

CUMBERLAND COMPREHENSIVE PLAN COMMITTEE MEETING MINUTES
Thursday, January 8, 2026

A. Call to Order: Chair Moriarty called the meeting to order at 6 pm.

B. Roll Call: Peter Bingham, Scott Dresser – Vice Chair, Tig Filson, Bill Follett, Betsey Harding, Meg Helming, Jesse Lamarre-Vincent, Kathy MacDonald, Katie Magoun, Nancy McBrady, Steve Moriarty - Chair, Jane Wilson, Lorraine Rardin, Josh Steirman, Eben Sweetser & Bob Vail. **Staff:** Bridget Perry - Director of Planning & Sustainability, Christina Silberman - Admin Asst., Paul Johnson -GPCOG, Shannon Chisholm - GPCOG, Christian Roadman - GPCOG.

C. Approval of December 4, 2025 Meeting Minutes: Mr. Follett moved to approve the meeting minutes of December 4, 2025, seconded by Ms. Rardin and **VOTED, 12 years, 4 abstained (Bingham, Lamarre-Vincent, McBrady & Magoun) – motion carries.**

D. Future Land Use: Mr. Johnson outlined a drafting timeline and asked Committee members to continue to review their draft chapters and edits. Creating a draft for the Land Use chapter was discussed including the following topics:

- Incorporation of survey and charette results.
- Lot sizes.
- Residents are frustrated with increases in property taxes.
- Creation of open space has consequences.
- Large lot sizes attract larger homes.
- Protecting open space, wetlands and large areas for wildlife habitat.
- Conservation/cluster subdivision development with wells/septic systems closer together creates density in areas where there may be issues with water/aquifer.
- Some of the feedback from the survey and charettes is contradictory.
- Having large lot sizes / large homes will result in it being more expensive to live here.
- If the aim is to try to bring down housing costs, there needs to be more housing available.
- Creation of more affordable/workforce housing.
- Zoning can be changed to attract developers.
- The need to build a sustainable community.
- Creation of an affordable housing fund for developers to pay into if not including affordability in their project.
- Growth should be where public water and sewer exist to avoid well/septic issues.
- An increase in housing is not an established goal.
- The number of building permits issued over the last ten years has not created a great increase in student enrollment.
- Residents wish to protect the Town's rural character.

Committee members reviewed the Cumberland Center growth area and suggested revisions. Ms. Perry will draft the proposed revisions to the growth area map for review.

Denny Gallaudet, Lands and Conservation Commission (LCC), said the LCC suggests greatly reducing the Foreside growth area to only a small area near the OCS Zoning District in order to have more local control over development of the Foreside area.

GPCOG staff will begin to draft the new Land Use chapter based on tonight's discussion.

G. Administrative Matters/Old Business/New Business: Ms. Perry advised everyone to work with their subcommittees on their assigned chapters and to contact her to arrange for meeting space if needed.

The next meeting is scheduled for Thursday, January 22, 2026.

H. Adjournment: The meeting adjourned at 8:05 pm.

Respectfully Submitted,

Christina Silberman, Administrative Asst.