



LANDS AND CONSERVATION COMMISSION

Town of Cumberland
290 Tuttle Road
Cumberland, ME 04021

Subcommittees:

Trails, Forest & Nature Resources, Sustainability, Invasives, Community Orchard

Date: February 7, 2026

To: Members:

Commission

David Cowan (abs), Celina Cunningham (abs), *Denny Gallaudet, Ellen Hoffman, John Jensenius vice*,
Jesse Lamarre-Vincent (left early), Kathleen Rudolph, George Turner, Pete Wilson,
David Young

Forest Subcommittee

*Todd Ontl ✓, Linda Putnam, Sally Stockwell

Invasive Subcommittee

Will Bloomhardt, Mackenzie Case, *David Cowan, Pete Wilson, Annie Witte ✓

Orchard Subcommittee

Adam Blackwell, Michelle Gardiner, Will Harper, *Jesse Lamarre-Vincent, Denise Thorsson

Sustainability Subcommittee

*Denny Gallaudet, Jesse Lamarre-Vincent, Stacie Daigle ✓, Dave Witherill

Trails Subcommittee

Shaun Breton, Paige Diamant, Stephen Fitzgerald, David Grimm, *John Jensenius,
Don Stowell ✓, Tom Weir

Town Support

Bridget Perry (Town Planner); Robert Vail (liaison TC) (abs), Andrew Magoun (liaison TC)

Note: Only members of the Commission and voting members of the subcommittees need to attend. "✓" indicates subcommittee member attended Commission meeting.

From: Ellen Hoffman

Re: Meeting February 4, 2026

- January minutes - Denny made motion to approve; David Y seconded; motion passed unanimously.
- Town Council (Andrew)
 - Nothing specific happening regarding the LCC. Budget season coming up soon.
 - LD 1829 – Denny asked about resolution. The resolution passed – modeled off of Scarborough's (below). Sent to Augusta. LD 1829 needs to be repealed or revised. Problem with unfunded mandates – will create more people using sewer system, schools, services. Resolution also contains suggestions for changes. George commented on quality of resolution. John – appreciates the Council taking this issue on.

Scarborough officials call for repeal of new housing law

The Town Council and residents are concerned about the town's ability to slow growth.

Salomé Cloteaux PPH Staff Writer
January 13, 2026

The Scarborough Town Council sent a resolution to its legislative delegation **calling on them to repeal a state law restricting housing and zoning laws.**

LD 1829, which goes into effect July 1, aims to address Maine's housing crisis, but for Scarborough residents and councilors, it means the town will lose its ability to slow and regulate growth.

Following the passage of [LD 2003 in 2022](#) that legalized accessory dwelling units statewide, [LD 1829](#) will make it easier to build ADUs, commonly known as in-law suites. The law will allow up to four units on a lot and allow ADUs on multifamily lots. It will also get rid of the owner occupancy requirement and the sprinkler requirement for most ADUs.

At the Town Council meeting Jan. 7, the council voted to send the resolution that included recommendations to amend the law, such as **providing funding to the municipalities experiencing mandated growth**, strengthening affordability requirements and respecting local planning authority. The town manager sent the resolution to the speaker of the Maine House of Representatives, Ryan Fecteau, who sponsored the legislation, Scarborough's two state senators and three state representatives, Gov. Janet Mills, the Maine Municipal Association, the Greater Portland Council of Governments and the Maine State Housing Authority Board of Commissioners.

The resolution cites a [recent community survey](#), in which only about 16% of Scarborough residents said they were satisfied with how the town is managing residential growth, compared to **74% who said the town is growing "too fast" or "much too fast."** Residents said they are concerned about the impact that new developments would have on infrastructure and increasing property taxes.

At the meeting, town leaders argued that Scarborough has already done its part in addressing the housing shortage, and the law will threaten the quality of life of the residents, according to the resolution.

According to data of annual building permits for communities in the GPCOG region since 2020, Scarborough has issued the second most number of units with 1,319 added — second only to Portland with 2,012. It has also issued the second most units per 1,000 residents, after Bridgton.

According to the resolution, Scarborough has a rate of growth ordinance averaging 230 units per year.

Town Councilor Cory Fellows, who is also the vice president of real estate development at Preservation of Affordable Housing, said at the Town Council meeting that he supports some elements of the law, but the way that the law is written and passed undermines the efforts to address the housing crisis by treating all municipalities the same.

Town Manager Tom Hall agreed. "The primary concern for me is that this legislation is one-size-fits-all," he said. "For us to be treated like every other community, ignoring the fact that for decades we've been leading this charge, just is really hard to take."

The resolution also claims the law undermines the local planning process and the autonomy of the local government.

"Taking away home rule is a real issue given all of the work that the town does to engage with residents. Creating a (comprehensive) plan is not a tiny process of public engagement. It's quite significant," Town Councilor Jon Anderson said. "For the state to come and tell us how to do our zoning when our community has worked hard to try and find the right zoning for us, I think it is a little bit of a slap in the face to the residents and the people that they all represent."

Some councilors complained about the lack of state-municipal communication and involvement of local governments in the decision-making process when passing LD 1829.

"They work for us; they're our reps," Town Councilor Michelle Hayes said. "I feel like there's been very little, if any, connection, and then you're voting on something that literally impacts every single life in our town, forever."

Councilors said they also spoke to other town councils nearby who shared similar concerns and implored them to take action as well. In September, the [Windham Town Council sent a letter](#) to the governor's office opposing LD 1829.

On Jan. 21, the council will host a workshop with the legislative delegation to discuss LD 1829 and the resolution before the Town Council meeting.

○ Bridget Report

- During the month of January 2026, the Town issued 22 permits for new homes and other buildings such as pools, sheds, decks, condominiums, barns, additions, renovations, commercial and solar installations.
- Approved projects under construction:
 - Oceanview phase II - 33/52 permits have been issued
 - Orchard Road – Cortland Court – 8 of 10 building permits issued as of this date
 - Snowy Owl off Old Gray Road – 10 units approved
 - The Mark off Route One – sold at auction in bankruptcy court
 - Ross Estates off Blanchard Road Ext. 1 of 3 units permitted; road complete
 - Mineral Springs off Blackstrap Rd – 26/72 permits issued
 - Coastal Pines – (conservation subdivision off Harris Rd) – 4 building permits issued
 - Uncommon Clean – under construction
 - MSAD51 – under construction
 - Telecommunications tower at 14 Tuttle Rd awaiting preconstruction conference

- Planning Board meeting February 20,2026:
 - Site Plan Review: Lot 9 of Cumberland Foreside Village, to construct one mixed use building at 80 US Route One, Tax Assessor Map R01, Lot 12B in the Office Commercial South zoning district with a contract zone overlay.
 - Site Plan Amendment: Addition of 333.2-kilowatt solar array at 290 Tuttle rd., Tax map R03, Lot 51A in the Rural Residential 1 Zoning district.
 - Amendment to an approved site plan for Maine School Administrative District #51 (MSAD#51) for changes to drainage, scoreboard location, etc. located off Tuttle Road Tax Assessor Map U11, Lots 1, 4A, 8, 9 and Main Street at Tax Assessor Map U11/U13, Lot 1/112.
- Comprehensive Plan Committee meets 2nd and 4th Thursday of each month. Next meeting February 12 at 6pm.
- Permit Information:

Heat pumps, solar and Car Charger Permits (YTD)

	Heat Pumps	Solar	Car Chargers
2022	206	055	009
2023	223	059	016
2024	208	067	023
2025	151	064	017
2026 (YTD)	009	002	002
Total	797	247	67

ELECTF	DATE ISSUED	OWNER	LOCATION	ELECTRICIAN	TYPE	ESTIMATED C FEE	
26-09	12-Jan-26	CUNNINGHAM-DUNDAL FAMIL	233 GREELY ROAD	David Perry - RRHP	1 Heat pump	\$0.00	\$50.00
26-12	15-Jan-26	TRUST - LORI ANN SCHRADEF	30 STONY RIDGE ROAD	Steve Morin - DeBlois Elect	1 heat pump	\$0.00	\$50.00
26-04	07-Jan-26	KROOT JANICE & CRAIG	1 PHILIP STREET	Joe Falcone - Northeast He	2 Heat pumps	\$0.00	\$50.00
26-08	12-Jan-26	MCCLOY SEAN & GRETCHEN	53 WINDSOR LN	David Perry - RRHP	2 Heat pumps	\$0.00	\$50.00
26-10	12-Jan-26	ADLER DAVID & DAUCHY ERIK	37 SUNNYFIELD LANE	David Perry - RRHP	3 Heat pumps	\$0.00	\$75.00
26-14	20-Jan-26	HARRISON MARIA S	15 MACKWORTH LANE	Loghan Aycock - Miracle EI	EV Charger	\$0.00	\$50.00
26-16	21-Jan-26	TSTE CHILCOTT RICHARD & R	3 TOWN LANDING ROAD	Isaac Roberts - Downeast	EV charger	\$0.00	\$50.00
26-02	05-Jan-26	ZASTROW JOHN & MARISA	14 WOODSIDE DRIVE	Arne Wolz - Assured Solar	Solar	\$0.00	\$50.00
26-03	05-Jan-26	HARDING DAVID & MELISSA	90 BRUCE HILL ROAD	Arne Wolz - Assured Solar	Solar	\$0.00	\$50.00

PERMIT NO.	MAP/LOT	OWNER	LOCATION	PERMIT ISSUED	DESCRIPTION	CONTRACTOR	ESTIMATED COST	FEE	Conditions
26-02	U14/87	ZASTROW JOHN & MARISA	14 WOODSIDE DRIVE	05-Jan-26	Solar	Assured Solar Energy	\$38,810.00	\$543.34	Solar installation with 29 panels mounted on roof. 11.4 kW. Issued subject to MUBEC / IRC 2021 as adopted by State of Maine.
26-20	U10/7B -7	JOHNSON STEPHEN & BECHARD ANGELETTE	56 DROWNE ROAD	29-Jan-26	Solar	Maine Energy Experts - Samuel Legere	\$37,065.60	\$518.91	Solar installation with 24 panels mounted on roof. 10.56 kW. Issued subject to MUBEC / IRC 2021 as adopted by State of Maine.

- Denny mentioned the issue of affordable housing in general and specifically re: Bruce Hill Rd project. The project is in the planning stage – conservation subdivision with 25 acres of open space which may be deeded to the Town. The Town can decide to accept. What is the price of the housing? The HOA has a minimum limit to house size and requirement of a garage. This puts the cost of housing out of reach of most first-time house buyers. Is manufactured housing allowed? Is there a way to change requirements – to make more affordable? Does this issue even fit in to the Commission’s purview?
- Commission (John)
 - Mike was not reappointed to the Commission. John is acting as a temporary chair for tonight’s meeting. Mike put his heart and soul into this Commission and will surely be missed. Others are going to need to step up to help fill the gap with issues such as budget, annual reports, meetings, and yearly reports to the Town Council to name a few. Mike was also heavily involved in the gardens: butterfly and peony gardens in the Town Forest and pollinator garden at Val Halla, maintaining a nursery for trees to be planted in the Town Forest, and creating and maintaining the Nature Trail in the Town Forest.
 - Welcome to new appointees: Celina Cunningham and Kathleen Rudolph on the Commission and Stacie Daigle on the Sustainability Subcommittee. Kathleen mentioned that she was also interested in being a member of the Forestry Subcommittee.
 - The Town is responsible for appointments to the Commission, Trails and Forest Subcommittees. It is up to the Commission to manage appointments for the Sustainability, Orchard and Invasives Subcommittees.
 - Commission:

- David Cowan, Dennison Gallaudet and Jesse Lamarre-Vincent were reappointed to the Commission by the Town Council.
 - Celina Cunningham and Kathleen Rudolph were appointed to the Commission by the Town Council.
 - Forest Subcommittee:
 - Todd Ontl and Sally Stockwell were reappointed to the Forest Subcommittee by the Town Council.
 - Trails Subcommittee:
 - David Grimm and Paige Diamant were reappointed to the Trails Subcommittee by the Town Council.
 - Sustainability Subcommittee: Todd made a motion to reappoint Jesse Lamarre-Vincent, David Witherall and Dennison Gallaudet to Sustainability Subcommittee; Pete Seconded, pass unanimously. Stacie Daigle was appointed to the Sustainability Subcommittee.
 - Community Orchard Subcommittee: Denny made a motion to reappoint Jesse Lamarre-Vincent, Adam Blackwell and Denise Thorsson to the Community Orchard Subcommittee; Pete seconded; pass unanimously.
 - Invasives Subcommittee: Denny made motion to reappoint David Cowan to the Invasives Subcommittee; Jesse seconded; passes unanimously.
- Proposed Conservation Subdivision Bruce Hill Rd. (John)
 - 11 lot subdivision – 50% of land goes into open space; priority high value conservation areas.
 - John spoke of the existing snowmobile trail that goes through the property. Interested in an easement for this trail. Town has the ability to accept the open space. Issue is that the open space also includes the buffers around the property.
 - Refer to LCC January 7th minutes for more information on this project and conservation subdivisions.
 - CCLT has offered to build 12 wooden benches to be placed in Rines Forest and Knights Pond. We can allow them to go forward on this. Questions on where they will be placed and Todd asked how they will be installed, with gravel? John will contact CCLT and find out when this will happen.
 - Twin Brook Master Plan (Don)
 - Recreation Advisory Board met with Don and Andrew – MSAD 51 lease has been finalized. Waiting on final approval.

- Map for MSAD lease space/ Town of Cumberland property fields on Greely Rd side has been agreed upon.
 - Exploring idea of installing two new Little League fields: one baseball and one softball field. Parking will need to be increased periodically, so overflow parking needs to be gravel – not paved.
 - A first draft of facility rules and policies are being worked on.
 - There will be time to comment and critique; LCC will have time for input.
 - Tuttle Rd side - drainage improvements and additional paving have been identified in the 5- and 10-year Capital Improvement budget.
 - Still need to map out Recreation and LCC involvement and responsibilities for the different areas. Looking for areas of overlap i.e. trails, rec, invasives. The challenge is how to coordinate and interact.
 - Annie – last spring there were agendas for improvement. What is the long term – full on concept?
 - Looking at ways to get more input; not just the subcommittees.
- Election of Commission Chair (John) – Ellen nominated Denny to be Chair of LCC; George seconded; passed unanimously. Denny commented that this is a knowledgeable and dedicated group. Would like to keep up the momentum.
- Trails Subcommittee (John)
 - Trails are in good shape. John will put something in Crier to let people know that the trails are open.
 - Christmas Creek – Christmas Creek Trail easement – Town Council met and approved taking over Vining Way and will get an easement to the trail. This trail hooks into the Wilderness Trail at Twin Brook (Greely Rd side). John will mark the trail before spring. Trail needs to be GPS'd.
 - Forestry Subcommittee (Todd)
 - Still waiting on grant proposals that were submitted in the fall to Project Canopy. Use grant money to start a native tree nursery in the Community Orchard.
 - Grant to update the Forest Management Plan for the Town Forest.
 - Mulching of buckthorn has moved from Rines to Town Forest. It was noted that there has been significant spread of Phragmites in the Town Forest.
 - Submitted an invasive control treatment funding grant.

- Summer plans for a large landowner open house like in the past. This year hold it outdoors – more hands on. Possible hold at Twin Brook so can discuss how managing the grassland for birds.
 - New member (Kathleen) on Commission. Interested on being on the Forest Subcommittee – need to go through proper channels.
- Sustainability Subcommittee (Denny)
- Dark Skies – need to take into account new development – type of lights and direction of output.
 - The Town Council still has not taken up the compost of food waste recommendation. Reduce food waste through composting. Make composting low cost – see if Public Works can fit it in at brush dump. Schools use Garbage to Gardens for their food waste.
 - MSAD51 efficiency grant – final report.
 - CAP introduced pesticide ordinance. Work with Ivy (Baykeeper) on proposed ordinance. Questions raised – will this affect treatment of ash trees in town using pesticides to fight EAB? Should discuss with Paul about what invasive treatment this could affect. Maybe limit restriction to homeowners and allow application only by professionals. The big issue is water flowing into Casco Bay.
 - Minutes from SCC January meeting:

Denison Gallaudet

Thu, Jan 29, 12:40 PM (10 days ago) ☆ 😊 ↶ ⋮

to Riva, Jesse, David, Denison, Ellen, Bridget, Stacie ▾

Minutes of SSC Meeting

January 28, 2026

Attending: Denny Gallaudet, Jesse Lamarre-Vincent, Dave Witherill

The minutes of the October 29, 2025 meeting were approved by consensus.

Dave Witherill reported that the 2025 Windows Dresser program was successful and shared with Freeport. However, the utilization by Cumberland residents was quite low. It was agreed that Dave meet directly with Town Manager Matt Sturgis to brainstorm ideas for improving Cumberland participation for the 2026 build.

Stacie Daigle was nominated as a member of the SSC and has been approved by the TC.

Denny briefed the SSC on his meeting with Assistant Town Manager Chris Bolduc re our request that resident food scraps waste be incorporated into the Town's composting operation at the brush dump. This request is in response to the CAP action item "reduce food waste through composting." Chris agreed with our finding that the average Cumberland resident generates 450 pounds of food scraps waste per year. This waste is currently discarded in curbside trash pickup at a taxpayer expense of approximately \$70,000 per year. Chris will review this request with Public Works to determine if it can be accommodated.

The results of the MSAD 51 energy efficiency study will be available shortly. Any actions such as LED lighting will be eligible for the June round of Community Resiliency Partnership.

The 2025 PUC report on Maine's Renewable Portfolio Standard indicates that the program is on track to meet the 2030 goal for 80% carbon free electricity.

It was agreed that 2026 work plan will include:

1. Microplastics
2. Gas powered leaf blowers
3. Herbicide/fertilizer ordinance
4. Microgrids

Respectfully submitted,

Dennv Gallaudet, Chair

- Invasive Subcommittee (Dave C)
 - No update
- Community Orchard (Jesse)
 - No update
- New business/ Coming attractions (John)
 - Capital Improvement Budget – invasives. Dave C feels this should be a from regular funding, not the Capital Improvement budget.
 - 2027 Work Plans and Budgets need to be worked on.
 - Arbor Day Resolution – Pete confirmed that the Arbor Day resolution only needs to be done once. The Town does need to annually celebrate Arbor Day. The celebration can be anything tree related and on any day. Ellen questioned where are the Tree City signs? Pete and Annie will follow-up. From the Arbor Day Foundation website:

The Four Core Requirements:

1.

A Tree Board or Department:

A designated body (like a board, commission, or city department) responsible for managing community trees.

2.

A Tree Care Ordinance:

A law or ordinance that provides guidelines for planting, maintaining, and protecting public trees.

3.

Annual Budget of \$2 Per Capita:

A minimum of \$2 per resident spent annually on community forestry activities, such as planting and maintenance.

4.

An Arbor Day Observance:

A public celebration and proclamation recognizing Arbor Day (the last Friday in April).

- Comprehensive Plan – no update from Jesse, see something in April.
 - Bridget would like to discuss at next meeting recording our meetings.
 - Denny made motion to adjourn, Pete second, passed unanimously.
- Next meeting – March 4, 7 PM