

Public Facilities

Municipal facilities enable communities to work efficiently and to maintain the health and safety of the citizens. But in addition to the services they deliver, municipal facilities also help shape the growth of towns. The location of facilities such as sewer, water supply, schools, fire stations, and other town buildings can influence the pattern of a community's development as powerfully as zoning. When zoning and public facilities work together, municipalities can achieve desired patterns of development.¹

Most of Cumberland's public facilities, all of its municipal buildings (except for a public safety station and a recreation hall in West Cumberland) and all of the schools located within the town, are in Cumberland Center, an area designated as the town's growth district.

PUBLIC FACILITIES GOALS AND ACTIONS:

GOAL:

Ensure that all town roads are brought up to acceptable standards and then maintained in good condition to reduce the need for expensive rebuilding of roads. (Added: 2014 Plan Update)

ACTIONS (Added: 2014 Plan Update) :

1. Continue implementation of the paving plan schedule through annual funding as called for in the Capital Improvement Plan.
2. Continue to partner with the Maine Department of Transportation to acquire state funds to assist with State-owned road projects.
3. Continue to work with PACTS (Portland Area Comprehensive Transportation System) to secure available federal transportation money to assist with town projects.

GOAL (Added: 2014 Plan Update):

Continue to work with providers of natural gas so that gas is available to as many areas of town as possible.

ACTIONS (Added: 2014 Plan Update) :

1. Continue and build an aggressive education program for natural gas connections.
2. Develop long range plans to reach all Cumberland residents.
3. Set aside annually monies from revenues collected from gas main infrastructure to assist in home energy audits for residents not receiving natural gas services.
4. Continue to work with the Energy Advisory Committee to find alternative ways to achieve energy savings through all alternative sources of fuels.

¹ *Comprehensive Planning: A Manual for Maine Communities*, Evan Richert and Sylvia Most, Maine State Planning Office (2005)

GOAL:

Consider expansion of the public water and sewer system so that environmentally sensitive areas are protected; to stimulate or provide for economic development; and to provide safe drinking water to areas that have had water quality problems in the past.

ACTIONS:

1. Expand public water along Blackstrap Road and along Route 100 north to the Gray town line.
2. Continue expansion of public water in West Cumberland. Extend water from its current terminus at the West Cumberland Fire Station across turnpike, to the Upper Methodist Road and Goose Pond Road. **(Added: 2014 Plan Update)**
3. Extend water to the Corey Road Business Park *from its current terminus at Winn Rd/Rt.9 and Rt. 9/Wyman Way. (Italicized language added in 2014 Plan Update)*
4. Extend water along Middle Road from Tuttle to Falmouth town line. **(Added: 2014 Plan Update)**
5. Extend water in the upper Bruce Hill and Pleasant Valley roads area. **(Added: 2014 Plan Update)**
6. Consider funding to assist residents in separating foundation drains and sump pumps from the sewer system. **(Added: 2014 Plan Update)**

GOAL: Continue to provide high quality municipal services to town residents in the most cost efficient way.

ACTION:

Continue to explore further opportunities for regional consolidation of services.

GOAL: To provide community facilities sufficient to meet the needs of the town government and its citizens. Examples include town buildings, Val Halla Golf and Recreation Center, Twin Brook Recreation Center, the Rines Forest, and the schools.

ACTIONS:

1. Explore opportunities for oceanfront access.
2. Consider assisting in the development of a community center for use by all age groups in the town.
3. Consider expanding Community Education opportunities to senior residents. **(Added: 2014 Plan Update)**

GOAL: Encourage higher density development to areas which are served by public water and sewer.

ACTION:

Consider providing a density bonus for developments that agree to extend or connect to public water and/or sewer.

GOAL: Manage growth so that public services can be effectively and efficiently provided.

ACTIONS:

1. Continue to monitor the effectiveness of the Growth and Impact Fee Ordinance.
2. Recommend to the Town Council that new subdivision roads not be accepted as public roads.

Water Supply:

Public water supply in Cumberland is provided by Portland Water District (PWD). The PWD is a quasi-municipal corporation. An elected Board of Directors oversees the functions of the district and is responsible to approve budgets and make policy decisions. Both capital and operating costs of PWD's systems are financed by user fees paid by all customers.

The town or developers pays for expansion and then turns the operation and maintenance over to PWD. Control of the water system is not a function of the Town of Cumberland.

PWD services Cumberland and 10 other Greater Portland communities - Cape Elizabeth, Falmouth, Gorham, Portland, Raymond, Scarborough, South Portland, Standish, Westbrook, and Windham -- with water from Sebago Lake. PWD serves 47,000 customers (nearly 200,000 people) in this 140 square mile area.

Public water is currently supplied to 1,560 accounts in the town. Service is provided through most of the Foreside section of town along Foreside Road and to many, but not all, of the residential roads off Foreside Road. Water is also along most of Route 1 except for a small gap between the two office commercial districts. Water extends from Route 1 down Tuttle Road to the center and connects water to two subdivision roads: Chet's Way and Crossing Brook Road. Approximately 1/2 of Middle Road is also on public water. In the center, water is provided throughout most of the neighborhoods including along Greely Road to Mere Wind Drive.

In 1991 water was extended from Main Street to the Cumberland Fair Grounds at the request of the Cumberland Farmers Club who paid the expense of extending the water lines. In 2007 and 2008 the town continued the water line from the Fair Grounds to Skillin Road and up to Route 100.

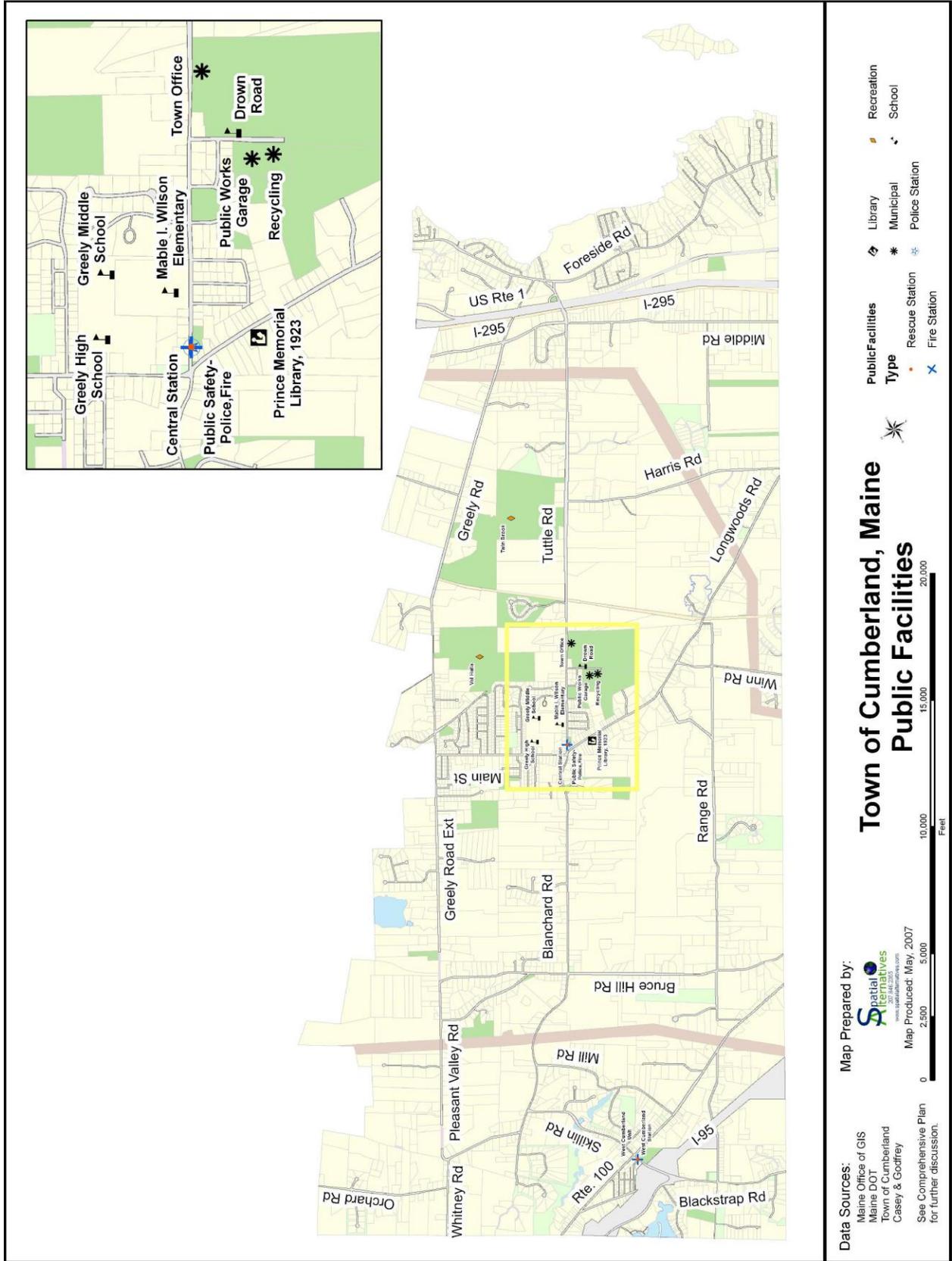
In 2009, the water line is being extended along Route 100 from the Skillen's Greenhouse to the Castle Rock (commercial) subdivision.

Future Extensions

The town is considering connecting a water line from Winn Road along Cross Road to the commercial district on Route 9/ Longwoods Road to provide a stable water source for commercial development in that location.

The area around Upper Methodist Road and Goose Pond Road has some contaminated wells so the town may run the public water along Skillin Road from Route 100 to these roads to mitigate the effects of the contamination.

Additional water line extensions for residential development occur when developers propose them and the Portland Water District accepts them. The Portland Water District does not permit speculative water line expansion.



Data Sources:
 Maine Office of GIS
 Maine DOT
 Town of Cumberland
 Casey & Godfrey

Map Prepared by:
 Spatial Lives
 352 Main Street
 Portland, ME 04103
 207.633.2200
 Map Produced: May, 2007

See Comprehensive Plan for further discussion.

Town of Cumberland, Maine Public Facilities

- Public Facilities**
- Library
 - Municipal
 - Police Station
 - Recreation
 - School
- Type**
- Rescue Station
 - Fire Station





Protection of the Water Source

Sebago Lake water is clean enough to be exempt from the expensive filtration process required with most surface water sources. The state has determined that the water quality in Sebago Lake is at *moderate risk* of contamination. The most significant risks to long-term protection of Sebago Lake, according to the State of Maine, are boating and ice fishing in Lower Bay and shoreland development.

In order to protect Sebago Lake and preserve the quality of the water supply, PWD owns more than 2,500 acres of land around the intake at the southern end of the lake and leads a number of environmental protection efforts, including community outreach and lake monitoring programs.

Sewerage

The majority of homes in Cumberland treat sewerage with subsurface waste disposal systems (individual septic systems). However, sewer lines run along Foreside Road and Tuttle Road up to Cumberland Center providing public sewer service to those areas. Currently there are approximately 1000 sewer accounts, meaning approximately 35% of the household units in town are on the public sewer system. The service area includes Foreside and Cumberland Center but not all streets in those areas have

service (see map) and not all homes along existing sewer lines have hooked into the system.

In 1997, sewer was extended from Route 88 to the Cumberland Business Park on upper Route 1. The sewer was again extended in 2006 from the Falmouth town line on Route 1 up to the Cumberland Foreside Village Subdivision. The system has had an average increase in new customers of about 3 – 4% per year over the last decade.

New users of the system have been mostly from new subdivisions developed along the existing sewer lines. There are no plans for future expansion of the system however some consideration has been given to expanding from Winn Road to commercial district on Route 9/ Longwoods Road.



The current capacity of the sewer system is 48,600 gallons/day. Current usage is 21,000 gallons/day. It is estimated that if all the homes that could hook into the system did so (meaning those homes along or in close proximity to the existing lines), the system would be at about 85% of its capacity. The town maintains the system's capacity at a level that could serve all users who could hook up to the system.

The Falmouth treatment plant provides sewer treatment. Cumberland owns 30% of the Falmouth treatment plant. The Town of Falmouth provides maintenance of the treatment plant and PWD manages the system billing. The treatment plant discharges into the Presumpscot River estuary.

The users pay for the operating and capital costs of the system. "Sewer units" are sold for \$2,000 each to cover the capital costs of the system when a home or business hooks up to the system. User fees are paid monthly to cover the operating cost of the treatment plant.

The users who are hooked up to town sewer pay for the operating and capital costs of the system. "Sewer units" are sold for \$2,000 each to cover the capital costs of the system when a home or business hooks up to the system. User fees are paid monthly to cover the operating cost of the treatment plant. Also, a readiness-to-serve charge of \$30 per month is assessed to holders of sewer units that are not being used.

In October 2008, the Town Council passed an incentive program to encourage non-sewer users to connect to the system. The connection cost (which ranged from \$2000 to \$8000 depending on location) was waived. This program resulted in 49 new users. The goal is to reach the point where the amount of money the town is paying to the Portland Water District is equal to the amount of fees the town collects, or to at least to minimize significant annual increases. Approximately 50 to 100 new users are still needed for this goal to be reached. Over the next several years, the fee to hook up will rise each year until it is back at the full rate.

The sewer system and the town's storm water drainage system are completely separate.

Drainage

The drainage system in Cumberland is a mix of public infrastructure installed over the last fifteen to twenty years, and private stormwater management systems installed as part of subdivision and site plan development.

Collection System

The public drainage collection system consists of 31 outfall pipes, 40 manholes, 309 catch basins, 126 culverts, 280 storm drains, 12 detention ponds and four outlet control structures. These structures direct stormwater flow to natural drainage systems (ponds, wetlands, streams, and gullies), which ultimately discharge into Casco Bay.



Stormwater Runoff Regulations

The general regulations and the shoreland zoning provisions of the zoning ordinance contain various stormwater regulations but the primary stormwater regulations are contained in the site plan review standards (Sec. 206.8.7) and the subdivision ordinance (Section 9). Though the language of the two sets of standards differs, they have very similar requirements.

Both require a stormwater management plan that shows the proposed drainage and site infrastructure to manage the drainage. Both also call for the peak rate of flow from the site after development to not exceed the predevelopment rate for up to a 25-year storm event; require the design of the stormwater system to accommodate upstream drainage; specify that on - and off-site downstream channel or system capacity must be sufficient to carry the flow; and require sediments and other pollutants be limited through appropriate management practices to prevent adverse downstream water quality impacts. The subdivision ordinance contains more detailed design standards, materials standards and general construction requirements.

In 2003 the Town of Cumberland's urban area became regulated by the Environmental Protection Agency and later the Maine Department of Environmental Protection under the National Pollution Discharge Elimination System (NPDES) program for storm water discharge. Cumberland was required to submit a Notice of Intent (NOI) to be covered under a five (5) year General Permit allowing storm water discharge to the waters of the State of Maine. In 2008 Cumberland filed another NOI for a renewed five year general permit and as part of the newest permit, the town was required to develop and

implement a Stormwater Management Plan, which was submitted to the Maine DEP on November 17, 2008.

Cumberland's Stormwater Management Plan defines six (6) Minimum Control Measures (MCM's) that specify generally what the town will do to address stormwater pollution impacts to receiving waters in the town's urban area. These MCM's include public education and outreach; public involvement and participation; illicit discharge detection and elimination; construction site stormwater runoff control; post construction stormwater management in new development and redevelopment; and pollution prevention/good housekeeping for municipal operations.

The goal of the NPDES permitting program and Cumberland's Stormwater Management Plan is to mitigate and minimize pollution impacts from non-point source stormwater runoff by managing the municipal storm drain system to the best extent practical. This is intended to be achieved by implementing the six MCM's and the associated Best Management Practices (BMP's) as they relate to stormwater runoff.

The BMP's include a wide range of practices that will change the way stormwater runoff is perceived and managed to mitigate pollution impacts. These BMP's include educating the public on how their activities may negatively impact stormwater runoff and how they can change their activities or practices to minimize or mitigate pollution impacts. BMP's also include the adoption of municipal rules that require the good management practices of developments and landowners within the urban area as well as good housekeeping by municipal operations, such as public works garages and other high impact municipal operations. The BMP's also require construction operations to provide erosion and sedimentation control during their construction activities as well as regular inspection of erosion control measures for functionality. Additionally BMPs require that municipalities provide regular inspection, maintenance and repair of their storm drain infrastructure which will minimize impacts to receiving waters.

Cumberland has begun the implementation of BMP's or action items of the first year of the Stormwater Management plan, (July 1, 2008 to June 30, 2009) and is currently on track to meet the required deadlines. It is anticipated that the cost to Cumberland will exceed \$40,000 in FY 09 and \$35,000 in FY10.

Solid Waste Management

The town instituted a pay-per-bag system of trash collection in October 2005. Pine Tree Waste (a private company) collects waste contained in purchased garbage bags on a weekly basis. In 2008, the town also began a program of curbside single-stream recycling. This is operated by EcoMaine – a non-profit waste management company owned and operated by 21 municipalities in Southern Maine. It provides services to a population of 240,000 with three waste management facilities: a waste-to-energy plant, a landfill/ashfill site and a recycling operation.

The Drowne Road public works garage accepts recyclable drop-offs such as automotive batteries and motor oil. The Drowne Road facility also accepts yard debris and brush

for disposal. The yard debris is chipped and then sold for biofuel. The town maintains a capped landfill at the end of Drowne Road. The landfill has groundwater and surface water monitoring wells to ensure water quality. The information is tested annually and the results are submitted to Maine DEP.

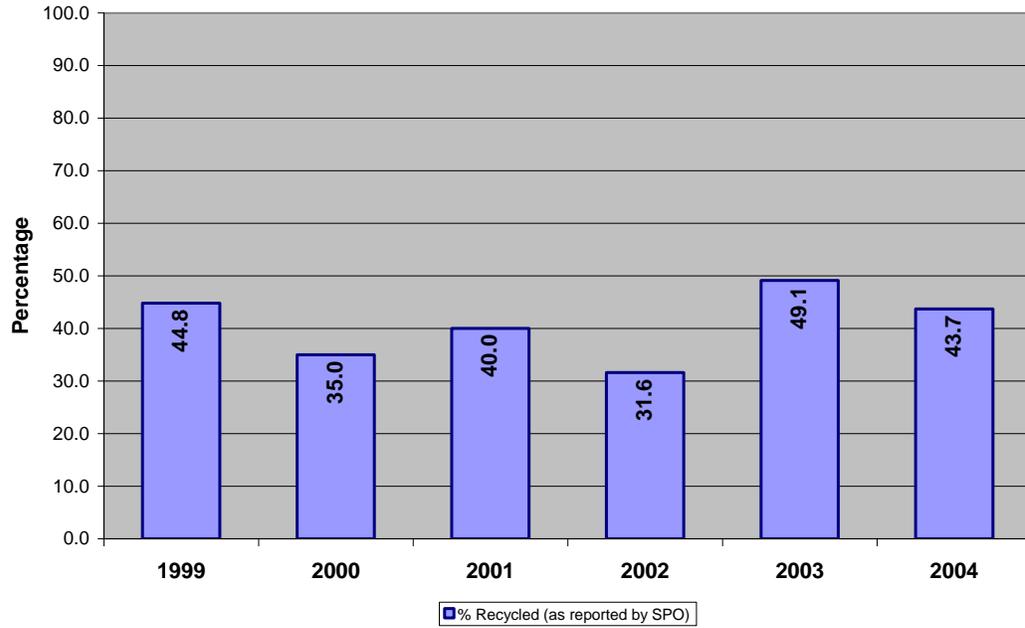
In past years, the town collected hazardous waste materials in conjunction with other area towns. It also offered "universal waste" (e.g., televisions, computers, microwave ovens) collection two times a year. Both those programs have not been funded in the past fiscal year due to budget constraints. Residents who need to dispose of these wastes must now travel to Portland to the Riverside Recycling facility. The town does still offer bulky waste (usually large wood or metal pieces) collection two times a year. In 2004 the total solid waste management cost, as reported to the State Planning Office, was \$742,926, which works out to a program expense of \$103.78 per person. In fiscal year 2005 the solid waste budget rose to \$828,166 and in FY 2006 it went up to \$999,278. For FY 2007 the budget was reduced to \$894,082 (due to the loss of Chebeague Island). The current (FY 2008-09) budget is \$738,937. As more waste is recycled, the town's cost is reduced.

Recycling

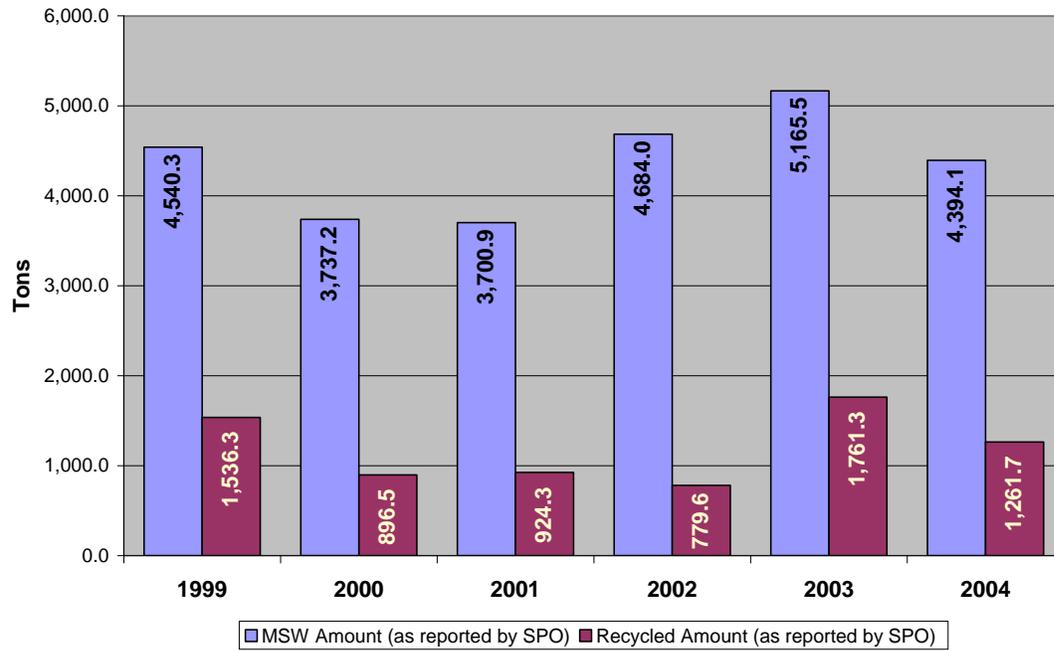
The State Planning Office collects annual data from municipalities about solid waste and recycling and determines an adjusted recycling rate². The 2007 adjusted recycling rate for Cumberland, the most recent year for which data is available, was 61.76 %. The State's goal is for municipalities to recycle at least 35% of its waste.

² The recycling rate is a mathematical calculation that reflects the tonnage of recyclables divided by the total tons of municipal solid waste generated within a community, plus a credit of 5% for the recycling done through the bottle bill and a credit of up to 10% for various composting efforts.

Cumberland Recycling Rates



Solid Waste & Recycling



Municipal Departments

Municipal line departments include administration, police, fire/rescue, public services, town clerk/vehicle registration, planning, assessing, code enforcement, library and Val Halla. Each department has an annual operating budget, but additional, significant expenditures are included in the town's five year capital budget. The town currently has nearly 50 full-time-equivalent positions in town government. Additionally, the town has about 275 part-time employees with the fire/rescue, public services and elections departments. This number does not include the many board and committee volunteers.

The town owns fourteen buildings with a total value (including contents) of over \$13 million. These include the town hall, the library, two fire stations, three garages, a portion of the Val Halla Club house, and other maintenance and storage related buildings.

In addition there is a 30 unit senior housing facility that is owned and operated by the Cumberland Housing Authority. The Housing Authority utilizes town employees, these include the Planner, who serves as the Executive Director, the Planning/Codes/Assessing Administrative Assistant who handles rent collection and leasing of the units, and the town maintenance worker who either performs or oversees repairs and maintenance of the units.

Fire & Rescue

In early 2009, the Town Council merged what were two separate public safety departments: Fire and Rescue. Volunteer firefighters were cross-trained as EMT's. The number of part time (volunteers) in this combined department is 75. The number of paid positions is 4. This includes a part time fire chief, a full time battalion chief, 1 firefighter/paramedic and 1 firefighter/emt.

The Fire Department maintains 2 fire stations – the Central Station in Cumberland Center and the West Cumberland station on Blackstrap Road.

The department has three fire engines, 1 ladder truck, 1 heavy rescue squad, 2 ambulances and 2 staff vehicles.

The table below shows the number of calls for service:

| Call Types | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 |
|--|------|------|------|------|------|------|
| Structure Fire/Smoke in bldg/chimney fire | 36 | 27 | 39 | 30 | 27 | 35 |
| Vehicle crash/fire | 76 | 78 | 52 | 49 | 60 | 48 |
| Mutual Aid | 80 | 69 | 80 | 63 | 68 | 98 |
| EMS | 118 | 94 | 68 | 86 | 116 | 133 |
| Other | 266 | 215 | 276 | 314 | 301 | 278 |
| Year End Incident Response | 576 | 483 | 515 | 542 | 572 | 592 |

Source: Town of Cumberland

Over the 2002 – 2006 timeframe, the Fire Department responded to an annual average of about 32 structure fire or smoke calls. In that same period the department responded to about 63 vehicle related calls (crashes and fires) on average per year, an average of over 70 mutual aide calls per year, and 96 EMS call per year. Additionally the Fire Department responded to 1372 “other” calls over the five years, ranging from water rescues to fire alarm activations. On average the Department responded to over 537 calls per year in that timeframe. The number of calls per year has been fairly consistent over the 2002 – 2006 timeframe and do not seem to indicate any strong trends.

The calls for the Cumberland Rescue have fluctuated over the years as a result of the variation in the number of mutual aid calls prior to and following the establishment of the regional paramedic program.

Cumberland Rescue

| Year | Medical Calls |
|-----------------------------------|----------------------|
| 2002 | 903 |
| 2003 | 910 |
| 2004 | 810 |
| 2005 | 610 |
| 2006 | 737 |
| 2007 | 626 |
| 2008 | 636 |
| <i>Source: Town of Cumberland</i> | |

Police

The Police Department includes a chief, lieutenant, and 8 sworn officers (one of whom serves full time as a high school resource officer) and an administrative assistant. The Police Department operates out of one station located at Town Hall in Cumberland Center. In 2008, dispatching service was moved to the Cumberland County Regional Communications Center in Windham to reduce costs.

Police Calls

| | 03-04 YR | 04-05 YR | 05-06 YR | 06-07 YR | 07-08 YR |
|---------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Total Calls for Services | 10,302 | 9,182 | 9,920 | 10,387 | 10,926 |
| Arrests | 142 | 171 | 184 | 210 | 158 |

Source: Town of Cumberland

In addition to calls for service from local residents, all public safety departments provide and receive mutual aid from surrounding towns.

Public Services

In 2007, the departments of Public Works and Recreation and Community Education were combined into one department called Public Services. This created improved efficiency of personnel and equipment resources. Employees of this department include the following full time employees: a department head, public works foreman, parks foreman, 6 equipment operators, 1 mechanic/operator, 2 administrative assistants, and a community services/assistant recreation director.

Roads

The department maintains nearly 50 miles of town roads and an additional 18.97 miles of state roads. The department utilizes the following vehicles and equipment for this maintenance: 11 plow and dump trucks, 2 street sweepers, 2 front end loaders, a loader/backhoe, an excavator, a bulldozer, a chipper, a tractor for roadside mowing, a roller, 3 trailers and 3 pick up trucks.

Solid Waste

The department oversees solid waste collection and recycling programs.

Administration

The Administration Department includes the town manager, operations director, finance director, assistant finance director, and administrative assistant.

Town Clerk

The Town Clerk's Department includes the town clerk/human resources director, a deputy town clerk, and three assistant clerks. This department handles all vehicle registrations, tax collection, licensing and elections.

Planning, Assessing and Code Enforcement

These are three separate departments that share a full time administrative assistant. The assessor and code enforcement officer work ½ time in Cumberland and ½ time in Yarmouth. The planner is full time.

The Code Enforcement Department is supplemented with part time electrical, plumbing and building inspectors, including the Fire Chief who is a licensed building inspector.

Library

The First Social Library of Cumberland was founded shortly after Cumberland became a town on March 19, 1821, and the library's book collection was housed in private residences. In 1921, the joint will of Carrol D. and Annie L. Prince of Woodfords listed a bequest of \$35,000 to the town library, and Prince Memorial Library was incorporated in November 1921. The library opened to the public on January 7, 1923, and more than 600 books from the early Cumberland library joined the new books on the shelves. Operations were funded through the bequest and annual appropriations from the Town of Cumberland.

In 1959, a 40-foot-by-20-foot addition was donated by Paul E. Merrill in memory of his parents, Mr. and Mrs. Wallace Merrill.

In 1968, the Town of Cumberland assumed the assets and responsibilities of the library and in 1972 North Yarmouth, whose residents had always used Prince Memorial Library, began contributing to its support. In 1982 the library was made a department within Cumberland town government, under the direct supervision of the town manager. A 1985 consultant's report recommended expanding the library, and Cumberland voters and the Cumberland Town Council authorized a \$700,000 bond issue. Groundbreaking for the 8,100-square-foot addition occurred on October 10, 1986, and the new building was dedicated on October 1, 1987. The Prince Memorial Library Young Adult Challenge, launched on January 18, 1995 after an anonymous pledge of \$35,000, resulted in the 728-square-foot Young Adult Room, which was dedicated on April 3, 1996. Facility improvements in recent years include replacing the roof; expanding and paving the parking lot; paving the paths between the parking lot and the library; adding air conditioning; replacing the windows in the original building; interior and exterior painting; gutting the basement; removal of all shrubbery around the original building and improving foundation drainage; and repointing and waterproofing the original masonry.

The library started FY2008-09 with 8,605 patrons. The library has four full-time and six part-time staff members, and a contract maintenance crew. Library space totals approximately 11,000 square ft.

Val Halla Golf and Recreation Center

The Val Halla Golf and Recreation Center consists of a municipally-owned 18 hole golf course, club house, small dining facility and 4 tennis courts.

Information Technology

The Information Technology Department consists of one full time employee who is responsible for maintaining the town's computerized infrastructure of four servers and multiple printers and plotters and provides desktop support to over 60 users in multiple locations. The position handles all programming and equipment operations for Channel 2, public access television and assists in the administration of the town's sewer system.

Capital Improvement Planning

The Town Charter requires that the town manager, in conjunction with the Planning Board, prepare and submit a 5 year capital improvement plan (CIP) to the Town Council annually. The plan must include a general summary, a list of all projects to be undertaken in the next five years, cost estimates and financing recommendations, annual operating costs and an explanation of how the CIP reflects the goals of the comprehensive plan. There are three categories of improvements. They are: 1) *Obligations* which are the debt obligations that have been taken on and that must be paid annually as part of the budget; 2) *Responsibilities* which consists of maintaining town buildings; maintaining and replacing vehicles and equipment, and maintaining and providing needed infrastructure such as roads, bridges and drainage ways; and 3) *Desirability* which are investments made to improve the quality of life for town residents. Examples of this are the purchase and conservation of the Rines Forest property, bike and pedestrian paths and the purchase of land for the Twin Brook Recreation Center and its improvements.

Schools

The Town of Cumberland and the Town of North Yarmouth make up Maine School Administrative District #51. The District includes one school for grades 1-3, one school for grade 4, one school for grade 5, a middle school for grades 6 - 8 and a high school for grades 9-12. With the exception of the school for grade 5, all other school buildings are located within the Town of Cumberland. The MSAD is governed by an elected Board of Directors.