

CUMBERLAND COMPREHENSIVE PLAN COMMITTEE MEETING MINUTES
Thursday, January 22, 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, Steve Moriarty - Chair, Jane Wilson, Josh Steirman, Eben Sweetser & Bob Vail. Nancy McBrady arrived after item D. **Staff:** Bridget Perry - Director of Planning & Sustainability, Christina Silberman - Admin Asst., Paul Johnson -GPCOG & Shannon Chisholm - GPCOG.
Absent: Katie Magoun & Lorraine Rardin.

C. Approval of January 8, 2026 Meeting Minutes: Mr. Bingham moved to approve the meeting minutes of January 8, 2026, seconded by Ms. Wilson and **VOTED, all in favor – motion carries.**

D. Feedback request from Town Council: Ms. Perry reported that the Town Council received a citizen request proposing to eliminate all subdivision options except for the conservation subdivision. The Town Council has asked for the Comprehensive Plan Committee’s recommendation.

Mr. Bingham moved that the Comprehensive Plan Committee recommend to Town Council to delay any town-wide land use policy changes until after the completion of the comprehensive planning process, seconded by Mr. Follet and **VOTED, all in favor – motion carries.**

E. Future Land Use draft review: Paul Johnson provided a map showing areas of conserved land, Town owned parcels and the current growth areas with suggested revisions from the last meeting. Mr. Johnson also provided and reviewed an outline of the future land use chapter.

Committee discussion included the following:

- Remove school and cemetery parcels from growth areas.
- Revise language in the land use chapter outline under conservation efforts to remove “rely less on public acquisition” and replace with “to focus on strategic acquisition”.
- Include recommendations of the Housing Task Force Committee’s report.
- Review the type of housing the town wants to see increased, such as workforce, affordable or senior housing.
- Create “critical rural areas” indicating where development is not desired.
- Land not designated within the growth areas can still grow.
- Designated growth areas are where there will be high density growth.
- LD1829 will dictate the level of growth permitted within designated growth areas.
- Need for a medium density growth area.
- MOCA rules published recently, Mr. Johnson will review and share these at the next meeting.
- Growth areas will mean something different post LD1829 than now.

Existing growth areas were reviewed and revisions were proposed. Ms. Perry noted that growth area designations are required by State law. Ms. Perry questioned whether growth should be directed to areas that are mostly built out. Ms. Perry will provide a map with the proposed growth area revisions for review at a future meeting.

F. Subcommittee break-outs – focus on goals and actions. There was not enough time left during the meeting to conduct this item.

G. Administrative Matters/Old Business/New Business: Regular committee meetings will be held on February 12th and 26th. Chair Moriarty suggested that subcommittees meet weekly to continue their work on new chapter development.

H. Adjournment: The meeting adjourned at 8:08 pm.

Respectfully Submitted,

Christina Silberman, Administrative Asst.