to Barbara McPheters, CEO re: decision of the Board of Appeals

Amended Declaration of Maintenance of Private Way dated October 5, 2000.

Declaration of Protective Covenants and Restrictions for Lots 1-5 dated October 5, 2000.

## HISTORICAL INFORMATION:

**January 27, 2000**, the Town of Cumberland approved A Private Way Plan. After that time, the investment group filed an application for a five-lot subdivision.

**February 12, 2000**, the Planning Board reviewed the sketch plan. The consensus of the Board was to qualify the project as a major subdivision and to prefer a traditional plan. There was no quorum.

**May 16, 2000**, the Planning Board reviewed the plan for completeness. The Board unanimously approved a motion, which found the application complete with the following items to be submitted: a new wetlands delineation to be completed, a community impact statement per Section 7.4 of the Subdivision Ordinance, and soil testing for herbicides and pesticides.

**May 31, 2000**, the Planning Board conducted a site walk on the property.

**June 20, 2000**, the Planning Board conducted preliminary review. The Board voted unanimously to table the review pending an independent mapping of the wetlands. The Board agreed with the proposed sidewalks and lot layout.

**July 18, 2000**, the review was tabled at the request of the applicant.

**August 22, 2000**, the Planning Board voted to accept the wetland mapping of Jennifer West of 17,032 sq. ft., dated 5/1/00 on the 6/29/00 plan of Pinkham Greer and to add the approximately 6,000 sq. ft. of filled wetland area for the total wetland determination.

And that Jennifer West revisit the site to verify the location of flags and to re-delineate the wetland boundaries using a ground survey. Or the applicant can, at his own expense, survey and flag all wetland filled. This calculation would be used to determine the net residential density.

**September 14, 2000**, the Board of Appeals approves the lot size reduction for the backlots.

After that time, a series of lot divisions have or will occur which have or will be considered to be in accordance with applicable State subdivision laws. Wasabi Investment Group conveyed all property to an individual "Verrill". Verrill conveyed a portion to the spouse, "Chase". Verrill conveyed a four-acre lot to an unrelated person "Lalumiere". Lalumiere donated a two-acre portion to a spouse. Lalumiere will convey the second two-acre parcel to another person.

In order to by-pass subdivision approval, the "Chase" lot must be retained for a period of 5 years prior to sale. In order to sell it prior to that time, subdivision approval is required; therefore the current application is before the Planning Board.

#### WAIVERS REQUESTED

1. Application fee (\$525). Please see letter to Bob Benson.
2. Erosion Control Plan
3. Stormwater Management Plan

Ms. Howe asked about the filled wetlands.

Ms. Harrington stated they have received a Tier 1 permit from the Maine Department of Environmental Protection.

Mr. Turner asked if there would be any additional filling of wetlands.

Ms. Harrington stated there are 11' of wetlands on the remaining lot.

Mr. Powers asked about the back lot reduction granted from the Board of Appeals.

Mr. Verrill stated the Board of Appeals voted to grant a backlot reduction for the remaining 6.79-acre parcel.

The approval letter from the Board of Adjustment and Appeals stated the remaining lot was approved for a reduction of lot size to two acres, provided in Section 603.2.6 of the Zoning Ordinance; conditioned upon retention of standing tree growth within a 50' buffer zone around the existing remainder lot.

Mr. Hunt stated if Treleaven was to become a public road, the lots would have the required frontage.

Mr. Powers asked if Wasabi Way continued to the property boundaries.

Mr. Verrill stated the right-of-way continues to both boundaries.

Mr. Turner asked if originally the entire road was Treleaven Way.

Mr. Verrill stated the Assessor stated the T section of the road needed to have a separate name in case it was extended.

Mr. Powers asked about sidewalks.

Mr. Verrill stated he is not planning to have sidewalks.

**The public portion of the meeting was opened. There were no public comments.  
The public portion of the meeting was closed.**

Mr. Powers moved to table the application for a minor 1-lot subdivision at Treleaven Way; Tax Assessor Map U12, Lots 11 & 11A pending a legal opinion regarding the one (1) lot status of the subdivision.

Mr. Turner seconded.

VOTE: Unanimous

### **Administrative Matters**

Mr. Hunt asked about a new Town Planner.

Ms. Harrington stated they re-advertised in Sunday's newspaper.

Mr. Powers presented a report from the site selection committee on the new school location. The School Board has approved the Drowne Road site for the location of the new middle school. This school will have access from Tuttle Road. The State Planning Office has looked on the site with favor. The primary alternate location in North Yarmouth may have met the criteria, the determining factor was economic. The site would have had an acquisition cost of \$1.5 million, and waste treatment costs of \$400,000 to 600,000. The Drowne road location has no additional acquisition cost and is served by town water and sewer. The Greely site was a late entry consideration and was determined to be too dense.

Mr. Sloan asked if it would cost \$300,000 to rebuild the ballfields.

Mr. Powers stated it is felt the Twin Brook fields can absorb the functions.

Mr. Hunt asked about the role of the current Drowne Road School.

Mr. Powers stated he is not involved, but it will continue to serve as a grammar school. There will be no reduction in school facilities. The long-term plan is to renovate the Junior High School to become part of the High School. The original Greely Institute will be architecturally restored to become a performing arts center.

Mr. Porter, Town Council stated the cost of building the ballfields would be \$150,000. And the Greely Campus site would have been the least expensive. The Drowne Road location was the second least expensive.

Mr. Hunt asked if there was going to be a Town Council workshop regarding the Post Office.

Ms. Howe submitted a letter to Council with a road proposal to help alleviate traffic in the Town Center. Mr. Hunt also wrote a letter to the Town Council regarding the location of the Post Office.

The date for the Town Council workshop on the Post Office has been set for January 22, 2001. At that meeting they will also discuss the Growth Management ordinance Building Caps.

Mr. Turner moved to adjourn.  
Mr. Powers seconded.

VOTE: Unanimous

Adjournment 9:00 p.m.

A TRUE COPY ATTEST:

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Philip Hunt, Board Chair

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Pam Bosarge, Clerk to the Board