

Town of Cumberland **Comprehensive Plan**



DRAFT FOR PUBLIC HEARING



ACKNOWLEDGMENTS



The Town extends its deepest gratitude to the Cumberland community members who contributed their time and insight to this comprehensive planning process. The development of this plan was directly shaped by the valuable feedback provided by our dedicated residents and volunteers.

We specifically wish to recognize the members of the Comprehensive Plan Committee; since January 2025, their diligent leadership in reviewing data, engaging the public, and distilling community feedback has been instrumental in defining our vision, values, and goals.

COMPREHENSIVE PLAN COMMITTEE MEMBERS

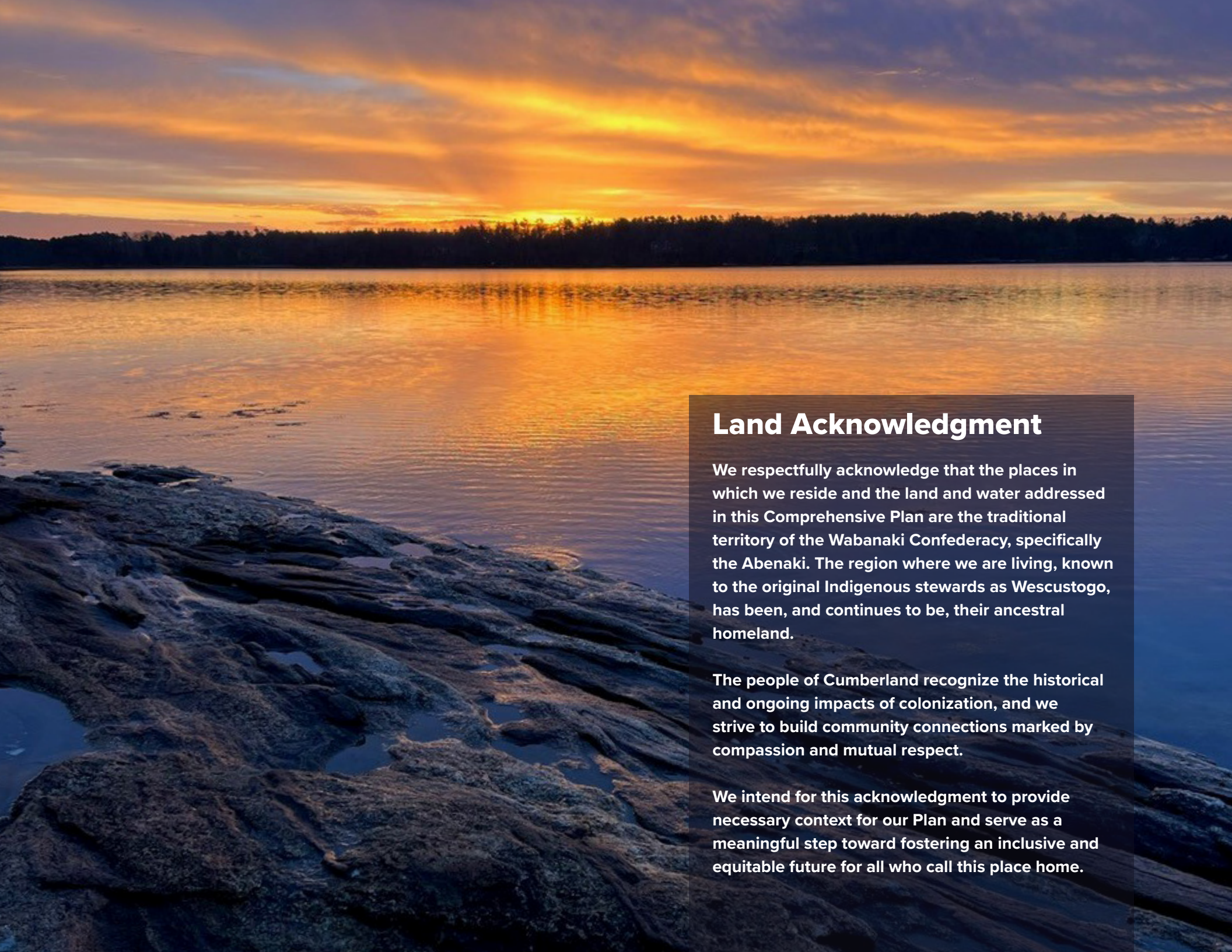
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Christina Silberman ADMINISTRATIVE ASSISTANT

A scenic sunset over a body of water. The sun is low on the horizon, casting a warm orange and yellow glow across the sky and reflecting on the water's surface. The foreground features a dark, rocky shoreline with some small pools of water. A dark line of trees is visible on the far shore.

Land Acknowledgment

We respectfully acknowledge that the places in which we reside and the land and water addressed in this Comprehensive Plan are the traditional territory of the Wabanaki Confederacy, specifically the Abenaki. The region where we are living, known to the original Indigenous stewards as Wescustogo, has been, and continues to be, their ancestral homeland.

The people of Cumberland recognize the historical and ongoing impacts of colonization, and we strive to build community connections marked by compassion and mutual respect.

We intend for this acknowledgment to provide necessary context for our Plan and serve as a meaningful step toward fostering an inclusive and equitable future for all who call this place home.

VISION

Cumberland's vision is to foster a vibrant, multigenerational community by directing strategic growth toward our primary corridors, ensuring a diverse range of housing and local commerce. Through simplified zoning and dedicated regional partnerships, we are committed to permanently preserving our agricultural heritage, wildlife corridors, and public recreation spaces, maintaining the town's essential rural character while building an inclusive, sustainable future for all.

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INTRODUCTION

Comprehensive plans are blueprints for a community's future development. This plan outlines Cumberland's vision and goals, and will serve as a long-term guide for decision-making on land use, zoning, and other important community issues. As required by the State of Maine under the Growth Management Act (30-A M.R.S.A. §§ 4312-4350), this plan covers a wide range of topics including natural resources, population and demographics, recreation, transportation, land use, and much more. Cumberland is experiencing increasing development pressure driven by regional housing demand and its proximity to Greater Portland. This plan provides a framework to intentionally manage growth.

Cumberland's comprehensive plan was developed through a collaborative process that involved input from a variety of stakeholders, including residents, businesses, and local officials.

COMPREHENSIVE PLAN SURVEY

The Cumberland Comprehensive Plan Committee developed and conducted a community survey between May 30 and July 3, 2025. The survey was made widely available through the Town's website, newsletter, social media channels, and paper copies at the library, Town Hall, and community events. In total, 1,206 residents participated. With a town population of 8,876 and roughly 3,100 households (2024 American Community Survey 5-year estimate), this represents a 14 percent per-resident response rate and a 40 percent per-household response rate.

The survey results (Appendix A) offer an important snapshot of community priorities, concerns, and aspirations. Residents provided input on housing, growth management, economic

development, infrastructure, transportation, recreation, and cultural resources, as well as open-ended comments reflecting both positive and critical perspectives.

PUBLIC ENGAGEMENT

The first charrette for the Cumberland Comprehensive Plan took place on Monday, October 20, 2025, at Cumberland Town Hall and received input from the community on how and where the Town should grow and how to address housing needs in Cumberland. The event featured four activities: a residential visual preference survey, a growth mapping activity, an active transportation mapping activity, and a traffic safety/transportation improvement mapping activity.

The second charrette for the Cumberland Comprehensive Plan was on Tuesday, November 18, 2025, at the West Cumberland Hall. This event gathered feedback about commercial development and Town investments in Cumberland. The event consisted of five activities: a commercial visual development survey, a commercial growth mapping activity, a town investment priority activity, a "pitch wall" activity, and an opportunity to share anything else that is on their minds. The full results of these activities can be found in Appendix B.

ENGAGING THE NEXT GENERATION

While on a field trip to Town Hall in the fall of 2025, fourth graders from Greely Middle School shared their perspectives on living in their town. The responses from students who reside in Cumberland revealed a strong attachment to their immediate surroundings and a desire for expanded community amenities. The students identified their homes, sports activities, and local schools

as their favorite aspects of the town, while also highlighting seasonal highlights like the Cumberland Fair.

When asked to envision improvements, their “magic wand” wishes centered primarily on increasing social and recreational opportunities, such as adding more businesses, restaurants, and fun facilities like an outdoor pool. Ultimately, the exercise illustrated that while these young residents value their current neighborhoods, they are eager for more diverse places to gather, play, and engage with their community.

IMPLEMENTATION PLAN

Cumberland’s Comprehensive Plan is a guide for community decision makers to set policies, target investments, and develop programs that reflect the vision and goals of the Town. The success of this plan will be measured by how well it is implemented.

Implementation Committee

Upon adoption or shortly after, Cumberland’s Town Council will appoint the Comprehensive Plan Implementation Committee (CPIC). The CPIC will be established as a standing advisory group to the Planning Board and Town Council. It will



coordinate with Town staff, officials, and volunteers to execute the plan's actions to ensure the identified goals are met.

The CPIC will be charged with the following:

1. Create a phased timeline for implementing the goals and actions in the comprehensive plan. This will include prioritizing projects that can be completed in the short-term (0-2 years), mid-term (3-5 years), and long-term (5-10 years).
2. Provide an annual progress report to the Planning Board and Town Council.
3. Monitor development activity in designated Growth Areas to ensure that planned densities and housing targets are achieved.

To ensure balanced community representation, the committee will consist of seven voting members appointed for staggered three-year terms.

1. One Town Council member liaison (non-voting member)
2. One Planning Board member
3. One Town Lands and Conservation Commission member
4. Five citizens at large

The Director of Planning will serve as a non-voting member to provide administrative and public outreach support.

IMMEDIATE ACTION ITEMS

The planning process for each of these actions can begin immediately by the Town's staff.

1. Initiate zoning amendments to align with designated Growth Areas, including updates to allowed uses and dimensional standards.
2. Compose a draft charge for the Comprehensive Plan Implementation Committee.
3. Update all digital maps on the Town's website.

FUTURE PLAN UPDATES

This Comprehensive Plan establishes a long-term vision for the community and shall undergo a full update approximately every 10 years to maintain alignment with local conditions and state planning goals. Recognizing that community priorities evolve, the Town Council retains the authority to initiate or request revisions, updates, or amendments to any portion of this plan at any time outside of the standard 10-year cycle.



1 POPULATION & DEMOGRAPHICS

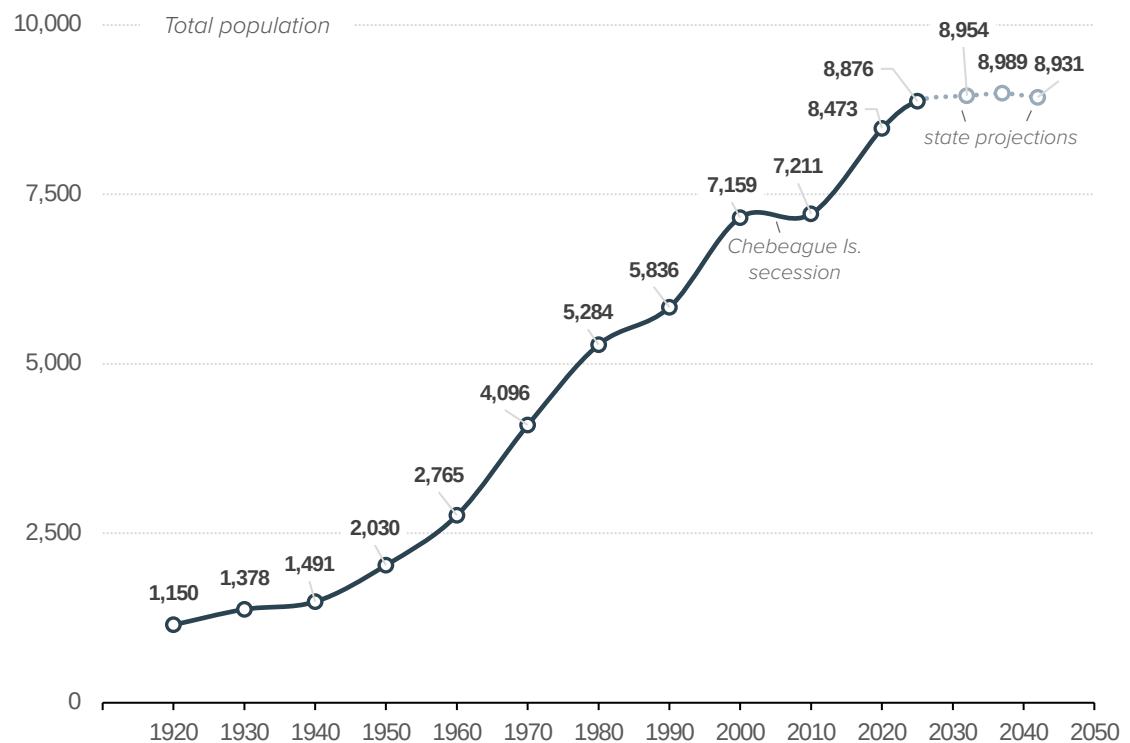
Cumberland is shaped by the people who live here. Understanding how the town's population is growing and changing is key to planning for its future, from schools and housing to transportation and public services. This chapter explores the town's demographics today, how they have evolved, and what they suggest about future needs and opportunities.

Population

Cumberland's population has grown steadily over the past 100 years, increasing from about 1,150 residents in 1920 to an estimated 8,876 in 2025. Since 1940, the town has added an average of about 1,000 residents per decade, with particularly rapid growth during the 1970s and early 2000s.

The 2010 Census showed unusually low growth, largely due to the secession of Chebeague Island in 2007. Excluding that boundary change, the town's population growth during the 2000s would have been more consistent with previous decades. More recently, Cumberland added about 1,200 residents between 2010 and 2020, and another 403 between 2020 and 2025. Despite this history of growth, future

POPULATION GROWTH (HISTORIC & FUTURE)



Sources: 1920-2020 Decennial Census, 2025 Population Estimate Program, 2032-2042 Maine State Economist

population increases are expected to slow. Looking ahead, state population projections show minimal change through 2042, estimating just 99 additional residents in Cumberland over the next two decades. These projections are based on long-term trends and demographic models,

but may not fully capture recent growth patterns, rising housing demand, or the town's continued appeal to new residents. If housing construction and in-migration remain strong, actual population growth could outpace these estimates.

POPULATION GROWTH

Year	Population	Net	Percent
1920	1,150	--	--
1930	1,378	228	20%
1940	1,491	113	8%
1950	2,030	539	36%
1960	2,765	735	36%
1970	4,096	1,331	48%
1980	5,284	1,188	29%
1990	5,836	552	10%
2000	7,159	1,323	23%
2010	7,211	52	1%
2020	8,473	1,262	18%
2025	8,876	403	5%
2032	8,954	137	2%
2037	8,989	35	0%
2042	8,931	-58	-1%

Sources: 1920-2020 Decennial Census,
2025 Population Estimate Program,
2032-2042 Maine State Economist

Another way to understand Cumberland’s growth is to compare it with nearby communities and Cumberland County

as a whole. Among the county’s 28 municipalities, Cumberland ranked eighth in net population growth between the 2010 and 2020 censuses, adding 1,262 residents. Communities with higher net growth during this period included Scarborough (3,216), Westbrook (2,891), Portland (2,202), Gorham (1,970), South Portland (1,496), Brunswick (1,478), and Windham (1,433).

When growth is measured as a percentage of total population, Cumberland was the fastest-growing municipality in the county. Between 2010 and 2020, the town grew by 18 percent. This was more than double Cumberland County’s overall growth rate of eight percent during the same period. Cumberland’s growth rate was slightly higher than Scarborough and Westbrook (both 17%). Only a few other communities experienced similar growth during this period, including Chebeague Island (17%), North Yarmouth (14%), Gorham (12%), and Falmouth (11%).

RACE, ETHNICITY, & DIVERSITY

Cumberland is becoming more racially and ethnically diverse, though it remains less diverse than the county, state, and nation overall. According to the decennial census,

RACE & ETHNICITY

Race / Ethnicity	2010	2020
American Indian	0.2%	0.1%
Asian	0.8%	1.1%
Black	0.5%	0.6%
Hispanic or Latino	1.2%	1.8%
White	97.2%	93.9%
Single Race Other	0.3%	0.3%
Two or More Races	1.0%	3.9%

Source: 2010/2020 Decennial Census
Note: Race categories reflect U.S. Census definitions. “Hispanic or Latino” is an ethnicity, not a race, and people may identify with one or more races. Native Hawaiian or Other Pacific Islander is not shown due to a 0.0% share.

the share of residents identifying as White declined from 97.2 percent in 2010 to 93.9 percent in 2020. The 2024 American Community Survey estimates place the White population at approximately 93.1 percent, suggesting this gradual trend has continued.

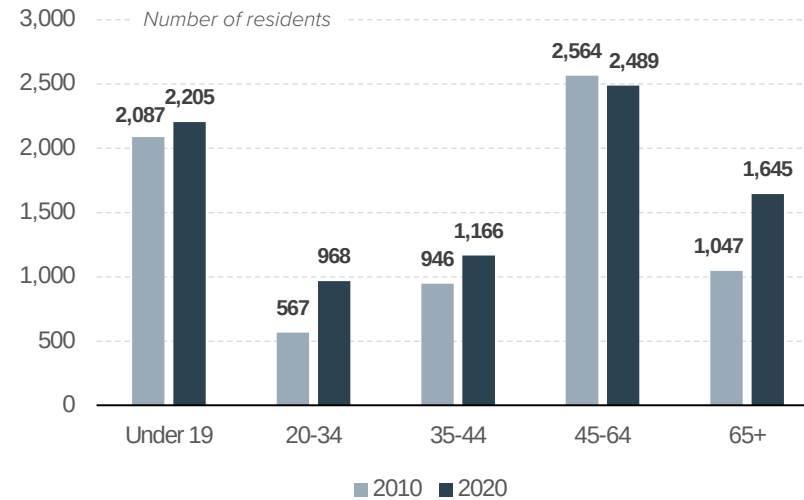
Between 2010 and 2020, Cumberland also saw growth among residents identifying as Hispanic or Latino, Asian, Black or African

AGE DISTRIBUTION TRENDS

Age	2010		2020	
	Count	Percent	Count	Percent
Under 19	2,087	29%	2,205	26%
20-34	567	8%	968	11%
35-44	946	13%	1,166	14%
45-64	2,564	36%	2,489	29%
65+	1,047	15%	1,645	19%
Total	7,211	100%	8,473	100%

Source: 2010/2020 Decennial Census

POPULATION BY AGE GROUP



American, and two or more races. The most notable change was among residents identifying as two or more races, which increased from 1.0 to 3.9 percent of the population. Other racial and ethnic groups continue to represent relatively small shares of the population, but they are an important part of Cumberland's growing diversity.

Overall, Cumberland remains less diverse than Cumberland County (86% White) and Maine (91% White), and significantly less diverse than the United States (61% White), based on 2024 American Community Survey estimates. These trends underscore

the importance of fostering an inclusive community and ensuring that local services, schools, and outreach efforts are culturally responsive and accessible to all residents.

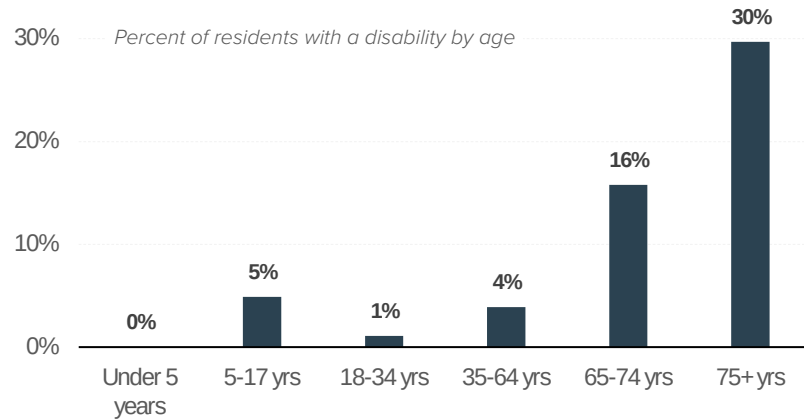
AGE DISTRIBUTION

Cumberland's age distribution has shifted over the past decade. Most age groups grew in number, but their share of the population changed. Children (under 19) increased slightly from 2,087 to 2,205 residents, though their share fell from 29 to 26 percent. Adults ages 20-34 and 35-44 also grew, while the middle-aged group (45-64) declined slightly in number

and dropped from 36 to 29 percent of the population. The older adult population (65+) grew the most, from 1,047 to 1,645 residents, rising from 15 to 19 percent of the population.

Cumberland's working-age residents are increasingly sandwiched between two growing needs. While the town remains a premier location for families with children, it is also becoming a primary home for seniors. This means the middle-age group, which typically provides the most caregiving and tax support, is now responsible for more students and older residents.

DISABILITY CHARACTERISTICS



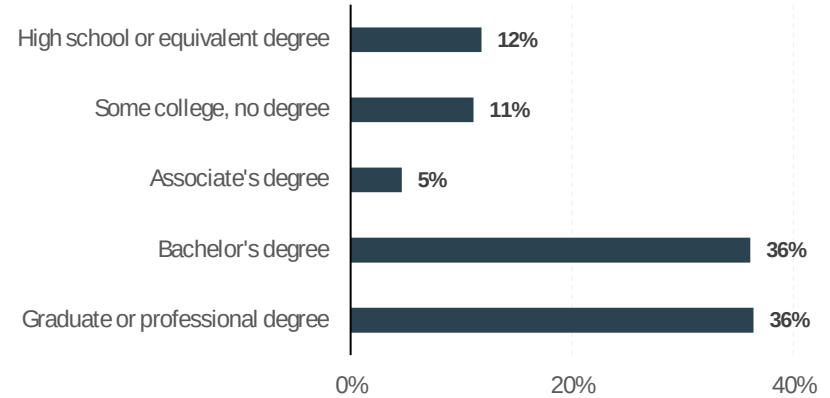
Source: 2024 American Community Survey 5-yr Estimate

DISABILITIES

The U.S. Census Bureau defines disability based on six categories: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. According to the 2024 ACS 5-year estimates, approximately seven percent of Cumberland residents, or about 600 people, have one or more disabilities. As shown in the figure above, prevalence rises with age, with about one in three residents over 75 living with a disability. Hearing and ambulatory difficulties are the most common, each affecting roughly three percent of residents.

This data highlights the need for accessible housing, infrastructure, and services that allow all residents to live, work, and participate fully in community life.

EDUCATIONAL ATTAINMENT



Percent of residents age 25 and older

Source: 2024 American Community Survey 5-yr Estimate

EDUCATIONAL ATTAINMENT

In Cumberland, approximately 72 percent of residents age 25 and older hold a bachelor's degree or higher, according to the 2024 American Community Survey. This represents an increase from about 67 percent a decade ago and reflects a continued upward trend in educational attainment.

Cumberland's educational profile is significantly higher than that of Cumberland County (53% of residents age 25 and older hold a bachelor's degree or higher) and the state of Maine (37%). Higher education levels are often associated with professional and knowledge-based employment, regional commuting patterns, and higher household incomes, all of which influence housing demand, transportation needs, and local economic conditions in the town.

Households

Household composition describes who lives together under one roof, whether families with children, older adults living alone, or unrelated individuals sharing a home or apartment. Understanding these patterns helps the town plan for housing, schools, and services.

Cumberland has approximately 3,100 households based on the most recent 2024 ACS 5-year estimates, up from 2,728 in 2014. For U.S. Census Bureau purposes, a family household includes people related by birth, marriage, or adoption living together, while non-family households include people living alone or with roommates.

In Cumberland, family households make up the majority and increased from 78 to 82 percent over this period. About 40 percent of households include children under 18, a share that has remained stable. The town’s household profile is distinctly family-oriented compared with Cumberland County, where approximately 25 percent of households include children under 18. The average household size also increased slightly, from 2.69 to 2.77, an uncommon trend that reinforces the presence of larger, family-sized households in Cumberland.

Non-family households declined from 22 to 18 percent, and the share of people living alone fell from 17 to 15 percent. This suggests that recent household change in Cumberland has been driven by families and shared living arrangements rather than growth in single-person households.

HOUSEHOLD COMPOSITION

Household Characteristics	2014		2024	
	Count	Percent	Count	Percent
Total Households	2,728	100%	3,109	100%
Family Households	2,135	78%	2,564	82%
Households with Children <18	1,082	40%	1,248	40%
Households with Older Adults 65+	783	29%	994	32%
Non-Family Households	593	22%	545	18%
Householders Living Alone	469	17%	464	15%
Average Household Size	2.69	--	2.77	--

Source: 2014/2024 American Community Survey 5-Yr Estimate

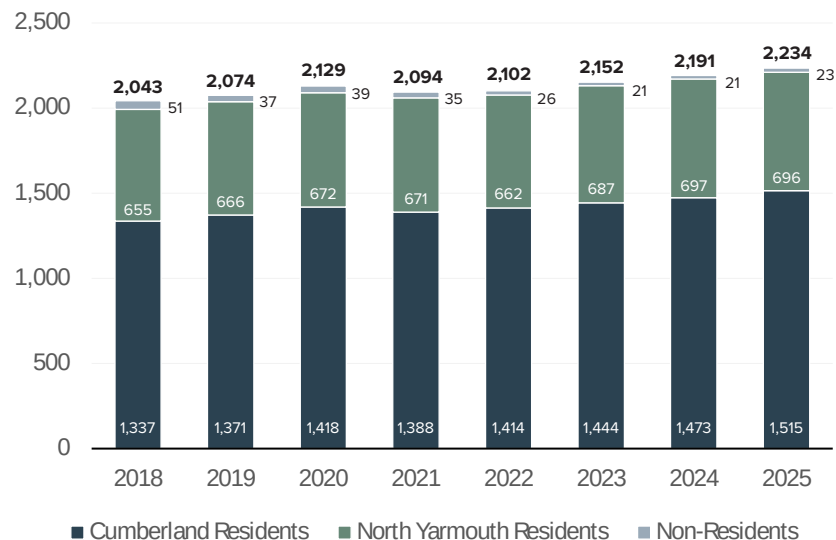
Cumberland remains a strongly family-oriented community, with larger households than are typical for the region.

At the same time, households with adults age 65 or older increased from 29 to 32 percent. These households include both older adults living alone and older adults living with family members. This pattern aligns with the town’s changing age distribution and points to growing demand for housing that supports aging in place, accessibility, and diverse household types.

SCHOOL ENROLLMENT

School enrollment trends provide another lens on population change, particularly among families with school-aged children.

MSAD #51 PK-12 SCHOOL ENROLLMENT



Enrollment as of October 1st of each year / Source: MSAD #51

Cumberland is part of Maine School Administrative District 51 (MSAD #51), which it shares with the Town of North Yarmouth. MSAD #51 includes the Mabel I. Wilson School, Greely Middle School (grades 4-5), Greely Middle School (grades 6-8), and Greely High School. The district is widely regarded as a strong public school system, with academic performance and student proficiency rates above state averages, and it regularly ranks among the top school districts in Maine.

Between 2018 and 2025, total enrollment in MSAD #51 ranged from just over 2,000 to 2,234 students, with Cumberland accounting for roughly two-thirds of students, for North Yarmouth about one-third, and the rest are non-residents, typically children of teachers or administrators. Enrollment has fluctuated modestly

Enrollment trends reflect a sustained presence of families with school-aged children.

from year to year, reflecting a sustained presence of families with school-aged children in the community. About nine percent of students in the district are students of color, a share that has gradually increased in recent years.

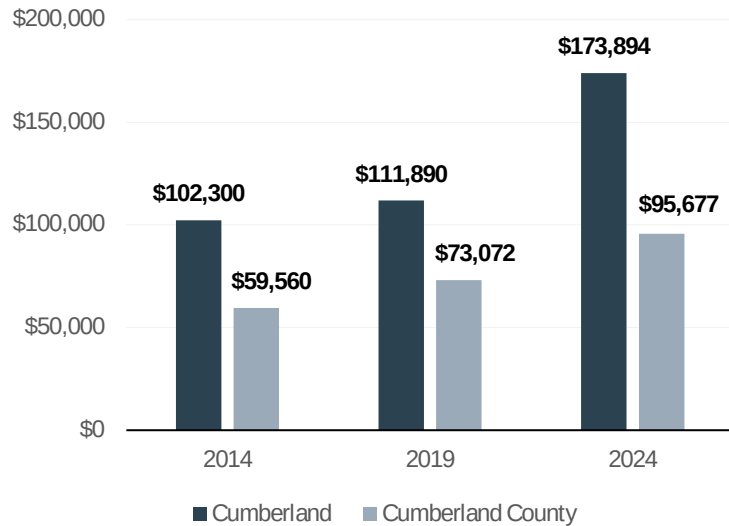
In addition to MSAD #51 enrollment, as of 2025, 155 children who live in Cumberland attended private or charter schools, a number that has generally ranged between 100 and 160 since 2018, while 69 were homeschooled, up from around 30 in 2018.

HOUSEHOLD INCOME

Cumberland's median household income is \$173,894, according to the 2024 ACS 5-year estimate, the highest in Maine. Adjusted for inflation, Cumberland's 2014 median income of \$102,300 is equivalent to roughly \$134,000 in 2024 dollars, reflecting significant real growth over the past decade.

Income levels in Cumberland are also much higher, and rising faster, than the surrounding region. In 2024, the town's median household income was nearly \$80,000 higher than the Cumberland County median (\$95,677) and almost \$100,000 higher than the statewide median (about \$75,000). While incomes have increased across the region since 2014, the gap between Cumberland and both the county and state has continued to widen. Within the county, only Falmouth (\$151,000) and Cape

ANNUAL HOUSEHOLD INCOME



Source: 2014/'19/'24 American Community Survey 5-Yr Estimate

Elizabeth (\$146,000) report comparably high median household incomes.

This pattern likely reflects both rising incomes among existing residents and continued in-migration of higher-income households. The growing concentration of higher-income households in Cumberland has important implications for housing affordability, economic diversity, and the ability of lower- and middle-income households to remain in or move into the community.

HOUSEHOLDS IN POVERTY

There are different ways to measure poverty, each offering a slightly different lens on economic hardship. The U.S. Census

While few residents live in poverty, many households still struggle to meet basic needs.

Bureau's official poverty rate, based on poverty status in the past 12 months, uses income thresholds that vary by household size. If a household's total income falls below the threshold, all members of that household are considered living in poverty. According to the 2024 ACS 5-year estimates, about 3.1 percent of Cumberland residents (roughly 271 people) live below the federal poverty level. Overall, the poverty rate has remained fairly stable since 2014, when it was 2.4 percent. Cumberland's rate is well below the 2024 countywide rate of 7.3 percent.

Another measure of economic need is the ALICE threshold, developed by the United Way. ALICE stands for Asset Limited, Income Constrained, Employed, and includes households that earn above the federal poverty level but still struggle to afford basic necessities like housing, child care, food, transportation, and health care. Using United Way's 2023 calculations, about 17 percent of households in Cumberland (509 households) fall below the ALICE threshold, compared with 27 percent countywide (note: this measure counts households rather than individual residents).

While relatively few residents are in deep poverty, a notable share of working households face ongoing financial strain and remain vulnerable to economic shocks. This economic need is also reflected in local assistance programs: in 2024, Cumberland made 15 General Assistance payments totaling approximately \$10,000, and about 50 family units rely on the local food pantry for support.



HISTORIC & ARCHAEOLOGICAL RESOURCES

Cumberland's historic and archaeological resources reflect the people, events, and landscapes that have shaped the town over time. These assets help define community character and provide important connections to the past. This chapter describes these resources and identifies opportunities to preserve and integrate them into future planning.

Background

EARLY REGIONAL HISTORY

The Town of Cumberland is located within the ancestral territory of the Wabanaki people ("People of the Dawnland"), specifically the Abenaki tribe, who historically utilized the Casco Bay region. The area around the Royal River, originally called Wescustogo (or "gullied river banks"), was a significant location for indigenous life. Abenaki families in this region lived as hunter-gatherers, moving seasonally in birchbark canoes and setting up tidal fish weirs along the coast. They also grew crops like corn, beans, and squash, utilizing local waterways for transportation. While 16th-century encounters with Europeans were often characterized by a mutual exchange of ideas, knowledge, and goods,

the early 17th century brought a period of significant transition as European explorers brought diseases, which caused a series of epidemics that reduced the Wabanaki population by approximately 75 percent. With these epidemics and the introduction of European legal frameworks, like the Doctrine of Discovery (allowing the seizure of lands not inhabited by Christians), the region moved toward the era of permanent English settlement.

EUROPEAN SETTLEMENT

The area that is now the Town of Cumberland was settled by the English around 1635 and was incorporated as North Yarmouth in 1680 as the eighth town in Maine. At that time, North Yarmouth encompassed a large area, including the present-day towns of Cumberland, Yarmouth, North Yarmouth, Pownal, Freeport, Harpswell, and a portion of Brunswick.

In 1727, the boundary between North Yarmouth and Falmouth was re-established, and one hundred home lots were created to encourage settlement. Subsequent land divisions resulted in parcels ranging from approximately 100 to 400 acres. The area

Cumberland is located within the ancestral territory of the Wabanaki people.

that later became the Town of Cumberland was largely composed of the 100-acre lots located in the southwestern portion of North Yarmouth.

Following the Revolutionary War, settlers expanded westward, clearing land and establishing what would become Cumberland Center. In 1820, residents of the western portion of North Yarmouth petitioned for separation, and the Town of Cumberland was incorporated on March 19, 1821. At the time of incorporation, the new town, with a population of 1,386, included 22.9-square miles on the mainland (unchanged at present) and a number of offshore islands. The largest of those islands, Chebeague, seceded from the town in 2007. The Town of Chebeague Island now encompasses fifteen islands, and portions of two others, and their surrounding waters, areas historically part of Cumberland. The only islands remaining within Cumberland after 2007 are Basket and Sturdivant Islands.

Previous Page: Arno S. Chase flower delivery wagon, c. 1910. Greenhouses behind his home at Main St. and Tuttle Rd. Source: Maine Memory Network.

EARLY ECONOMY

Cumberland's early economy was largely extractive and based on agriculture, forestry, and maritime industries. Throughout the 19th century, farming was a dominant land use, with farms producing dairy, beef, apples, potatoes, hay, and corn. At least two canneries supported agricultural production in the late 19th and early 20th centuries. Poultry farming emerged as a leading industry by 1900, and by 1904, the Town supported four large greenhouses producing flowers. In the 1930s, the local cut-flower business thrived, and Cumberland was known for a time as the country's carnation-producing capital.

Shipbuilding was also an important component of the local economy. A shipyard began operations in Broad Cove in 1812, in the area later known as Cumberland Foreside, and remained active until 1859. These industries shaped the Town's settlement patterns and contributed to the development of villages and transportation networks.

RAIL AND TRANSPORTATION

Rail service played a significant role in Cumberland's economic and social life between the mid-19th century and the early

20th century. Rail lines enabled farmers to ship milk and produce to regional markets, brought manufactured goods and supplies into the town, and provided residents access to employment and services in Portland and other cities. By the late 19th century, the town had two lines running through it. In 1898, service began on the Portland and Yarmouth Electric Railway along what is now Route 88 in Cumberland Foreside. The Portland-Lewiston Interurban Railroad began service through West Cumberland in 1914, further strengthening connections between Cumberland's agricultural economy and regional markets. Both services were terminated in 1933.

CIVIC INSTITUTIONS AND COMMUNITY LIFE

Many of Cumberland's civic institutions date to the town's early history. Religious institutions were established in the 18th century, including the Methodist meeting house on the Falmouth-Cumberland line (currently the Foreside Community Church), where services were held as early as 1789. The current Foreside Community Church building was constructed in 1811. The Cumberland Congregational Church, in the town center, was established in 1793, the West Cumberland United Methodist Church

in 1800, and the Tuttle Road Community Church (formerly the Tuttle Road United Methodist Church) in 1882. A more recent addition is the Chinese Gospel Church of Portland on Gray Road, established in 2007.

Education has long been a municipal priority. At the first town meeting in 1821, \$550 was appropriated for schools, and the town eventually operated 15 school districts serving students from age five through 25. Greely Institute, later renamed Greely High School in 1966, was dedicated in September 1868.

Community gathering spaces also emerged early. Constructed in 1914 in Cumberland Center by a local fraternal organization, the Red Men's Hall hosted community dances, parties, meetings, and civic functions. It was later used as both an elementary school and town hall. In 1921, the town received a \$35,000 grant to establish the Prince Memorial Library on four acres of donated land in the town center; the library opened in 1923. It has been expanded since and continues to serve as an important community resource.

MUNICIPAL HISTORY

The 1920 U.S. Census recorded the town's population at 1,150 residents. While this figure reflected modest growth from the late nineteenth century, the town's population in 1920 remained lower than it had been in 1860, illustrating the long period of stagnation and decline experienced by many rural Maine communities following the Civil War. Over the next four decades, however, Cumberland began to experience steady growth. Between 1920 and 1960, the population increased between eight and thirty-six percent per decade, resulting in a total population of 2,765 in 1960. Census data indicates that the most significant and sustained growth began in the post-World War II period, marking the town's gradual transition from a primarily rural community to a more suburban municipality. This trend has continued to the present day.

During the same period, significant changes occurred in both local government and education. Following World War I, increased automobile ownership brought greater mobility to rural townspeople, while radio and other mass communication further expanded awareness of regional and national issues. As a result, citizens began to expect more from their Town government

In 1973, the charter replaced town meetings with a seven-member Town Council and a professional town manager.

than the provision of public education and maintenance of local roads. In 1923, the town voted to "constitute and appoint a budget committee of eight members". Over time, the budget committee grew in authority and became a central component of municipal governance. In 1949, the structure of the Board of Selectmen was expanded from three to five members, consisting of one representative from each of the town's four geographical districts, Chebeague, Foreside, Center, and West Cumberland, and one member elected at-large. During this period, the town also voted to provide compensation for an elected town clerk/treasurer.

The continuing growth of the town placed increasing burdens upon the members of the Board of Selectmen, and sentiment for a major change in governance began to grow. A committee was appointed to study the council-manager form of government and recommended the creation of a town

charter. At the March 1965 town meeting, residents approved the appointment of a Charter Commission, which presented a proposed charter the following year. The recommendation was ultimately rejected by voters in November 1967. Pressure for change intensified in the years that followed, and a second charter proposal failed in 1971.

In June 1972, residents voted decisively to establish another Charter Commission. As the challenges of governing a growing community continued to mount, the Commission endorsed a modified charter later that year. The document abolished the traditional town meeting form of government and established a seven-member Town Council, consisting of one member from each of the town's four districts and three members elected at large. The Council was charged with hiring a professional town manager. The charter was adopted at a special referendum held on December 14, 1972, and took effect on January 1, 1973. After the 2007 secession of Chebeague, the former Chebeague district seat on the Council became a fourth at-large seat. Cumberland has had five town managers since the adoption of the charter.

Cumberland’s educational system evolved alongside these governance changes. In 1958, discussions began with neighboring municipalities regarding the consolidation of local schools. These efforts culminated in the establishment of Maine School Administrative District #51 (MSAD #51) in 1966, serving the towns of Cumberland and North Yarmouth.

Planning and land use regulation also expanded in response to population growth and housing development between 1940 and 1960. The town initially elected a Zoning Committee in lieu of a Planning Board and charged it with preparing a zoning ordinance. A formal Planning Board was appointed in 1955, coinciding with Cumberland’s membership in the Greater Portland Regional Planning Commission. In 1957, the town voted to undertake a comprehensive planning program through the regional planning commission. In 1958, Cumberland approved its first 10-year Comprehensive Plan, which has been updated approximately every decade since that time. By 1959, the official town map, subdivision ordinance, revised zoning ordinance, building code, and trailer ordinance had been adopted.

Historic Resources Inventory

Cumberland retains a substantial number of historic structures reflecting its 18th- and 19th-century development. According to town records, 27 existing houses were built before 1800, and an additional 190 houses were constructed between 1800 and 1900, accounting for approximately seven percent of the town’s housing stock. The Cumberland Historical Society has identified 50 key historical sites, including five architecturally significant houses, as well as the historic resources identified in the table to the right.

HISTORIC RESOURCES INVENTORY

Type	Name
Churches	Congregational Church (1793)
	Foreside Community Church (1811)
	West Cumberland Methodist Church (1848)
	Tuttle Road Community Church (1882)
	Morrison Hill Full Gospel Church (1880)
Cemeteries	Moss Side Cemetery
	Congregational Cemetery
	Universalist Cemetery
	Foreside Cemetery
	Farris Cemetery
Monuments	Methodist Cemetery
	The Veterans Monument (2010)
	The Merrill Memorial (1928)
	The Centennial Plaque (1921)

Source: Cumberland Historical Society

Two buildings in town are currently listed on the National Register of Historic Places. They are the Winn Road School and the Captain Merrill House, both located on Winn Road. Other properties in town likely meet the eligibility requirements for nomination to the National Register but have not been nominated.

Archaeological Resources

The Maine Historic Preservation Commission has identified shell-middens along the shorelands of Cumberland as prehistoric archaeological resources, reflecting early Indigenous use of coastal areas. In September 2016, Cumberland funded an archaeological dig at Broad Cove Reserve, exploring a known shell midden there. Many artifacts were found, including animal bones that may have been used as tools, as well as evidence of three separate human dwellings, two of them from Indigenous tribes (one 2,000 years old and one 1,000 years old), and the third was dated to the 17th century, after the arrival of European settlers.

Protecting Historic & Archaeological Resources

Cumberland's land use regulations provide mechanisms to identify and protect historic and archaeological resources. The Subdivision Ordinance requires identification of historic buildings and sites and allows the Planning Board to require some preservation measures of historic areas. The Site Plan Review Ordinance requires applicants to identify historic and archaeological resources and to protect these resources by modifying the design of the site and limiting excavation. The Shoreland Zoning Ordinance and the Telecommunication Facilities portion of the Zoning Ordinance provide some protection for historic sites as well.

Goals & Actions

1 IDENTIFY AND INVENTORY THE TOWN'S ASSETS.

- A. Update the Town's 2000 Historical Buildings Survey.
- B. Identify all historically significant buildings, add them to the town website, and educate owners on how the buildings may be added to the National Register of Historic Places.

2 PRESERVE THE TOWN'S HISTORICAL ASSETS.

- A. Request the Town Council to consider creating and adopting a Historical Preservation Ordinance.



Cumberland celebrated its bicentennial at Twin Brook in 2021.



3

CURRENT LAND USE

Cumberland's land patterns shape how the town functions day to day, influencing where people live, work, shop, and recreate. Covering 22.9 square miles (2020 Census), Cumberland has evolved from a rural agricultural community into a primarily residential town near the region's urban core. This chapter examines how land is currently used across the town and highlights patterns that will help inform future planning decisions.

Townwide Land Use Patterns

Cumberland's land use patterns reflect its predominantly residential and rural character, with significant areas of conserved land, working forests, some community infrastructure, and relatively limited commercial and industrial development.

RESIDENTIAL

Residential land use accounts for the majority of developed acreage, totaling 8,031 acres (55% of the town's land area). Much of the town consists of single-family homes on large lots within the Rural Residential zoning districts. The RR1 and RR2 zoning districts cover 77 percent of land in the community and are intended to preserve open space and maintain the town's rural character.

COMMERCIAL & INDUSTRIAL

Commercial and industrial uses occupy a relatively small share of Cumberland's land area. Commercial uses total 310 acres (2%) and are concentrated primarily along major corridors, including U.S. Route 1 in Cumberland Foreside and Route 26/100 in West Cumberland. In Cumberland Center, commercial activity is more limited to smaller, service-oriented uses near the intersection of Route 9 with Tuttle and Blanchard Roads.

Cumberland has evolved from a rural agricultural community into a primarily residential town near the region's urban core.

Industrial uses account for 146 acres (1%) and are generally located in designated areas with access to regional transportation routes, helping to support economic activity while remaining compatible with surrounding land uses.

MUNICIPAL & CIVIC USES

Municipal and civic uses account for 1,357 acres (9%) and are largely concentrated in Cumberland Center, which functions as the town's civic hub. Schools, the town offices, public works facilities, the Prince Memorial Library, and several recreational fields are all located in this area.

NATURAL & WORKING LANDS

A substantial portion of Cumberland's land base remains in natural and working uses, including forests, farmland, fields, pasture, and other open space. Forested land covers approximately 2,246 acres (15%), with an additional 657 acres (4%) classified as open space and 498 acres (3%) as farmland. Together, these uses highlight the continued importance of conservation, forestry, and agriculture to the town's landscape and rural character.

The Town's 2000 Open Space Plan provides a framework for protecting these resources through conservation, trail connectivity, and farmland preservation, supported by partnerships

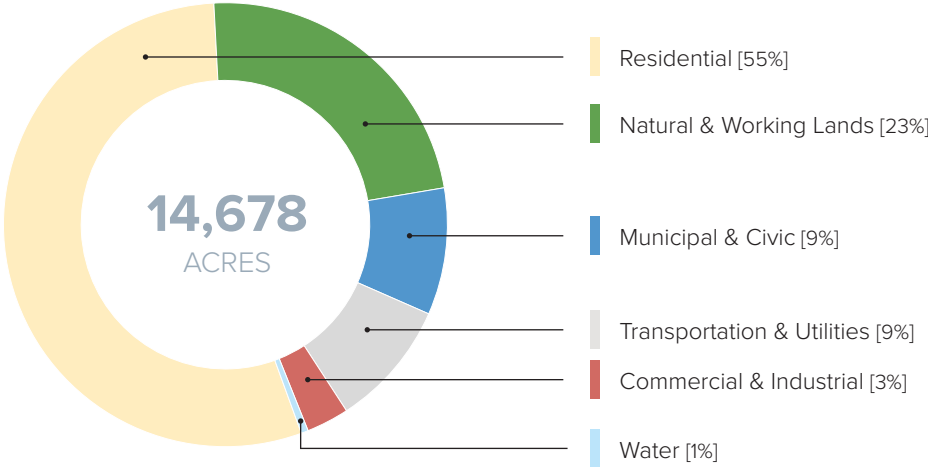
LAND USE BY CATEGORY: DETAILED

Land Use	Acres	Percent
Residential	8,031	55%
Forested Land	2,246	15%
Municipal & Civic	1,357	9%
Road / Right-of-Way	827	6%
Open Space	657	4%
Farmland	498	3%
Utility	464	3%
Commercial	310	2%
Industrial	146	1%
Water	76	1%
Railroad	66	0.4%
Total	14,678	100%

with landowners, the Chebeague & Cumberland Land Trust (CCLT), and state programs such as the Land for Maine’s Future. Approximately 11 percent of land in Cumberland is currently permanently conserved.

TRANSPORTATION & UTILITIES

Transportation and infrastructure shape land use patterns throughout the community.



LAND USE BY CATEGORY: GENERAL

Left: Detailed breakdown of land uses by category, corresponding with the map on the next page.
Above: Pie chart of land uses by general category, matching the categories described in the plan text.
Please note: The “Municipal & Civic” category includes some areas of forested land and open space, which may not be reflected in other categories.

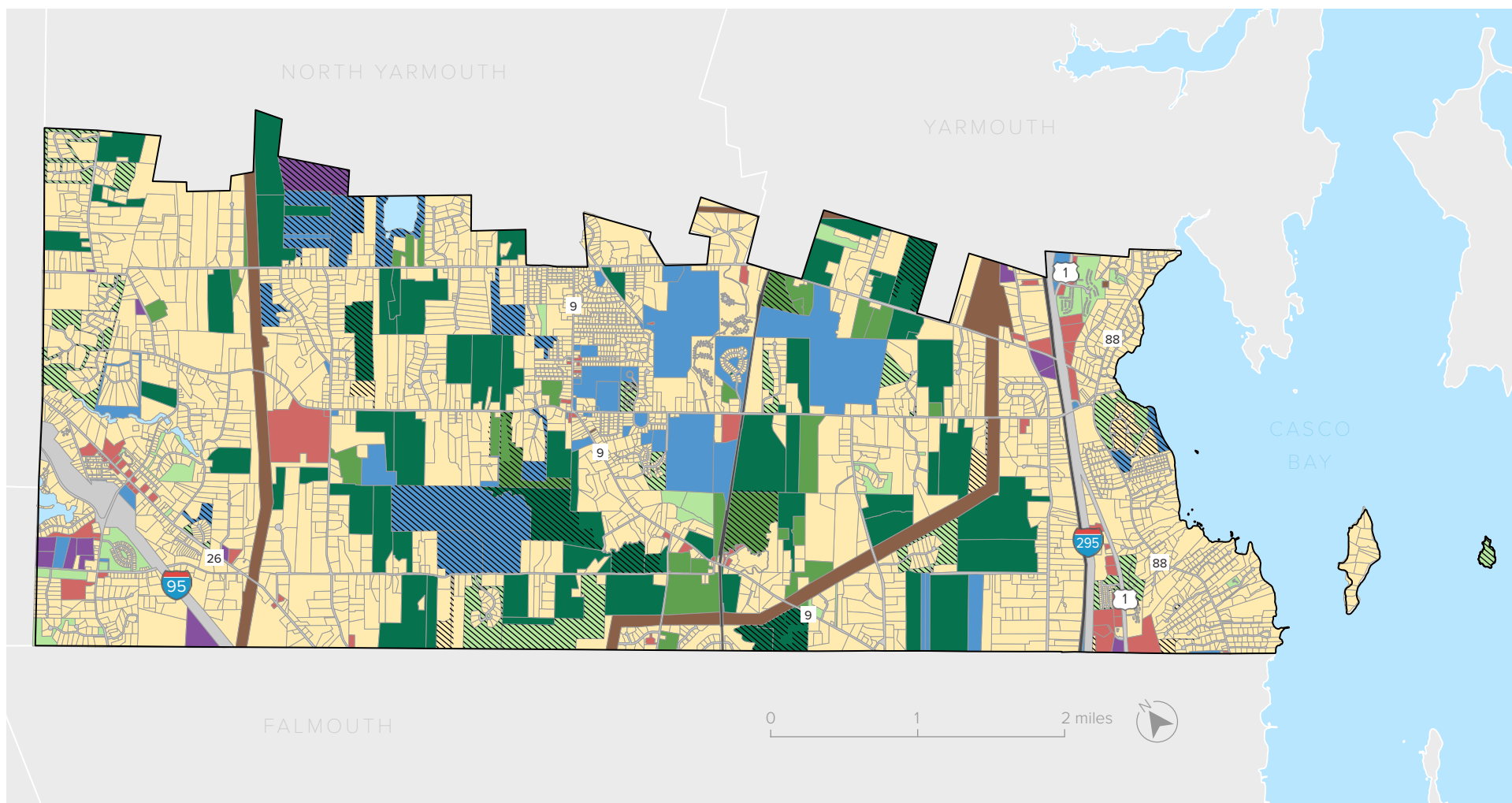
Approximately 11 percent of land in Cumberland is permanently conserved.

Roads and rights-of-way total 827 acres (6%), while utility corridors account for 464 acres (3%), including electrical transmission infrastructure and pipeline corridors. Railroad corridors comprise an additional 66 acres (0.4%), representing existing rail infrastructure in the community. Major

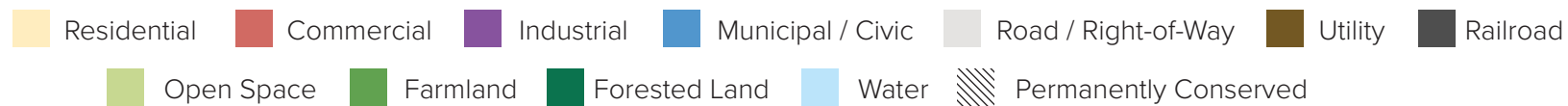
routes such as U.S. Route 1, Route 26/100, I-295, and I-95 serve as key corridors for movement and influence the location of development.

WATER

Bodies of water, including ponds and streams, account for 76 acres (1%) of the town’s total land area. This total does not include coastal or tidal waters along the town’s shoreline.



CURRENT LAND USE MAP



Geographic Area Profiles

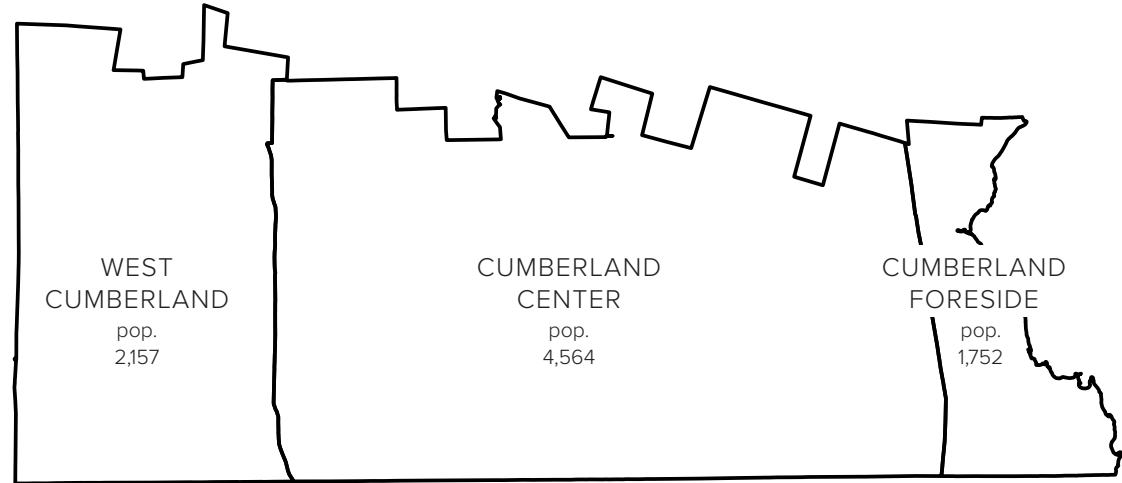
The Cumberland Town Charter divides the town into three geographic areas, West Cumberland, Cumberland Center, and Cumberland Foreside, and requires that at least one resident from each area serve on the seven-member Town Council.

Originally established for political representation, these areas have developed distinct land-use characteristics over time. While the Town has experienced growth over the past several decades, each retains a distinct identity shaped by its geography, transportation corridors, and development patterns.

WEST CUMBERLAND

West Cumberland extends west from Bruce Hill Road to the Gray and Falmouth town lines. This area has experienced the largest increase in single-family residential development during the last decade.

Despite this growth, West Cumberland retains a strong rural character with large open parcels, agricultural land, and forested areas interspersed with residential



Map of Cumberland's Geographic Areas / Note: Cumberland Foreside also includes the islands

subdivisions. Most new homes have been constructed within conservation or cluster subdivisions, which preserve significant portions of each development site as open space. Notable developments include Mineral Springs (72 homes), Rooster Ridge (17 homes), Castle Rock (16 homes), Faraday Drive (20 condominiums), Cortland Court (7 homes), and Autumn Ridge/Rose Drive (17 homes).

The Route 26/100 corridor represents the primary growth area within West Cumberland. Development along this corridor includes a mix of residential,

commercial, and mixed-use projects. Businesses are primarily located near the intersection of Route 26/100 with Skillin Road and Blackstrap Road.

West Cumberland also has the greatest potential for future development due to the presence of larger, undeveloped parcels of land. Infrastructure improvements, including the extension of public water and planned transportation improvements at the intersection of Route 26/100, Skillin Road, and Blackstrap Road, may support additional development in this area.

CUMBERLAND CENTER

Stretching from I-295 to Bruce Hill Road, Cumberland Center is the largest of the three areas defined in the Town Charter, both by size and population. The great majority of the area is zoned as either Rural Residential 1 or Rural Residential 2, and most of the territory is defined as a Rural Area in the 2014 Comprehensive Plan. This area is generally characterized by large tracts of forest, agricultural lands, and open space. In terms of Town-owned land, this area includes Twin Brook, the Town Forest, Val Halla, Greely Woods, the Rines Forest, and Knight's Pond Preserve.

The hub of the Cumberland Center area is found along the Route 9 corridor from the Prince Memorial Library to the North Yarmouth town line, and from the traffic light down Tuttle Road to Town Hall. This central village includes all of the schools in MSAD #51 plus the Central Fire Station, Public Works, and the Cumberland Historical Society. It is also home to a variety of small businesses, professional offices, restaurants, and the post office. Residential housing is the dominant land use, generally characterized by smaller lot sizes and more closely spaced neighborhoods compared to other parts of town. Development during

the last decade has largely consisted of infill housing and redevelopment of underutilized parcels located near existing services and schools.

More recent development in the Center includes several conservation-style subdivisions and age-restricted housing. Notable examples include: Cumberland Crossing (105 age-restricted units), Village Green (38 income and age restricted units and 52 homes), Coastal Pines (9 homes), and Christmas Creek (20 homes).

Future development is expected to occur primarily as infill housing or redevelopment of remaining parcels, particularly along the Tuttle Road corridor where public water and sewer infrastructure are available.

CUMBERLAND FORESIDE

Cumberland Foreside is located between I-295/Route 1 and the coast and is primarily residential in character. The area contains a mix of established neighborhoods, private roads, and condominium developments that provide smaller-lot or attached housing options.

Residential development east of Route 1 has been relatively limited and primarily

consists of infill construction within existing neighborhoods. In contrast, the Route 1 corridor has experienced steady growth and now functions as one of the town's primary mixed-use areas.

Recent residential development includes several multifamily and condominium projects that have expanded the variety of housing available in Cumberland. Notable developments include: 46 single-family homes off Casco Bay Drive, 45 apartments at The Mark, about 50 age-restricted condominiums at York Ridge, and 92 apartments at Cumberland Foreside Village.

Commercial and mixed-use development has also occurred along the Route 1 corridor, particularly in areas between Route 1 and I-295. Businesses in this area are primarily service-oriented and include offices, small retail establishments, and professional services.

Due to the limited availability of undeveloped land on the Foreside, future development in this area is expected to occur primarily through infill construction or redevelopment of existing properties.

Development Trends

Building permit data from 2015 to 2025 indicates that development in Cumberland has been primarily residential, while also including a notable amount of commercial and industrial activity. During this period, a total of 654 building permits were issued, including 485 residential permits (74%) and 169 commercial or industrial permits (26%). Residential permitting varied from year to year, ranging from 21 to 94 units annually and averaging about 44 units per year. Commercial and industrial development ranged from nine to 24 permits per year, averaging approximately 15 annually.

The map on the next page shows the location of new residential and commercial or industrial development from 2015 to 2025, overlaid on the town’s identified growth areas. As shown, approximately 60 percent of new development occurred within these designated growth areas.

Approximately 60 percent of new development occurred within the Town’s identified growth areas.

Overall, Cumberland’s development pattern reflects steady residential growth characterized by subdivision-style development on previously undeveloped land. Most subdivisions utilize cluster design provisions to preserve open space and maintain the town’s rural character. This design approach concentrates homes on smaller portions of development sites while leaving significant areas undeveloped for conservation or recreation.

Cumberland continues to attract residents due to its schools, rural character, and proximity to Portland. Growth patterns over the last decade have generally been consistent with the community’s previous comprehensive plans and zoning framework.

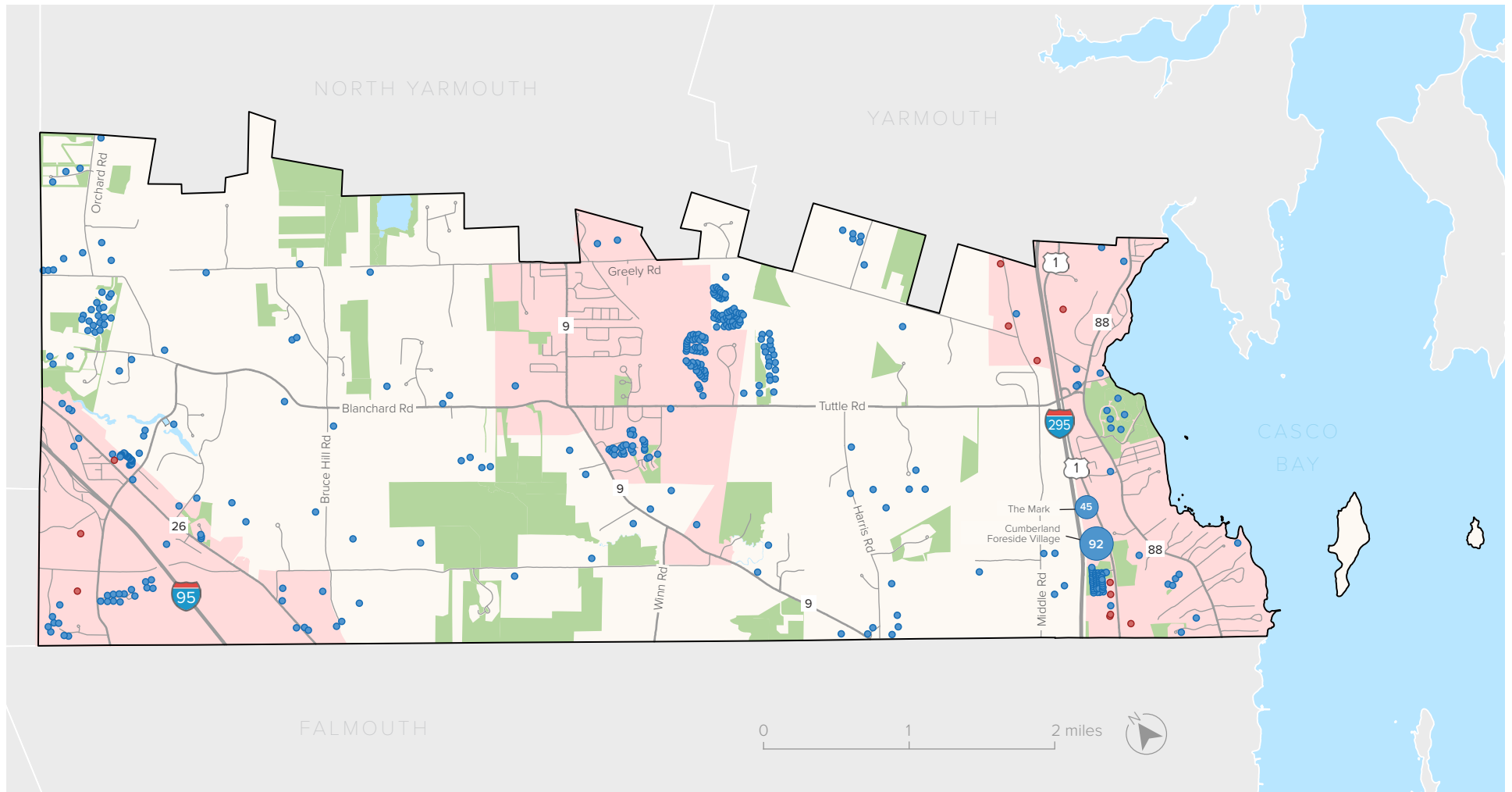
Since the first comprehensive plan was developed in 1958, maintaining rural character has been a central community goal. Maintaining Cumberland’s rural character while accommodating growth will require continued coordination between land conservation efforts and carefully directed development.

BUILDING PERMITS BY USE AND YEAR

Year	Residential	Commercial/ Industrial	Total
2015	39	9	48
2016	60	17	77
2017	35	21	56
2018	29	9	38
2019	37	16	53
2020	44	24	68
2021	42	11	53
2022	94	17	111
2023	32	13	45
2024	21	10	31
2025	52	22	74
Total	485	169	654

Total number of new units permitted each year.
Not all permitted units are constructed.

These development patterns inform the Future Land Use chapter by identifying where growth has occurred, where infrastructure exists, and where future development may be most appropriate.



2014-2026 GROWTH AND RURAL AREAS MAP

● Residential
 ● Commercial / Industrial
 2014 Growth Area
 2014 Rural Area
 Permanently Conserved

This map shows development trends in Cumberland from 2015 to 2025, highlighting the locations of permitted residential (blue) and commercial/industrial (red) buildings, overlaid on the Town's 2014 growth areas and permanently conserved lands. Town data indicate that between 2014 and 2025, 578 new buildings were permitted (including commercial and other non-residential structures), with 354 located within designated growth areas and 224 outside them. Dot locations represent permitted buildings, not total housing units. Most residential permits (shown as small blue dots) are for single-family homes, though two larger developments (45 and 92 units) are shown with larger blue circles. Residential permits may also include additions or accessory units that create new housing.

Zoning & Dimensional Standards

Cumberland uses a combination of regulatory tools to guide development, manage growth, and protect natural resources.

ZONING ORDINANCE

The Zoning Ordinance (Cumberland Code, Chapter 315) establishes permitted uses and dimensional standards for each district, including lot size, setbacks, and frontage. Residential districts dominate, reflecting the prevalence of single-family homes. Commercial and mixed-use districts are primarily located along major transportation corridors. The table on the following pages summarizes the base zoning districts and their key standards. Cumberland also has 17 overlay zones that apply additional standards in specific areas, such as shoreland, aquifer protection, and other resource-constrained lands. These overlay zones function alongside the underlying districts and are not included in the table. The town is also evaluating how its regulations align with recent state laws.

SUBDIVISION REGULATIONS

Subdivision regulations guide design, including clustered development, road access, and neighborhood connections

BUILDING PERMIT LIMITS

The Growth Management Ordinance (Cumberland Code, Chapter 118) limits single-family building permits to 65 per year. Although the cap has never been reached, it remains a growth management tool. State law now limits the town's ability to restrict permits in designated growth areas.

IMPACT FEES

Impact fees require new development to contribute to infrastructure, schools, recreation, and other public improvements.

DESIGN GUIDELINES

Design guidelines address site design, building placement, signage, lighting, and access management to ensure compatibility with surrounding areas.

FLOODPLAIN MANAGEMENT

Cumberland maintains a Floodplain Management Ordinance consistent with Federal Emergency Management Agency standards and participates in the National Flood Insurance Program. Development in flood hazard areas requires permits and must meet elevation and floodproofing standards. Flood maps were updated in June 2024 to reflect current conditions.

ADMINISTRATIVE CAPACITY

Planning staff, code enforcement officers, and the Planning Board administer land use regulations, review proposals, issue permits, and monitor compliance.

Land for Future Development

Cumberland still contains significant undeveloped land, particularly in rural residential districts. A 2009 build-out analysis estimated zoning could support roughly 2,250 additional housing units, indicating the town's long-term development capacity. Recent state statutes allow greater residential density in designated growth areas and areas served by public infrastructure. Future planning will focus on directing growth to areas with infrastructure while preserving rural landscapes and natural resources.

CURRENT ZONING DISTRICTS

District	Description/Use	Min. Lot Size	Min. Road Frontage
RR1 Rural Residential District 1	The RR districts primarily allow agriculture, low-density residential, and other low-density uses with the intent of maintaining significant amounts of open space and a generally rural character The RR1 district requires larger minimum lot sizes than does the RR2 district.	4 acres for lots without sewer. 2 acres for lots with sewer	200 feet
RR2 Rural Residential District 2	The RR2 district requires smaller minimum lot sizes than does the RR1 district.	2 acres for lots without sewer 1.25 acres for lots with sewer	200 feet
LDR Low-Density Residential District	The main difference between the LDR and the RR districts is that the LDR does not permit animal husbandry, so rather than being areas for farming, the area is zoned primarily for residential use, although agriculture and timber harvesting are permitted.	2 acres for lots without sewer 1.5 acres for lots with sewer	150 feet
MDR Medium Density Residential District	The MDR is similar to the LDR except that the minimum lot size for parcels served by sewer is 1 acre.	2 acres 1 acre for lots served by sewer	150 feet
VMDR Village Medium Density Residential	The purpose of the VMDR is to provide an area for residential uses on smaller lots to allow for more affordable development. This is a new zone that was created as part of the Route 26/100 Corridor Planning Committee's work.	20,000 sq. ft.	100 feet
IR Island Residential District	The IR district is the zoning for Sturdivant and Basket Islands. Permitted uses include residential, agriculture, timber harvesting, and those uses related to commercial fishing.	1.5 acres 0.94 acres for a lot with sewer	150 feet

CURRENT ZONING DISTRICTS [CONT'D]

District	Description/Use	Min. Lot Size	Min. Road Frontage
MUZ Mixed-Use Zone	The purpose of the MUZ is to provide an area along the Route 26/100 Corridor that will accommodate a mix of residential, retail, and office uses. Permitted uses include business and professional offices with drive-through facilities; restaurants; retail; grocery stores; commercial schools, multiplex dwellings, hotels, and personal services.	30,000 sq. ft.	100 feet
HC Highway Commercial District	The purpose of the HC District is to allow a wide range of business and professional uses that provide townwide service, as well as roadside service for through traffic on major arterials.	40,000 sq. ft.	150 feet
OC-N Office Commercial North	This district borders the Town's northern neighbor (Yarmouth) and permits high-density residential development.	1 acre 20,000 sq. ft. per unit in a duplex or multiplex 10,000 sq. ft. per unit for 55+ housing	150 feet
OC-S Office Commercial South	This district borders the Town's southern neighbor (Falmouth) and includes both high-density residential and commercial uses.	2,500 sq. ft. per dwelling unit with sewer and water	20 feet
VOC 1 Village Office Commercial 1	The purpose of the Village Office Commercial I district is to provide substantial areas for integrated development of professional offices and related businesses in a park or campus-like setting, which are of a unified architectural design and landscaping, compatible with the natural surroundings.	40,000 sq. ft.	75 feet
VOC 2 Village Office Commercial 2	The purpose of the Village Office Commercial II is to provide for the flexible development or redevelopment of an area that has historically featured a mix of residential and retail uses.	40,000 sq. ft.	75 feet

CURRENT ZONING DISTRICTS [CONT'D]

District	Description/Use	Min. Lot Size	Min. Road Frontage
VCC Village Center Commercial	The purpose of the Village Center Commercial District is to provide an area that allows for a mix of commercial uses such as retail sales, restaurants, and business and professional offices.	20,000 sq. ft.	75 feet
RI Rural Industrial	The purpose of the Rural Industrial Zone is to establish a mixed zone of rural residential and industrial and commercial uses, including home occupations.	60,000 sq. ft. 20,000 sq. ft. with sewer	150 feet
I Industrial	The purpose of the Industrial District is to allow a wide range of employment-intensive and production facilities.	40,000 sq. ft.	100 feet
TCD Town Center District	The purpose of the Town Center District is to provide an area in the center of town that will allow for a mix of residential and low-intensity commercial uses.	20,000 sq. ft. 10,000 sq. ft. with sewer	80 feet
VMUZ Village Mixed Use Zone	The purpose of the Village Mixed-Use Zone is to provide an area that allows for dense village-like development.	5,000 sq. ft.	50 feet

4 RECREATION & TOWN-OWNED LANDS



Cumberland offers a variety of programs, parks, and public spaces for residents of all ages. From organized sports and senior activities to forest preserves and waterfront access, the Town's recreational resources support active, social, and outdoor lifestyles for the whole community.

Recreation Department

For many years, the Cumberland-North Yarmouth Recreation Department has provided a broad variety of active recreational opportunities, learning options, and group activities for youth and adults in both towns. The department is administered by the Town of Cumberland, and is currently staffed by a Director together with three full-time employees, more than 100 seasonal staff, and a large number of volunteers. Located in the Town Hall, the Department is open during all regular business hours, and residents are welcome to stop by.

The Department is designed to be financially self-supporting through registration fees paid by Cumberland and North Yarmouth participants. In the event of a shortfall in revenues, an agreement is in place under which North Yarmouth reimburses Cumberland for 38 percent of the loss. North Yarmouth's share is recalculated after each decennial census; the populations of the two towns are combined, and North Yarmouth's share is equivalent to its percentage of the total. In return for this obligation, North Yarmouth citizens pay the same registration fees for enrollment in programs as Cumberland residents.

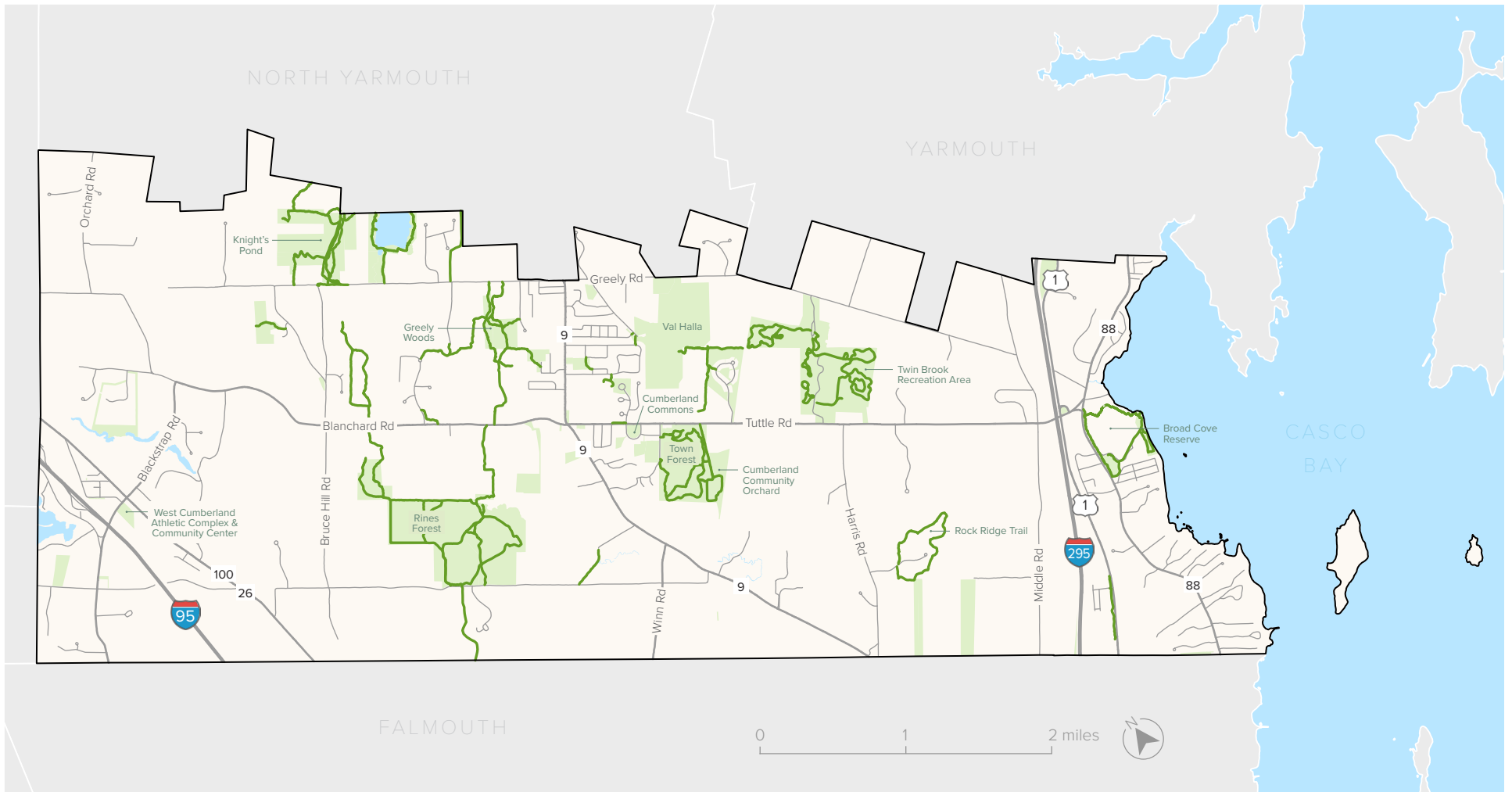
The Director is assisted by the Parks and Recreation Advisory Board, which consists of seven Cumberland residents appointed

The Town's recreational resources support active, social, and outdoor lifestyles for the whole community.

by the Town Council and three residents of North Yarmouth appointed by the Select Board. The Advisory Board makes recommendations to the Director but does not have any governing or administrative authority of its own. The Department offers expansive programming for all ages across all seasons. Programming is offered seasonally for residents of all ages, with the most recent brochure posted on the Town's website at all times.

Active Living 55+

In 2014, the Town created the Aging in Place program and began to offer a series of activities and events designed to meet the needs of seniors. The growing success and popularity of the program led the Town in 2022 to re-envision and expand the scope and variety of the offerings by establishing an Active Living 55+ program, which is staffed by its own Director. An increasing number of social and learning opportunities are now available, including technical assistance, rides to local destinations, tax and Medicare information, and a variety of health-related presentations. A popular event is the monthly luncheon at the Val Halla Recreation Center, which attracts approximately 100 residents per month. The luncheons are funded by grants from the Southern Maine Agency on Aging, while the remaining offerings are taxpayer-funded. All offerings are free of charge to Cumberland seniors and described in full in the periodic Recreation brochure.



TOWN-OWNED LANDS & PUBLIC TRAILS

This map shows the distribution of publicly accessible trails and Town-owned properties across Cumberland.



a.



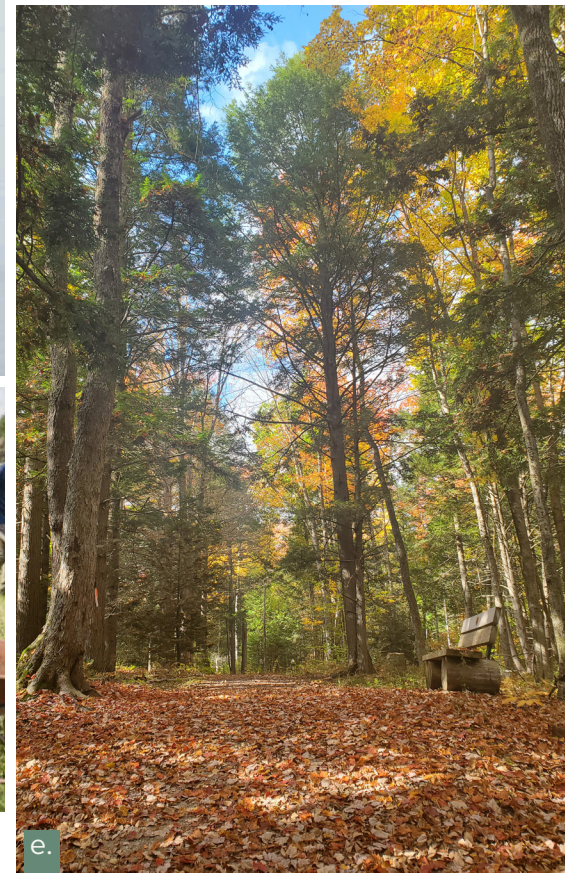
d.



b.



c.



e.

a. Twin Brook; b. Val Halla Golf Course; c. Cumberland Community Orchard; d. Rines Forest; e. Town Forest.

Town-Owned Properties

WEST CUMBERLAND ATHLETIC COMPLEX & COMMUNITY CENTER

Located adjacent to the West Cumberland Fire Station on Blackstrap Road, the Complex consists of a Little League field, a football field, a practice field, a recently renovated basketball and pickleball court, and a children's playground. The facility is in use for much of the year, beginning with Little League games in the spring and recreational football games through late fall. Next to the Complex is the West Cumberland Hall, which hosts recreation programs, public meetings, 4-H gatherings, and private events.

BROAD COVE RESERVE & OTHER WATERFRONT ACCESS

The acquisition of this 23-acre parcel of shorefront property on Broad Cove was approved by the voters in 2014. The purchase included 2,000 feet of shoreline, comprising a beautiful sandy beach, plus a 200-foot pier suitable for fishing and launching kayaks. There is also wooded acreage close to Route 88. Residents can enjoy swimming, picnicking, or just relaxing by the shore. The Reserve also contains a 0.6-mile walking trail running parallel to Route 88 and a 0.5-mile trail connecting the upper parking lot to the beach. There is also a lower parking lot with five spaces available to Cumberland residents whose vehicles display a special sticker available at Town Hall. In the summer months, a seasonal employee runs a golf cart shuttle between the two parking lots. The Reserve is protected by a conservation easement held by the Chebeague & Cumberland Land Trust (CCLT). Just north on Route 88, at the end of Town Landing Road, access to the shore is also available by a staircase. Parking is very limited at this site.



West Cumberland Athletic Complex. Courtesy: Ross Goldberg



Broad Cove Reserve. Courtesy: Tom Bell

The Town also owns a right-of-way to the north on Route 88 just past Teal Drive, known historically as Old Town Landing. The right-of-way leads to several staircases down to the shore, and there is limited parking along the west side of Route 88.

Roughly eight miles to the west, a small portion of the shoreline of Forest Lake is located in Cumberland. An attempt to purchase a parcel to provide public access to the lake was rejected by the voters by referendum in 2007, and the lake is inaccessible to the public from the Cumberland shore.

Chebeague Island seceded from the Town in 2007, and the secession statute provides that Cumberland residents may continue to access public land on the island. For example, shorefront access is available at beautiful locations such as Sunset Cove Beach.

GREELY WOODS

This 38-acre woodland preserve is located within a much larger forested area between Greely Road Extension and Blanchard Road. A marked trailhead is off Greely Road Extension just beyond Laurel Lane, although parking is limited. Another trailhead exists off Lockwood Lane. The trails are well marked, and maps are available at the trailheads. At points, the trails extend beyond Town land and cross private properties with landowner permission; when hiking please be respectful of the rights of private landowners.

Greely Woods is not far from Town Center and within walking distance of several neighborhoods. It is ideally tailored for short or long walks, cross-country skiing, and snowshoeing. Hunting is allowed, but caution must be taken by virtue of homes in the



Val Halla Golf Course

surrounding area. The property is protected by a conservation easement held by the CCLT.

VAL HALLA

Val Halla is a municipally-owned 18-hole golf course at the end of Val Halla Road. In addition to golf, the facility offers tennis and pickleball courts and serves as a major off-season destination for cross-country skiing, snowshoeing, sledding, and snowmobiling. The course is open to the public, with Cumberland residents paying lower membership and greens fees than non-residents.

The course is staffed by Town employees who include a Director of Golf, a Grounds Superintendent, and the necessary support crew. Historically, the revenues of the golf course largely offset the expenses. The clubhouse is home to “Rachel’s on the Green,”

a popular year-round, family-style restaurant. The largest part of the clubhouse is the Recreation Center at Val Halla, an expansive function room which hosts recreation programs including Active Living 55+ and is available for public events and private rentals.

TWIN BROOK

Twin Brook is the Town's most popular and versatile recreational area. First opened in 1997, the park includes over 220 acres and stretches between Greely Road and Tuttle Road, with separate entrances from both roads and separate parking areas for users and sports fans. Amenities include 22 acres of mixed athletic fields, including baseball and softball fields, multi-purpose fields, a disc golf course, and a shelter building. There are a total of six miles of walking and hiking trails, including one of the finest cross-country racing courses in the state. Twin Brook is host to the Town's annual Labor Day Soccer Tournament, which draws teams from across the state. The park is equally beloved by dog walkers, families, and anyone who enjoys a long walk through quiet and extensive wooded areas. In the winter, the trails are groomed for cross-country skiers, and the park remains open year-round. A children's playground is planned for construction in 2026 as a welcome addition to the current recreational opportunities.

TOWN FOREST

The Cumberland Town Forest extends behind the Cumberland Town Hall and is bounded on either side by Stiles Way and Drowne Road. The forest offer a 1.5-mile looped trail on flat terrain with a



An aerial view of Twin Brook Recreation Area. Courtesy: Fred Field

main trailhead behind Town Hall and another off the Drowne Road sidewalk. A cut-off trail creates a choice for a shorter walk. The Town Forest is open year-round for the enjoyment of residents. Two Little League and softball fields are next door and are highly utilized in the spring and summer months.

Some of the original acreage has been developed for alternative public purposes, including the construction of the Town Hall in 1997. For decades, the Town also maintained an active landfill on

the property, but it was closed in 1988 and capped in the immediate years following. A solar array was erected over a portion of the capped area and dedicated in 2020. There are plans to expand the array in 2026, which now provides power to public buildings in the town center and West Cumberland. In addition, Village Green Apartments (originally built as the Cumberland Elementary School in 1950) offer 38 units of housing to low-income seniors and disabled individuals.

KNIGHT'S POND PRESERVE

From the top of Blueberry Hill to the shoreline of the pond, this unique property provides an unparalleled opportunity for relaxation and appreciation of nature. It offers habitat to a broad variety of wildlife as well as scenic vistas not typically found in suburban southern Maine. The expansive area of the Preserve includes land in both Cumberland and North Yarmouth. When first acquired in 2015, 163 acres were in Cumberland, and 50 contiguous acres were in North Yarmouth.

The purchase was made possible through a successful partnership between the CCLT, the Royal River Conservation Trust, the Trust for Public Land, and the towns



Knight's Pond Preserve. Courtesy: CCLT

of Cumberland and North Yarmouth. Additional support was received from the Land for Maine's Future Program, the North American Wetlands Conservation Program, and generous donations from private foundations and residents of the community.

Since the original purchase, additional acreage has been added via small donations and purchases to and by the towns of Cumberland and North Yarmouth. The Preserve is currently 253 acres in size, of which 188 acres are in Cumberland. The formation of the Preserve is an outstanding



example of how two neighboring communities can work together for the betterment of both.

The centerpiece is the 46-acre pond, which provides opportunities for fishing, kayaking, and excellent ice skating and pond hockey, when the weather cooperates. The surrounding forested land is crossed by marked trails and is an ideal location for hunting, hiking, mountain-biking, cross-country skiing, and snowmobiling. Except for the trails, the Preserve is undeveloped.

Parking is available at a well-marked lot toward the end of Greely Road Extension. In addition, a small parking area at the end of Greely Road Extension enables visitors to hike the short (although steep) distance to the top of Blueberry Hill and access the network of trails.

The Preserve is protected by conservation easements held by the CCLT (for the Cumberland portion), the Royal River Conservation Trust (for the North Yarmouth portion), and the entire property is subject to a project agreement with the Land for Maine's Future Program.

RINES FOREST

For many years, the Rines family owned a large parcel of forested and undeveloped land along Range Road, which is crossed by Mill Brook and a series of scenic waterfalls deep in the middle. The Town acquired the original portion of the forest in 2003, including a right of first refusal on an abutting parcel, which was purchased in 2019 in partnership with the CCLT, including funds from the U.S. Forest Service Community Forest Program. Gifts from two local families in 2013 and 2016 added to the acreage, bringing the total size to approximately 302 acres.

The primary trailhead and parking area is located off Range Road, and a secondary trailhead and parking area now exists off Blanchard Road. The forest contains a network of carefully marked trails and is a destination for hunting, fishing, hiking, snowshoeing, cross-country skiing, and snowmobiling. Many boardwalks and bridges improve the quality of the trails.

The property is protected by a conservation easement held by the CCLT.

CUMBERLAND COMMONS

When the Cumberland Commons subdivision on Tuttle Road was approved in the early 1990s, ownership of the four-acre grassy field inside the horseshoe-shaped subdivision road was given to the Town. The field is used for T-ball, youth soccer practice and competition, and similar activities for younger residents.

CUMBERLAND COMMUNITY ORCHARD

The Cumberland Community Orchard is a public orchard. Established in 2024 through a volunteer-run effort to address food insecurity and promote environmental education, it serves as a community space for both “people and pollinators.”

MSAD #51 Facilities

The 54-acre Maine School Administrative District #51 (MSAD #51) campus sits in the heart of Town bordering Main Street and Tuttle Road, and the three schools of the District are located on the property.

The school buildings and the land significantly increase the number and variety of recreational activities offered to residents. Facilities include four

SUMMARY OF TOWN-OWNED RECREATION PROPERTIES

Property	Acres
West Cumberland Athletic Complex	11
Broad Cove Reserve	23
Greely Woods	38
Val Halla	157
Twin Brook	224
Town Forest	85
Knight's Pond	188
Rines Forest	302
Cumberland Commons	5
Cumberland Community Orchard	3
Total	1,036

gymnasiums, four playing fields, the Greely pool, two playgrounds, and a quarter-mile eight-lane outdoor track. All are reserved for students and staff from 7:30 am to 3:45 pm on weekdays when school is in session. However, when not reserved for school activities and events, they are generally available for public use.

Playing fields are used for Recreation Department athletics. The new turf field,

constructed in 2025, is currently a venue for youth field hockey, flag football, and adult soccer.

The Greely pool is used extensively for youth swim lessons as well as for adult aquatic fitness. The pool hosts a masters swim program, as well as lap swimming on specified mornings and evenings. Open swim hours are scheduled on Saturdays.

The gymnasiums host multiple youth basketball programs from the introductory level up to league competition through 6th grade. An adult pick-up league is offered two evenings per week. Similarly, from the late fall throughout winter, pick-up soccer is offered to residents aged 21 and above.

Lastly, MSAD #51 facilities are used for roughly 80 percent of after-school programs and summer day camps offered by the Recreation Department.

Construction of the Carolyn F. Small School, a new PreK-1 facility, will be completed by the end of the summer of 2027. Once finished, this project will add a fifth gymnasium and a third playground to the campus.



Knight's Pond Preserve. Courtesy: Tom Bell

Community Survey

Survey responses showed strong community interest in maintaining recreational opportunities in Cumberland. All Town-owned properties are used by residents. In descending order, the five most frequently visited parks or facilities are Twin Brook, Broad Cove Reserve, the Town Forest, Val Halla, and Knight's Pond Preserve.

There was broad support for pedestrian and bike paths and trails. More than half of the respondents favored land acquisition for open space. Residents were split on development of a senior center or a multi-purpose indoor recreation center. Forty-two percent supported additional land acquisition for recreational use, and approximately one-third of respondents supported construction of a teen center or an outdoor pool.

Overall the survey indicated that outdoor recreation, trails, and open spaces are highly valued by the community. More detailed survey results are available in Appendix A.

Goals & Actions

1 MAINTAIN A DIVERSE VARIETY OF RECREATION PROGRAMMING THAT MAXIMIZES EXISTING FACILITIES.

- A. Support the role of the Parks & Recreation Advisory Board in the advancement of the above goal.
- B. Ask the Board to evaluate Val Halla facilities for expanded year-round use and submit recommendations to the Town Council.
- C. Collaborate with the school district in the eventual renovation of the Greely Pool.
- D. Work to ensure the continuing success of the Active Living 55+ program.

2 IMPROVE PEDESTRIAN AND BICYCLE ACCESS TO TOWN RECREATIONAL PROPERTIES.

- A. Partner with Chebeague & Cumberland Land Trust to develop trails between town recreational properties.
- B. Recommend the formation of a citizen committee to study and prioritize areas of expanded sidewalks and bike lanes.

Twin Brook Recreation Area. Courtesy: Catherine Del Vecchio Fitz



MARINE RESOURCES



Cumberland possesses a variety of marine resources, including approximately four miles of mainland coastline. This ecologically rich area supports shellfish and worm harvesting areas; dense eelgrass beds; tidal waterfowl and wading bird habitats; and seabird nesting areas.

The town also includes Sturdivant Island and Basket Island. Sturdivant Island is roughly 87 acres in size and is privately owned. Basket Island is about nine acres and is owned by the Chebeague & Cumberland Land Trust (CCLT). This heavily forested island was deeded by Elisabeth Brown Dessau to the Nature Conservancy in 1967 and came into the possession of CCLT in 1992. Today, Basket Island is a nesting area for both Ospreys and Eiders. It is publicly accessible by boat and utilized for recreation, education, and wildlife observation, but visitors are asked not to come to the island before July 15th each year in order to protect nesting birds.

Cumberland's marine resources complement its broader system of municipal parks and recreation facilities. Continued management of these marine resources is critical and can include maintaining water quality, protecting coastal habitats, and improving equitable water access.

Marine Economy

SHELLFISH HARVESTING

Historically, Cumberland's shellfish harvesting areas have extended from Wildwood Beach to Seacove Road. The Maine Department of Marine Resources (DMR) monitors the shoreline to protect public health and the stability of shellfish populations.

Previous Page: Broad Cove beach. Courtesy: Caitlin Callender

Cumberland's ecologically rich coastline supports shellfish harvesting, eelgrass beds, and critical habitat for waterfowl, wading birds, and seabirds.

Areas of the coast may be closed and reopened periodically to allow for seeding, as well as to protect against pollution and the presence of the Red Tide biotoxin. The Cumberland Shellfish Conservation Commission, appointed by the Town Council, also oversees the clam flats and makes recommendations to the Council. A lottery is held every year for commercial and residential shellfish licenses. In January 2026, the Town issued commercial licenses to one resident and one non-resident. In addition, 25 recreational licenses were issued to non-residents. Recreational licenses for residents are unlimited.

To maintain viable clam flats, experts suggest that impervious surface coverage within the shoreland area should not exceed 10-15 percent. In 2025, the percentage of impervious surface within the shoreland zone was less than five percent.

Marine Access

PUBLIC ACCESS

Cumberland's coastline is non-commercial and is predominantly developed with residential lots. The location has a rich cultural history. The Abenaki people first recognized and utilized the land for its fishing grounds. Later, the area became Cumberland's town farm, then passed into private ownership.

A photograph of a woman and two children on a sandy beach. The woman, wearing a dark shirt and sunglasses, is pointing towards the water. A young girl in a colorful swimsuit and a boy in a teal shirt and red shorts are standing next to her, looking at the water. The background shows a calm body of water under a clear blue sky.

The acquisition of Broad Cove Reserve significantly expanded public access to Casco Bay.

The Town of Cumberland had no public waterfront facilities on Casco Bay until the purchase of the Broad Cove Reserve property in 2014. Located on Beach Drive, the Reserve provides residents with 23 acres of public land for walking, hiking, snowshoeing, kayaking, swimming, and nature observation. The Reserve contains approximately 11 shorefront acres and 1.2 miles of trails. With the support of a Maine Department of Transportation Small Harbor Improvement Program (SHIP) grant, the Town constructed a municipal pier facility in 2019 to replace a deteriorated residential pier on the property. The pier project also included the development of a municipal mooring field.

Today, the facility is used extensively by non-motorized watercraft and dinghies accessing the mooring field. There is a waiting list for paddle craft storage (currently 60 spaces, available by lottery), dinghy tie-ups, and moorings. To date, the Town has allowed for up to 65 moorings. The Town received another SHIP grant in 2025 to expand both the pier and the mooring field; construction should commence in summer 2026. A designated Harbormaster supports Broad Cove. Regulations for use are dictated by the

Coastal Waters Ordinance (Cumberland Code, Chapter 48).

There are two other, more limited access points to the rocky shore. Town Landing Road is a narrow public street leading to a small cul-de-sac with limited parking and a staircase to the shore. Old Town Landing, located to the north of Teal Drive, is essentially a footpath with stairs to the rocks. Limited parking exists along the pavement of the west side of Route 88.

Cumberland has retained rights of access to all public lands on Chebeague Island as part of the terms of the 2007 secession statute. In this way, additional marine access for Cumberland residents was preserved via Chebeague Island.

PRIVATE ACCESS

Private shoreline access is available through individual waterfront lots and neighborhood association access points. There are 33 private docks and piers along Cumberland's coastline, 15 of which are on Sturdivant Island. About half of those were constructed before 2007. The majority of boating activity along the town's coast is recreational in nature.

Goals & Actions

1 PROTECT THE HEALTH OF OUR COASTAL WATERS AND MARINE HABITAT.

- A. Work closely with the Maine Department of Marine Resources to protect shoreline water quality in order to sustain an abundant shellfish population and vibrant saltwater vegetation.
- B. Direct the Cumberland Shellfish Conservation Commission to report periodically on the status of the shellfish population.
- C. Encourage the Town Lands & Conservation Commission and the Shellfish Conservation Commission to educate residents about the importance of limited fertilizer and pesticide use, septic system maintenance, and the disposal of household hazardous waste.
- D. Continue water quality monitoring of Broad Cove Reserve through the Maine Department of Environmental Protection's Healthy Beaches program.
- E. Encourage Cumberland's legislative delegation to support changes to state statute applicable to local oversight of commercial aquaculture operating in close proximity to residential neighborhoods.

2 PLAN FOR ENVIRONMENTAL CHANGES SUCH AS STORM SURGE FREQUENCY AND RISING SEA LEVELS.

- A. Assess the vulnerability of the Cumberland coastline to rising sea levels and unusual weather events such as storm surges.
- B. Amend the Cumberland Shoreline Zoning Ordinance (Cumberland Code, Chapter 226) as necessary to protect the Cumberland coastline in both the near- and long-term futures.
- C. Direct the Town Lands & Conservation Commission to update its Climate Action Plan regarding ensuring marine water quality in Cumberland.



WATER RESOURCES

Cumberland water resources are essential to public health, environmental quality, and the town's overall character. This chapter describes the town's watersheds, surface water, groundwater, and public water and sewer systems. It also identifies key threats and outlines the regulations and strategies used to protect these resources.

Water Resources Inventory

WATERSHEDS

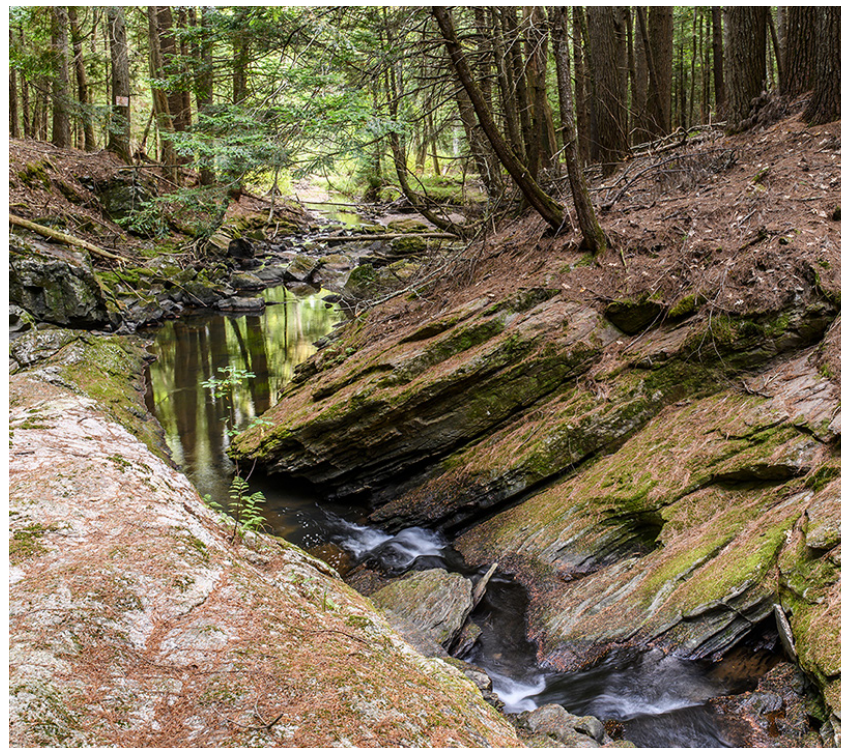
Watersheds exist where rainwater, snow melt, and runoff all drain to a common point, such as a river, lake, or ocean.

Cumberland is contained within the Casco Bay Watershed, which covers 41 Maine towns and cities and hundreds of Calendar Islands. The Inner Bay Region contains Falmouth, Cumberland, Yarmouth, and Freeport.

Cumberland also contains three different drainages (see map on next page). The Piscataqua River Drainage spans West Cumberland, the Coastal Drainage encompasses Cumberland Foreside, and the East Branch of the Piscataqua River Drainage covers the area in between.

Watersheds and drainage areas typically do not align with political boundaries. Therefore, management of land use within watersheds requires cooperation with neighboring towns and cities. Maine State law allows for the creation of watershed districts to protect and manage the water quality, flood storage, and habitats within these areas, though these are uncommon. Cumberland does not belong to a legally defined watershed district at this time.

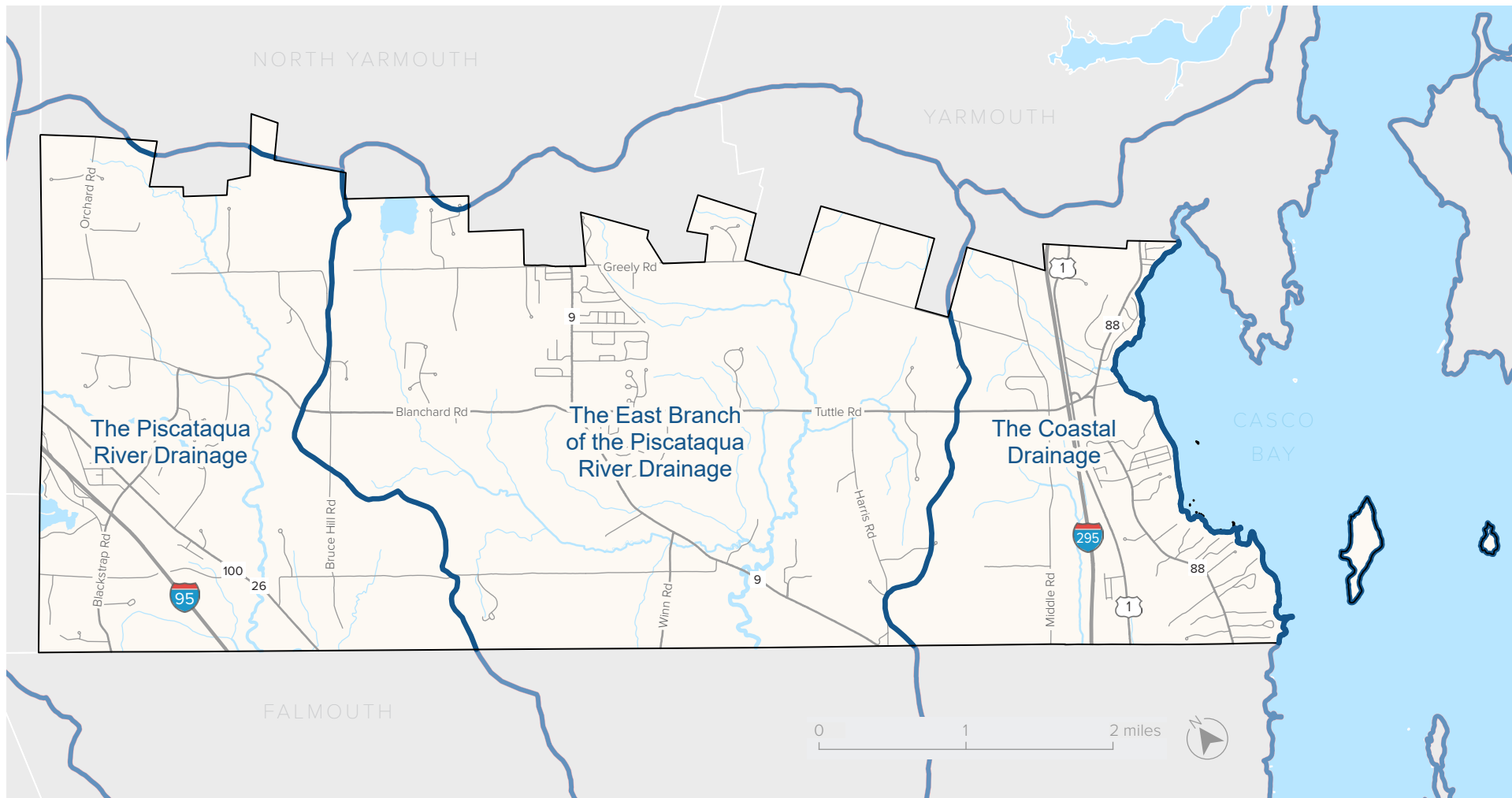
Previous Page: Knight's Pond in the fall. Courtesy: CCLT



Watson Woods

TOPOGRAPHY

Topography refers to the natural and artificial arrangement of physical features within an area. These features control the speed and direction of flowing water and define the boundaries of watersheds. The natural topography of Cumberland is generally characterized by rolling hills punctuated by streams that drain into larger bodies of water. The largest differences in elevation can be found in the northeast corner of town along Route 88, the northwest part of town along Orchard Road, and around Bruce Hill. These areas can be quite steep in locations, leading to some



Source: U.S. Geological Survey

WATERSHEDS MAP

— Drainage boundaries

restrictions on development. The southwest corner of town is flatter and characterized by sand and gravel deposits. In many areas, the coastline rises sharply from the water.

SOILS

Cumberland's soils have been mapped by the Natural Resource Conservation Service. The characteristics of soils vary, some supporting development better than others. For example, loam—a mixture of sand, silt, and clay—both drains and retains water well, making it an optimal choice for farming. Generally, soil types with good drainage also sustain septic systems better than those with poor drainage. The highest concentration of excessively drained soils is in the northwest corner of town, while the highest concentration of very poorly drained soils follows the town's waterways.

IMPERVIOUS SURFACE

Impervious surfaces include any hard, nonporous materials that prevent or hinder water from naturally soaking into the ground. Common examples include asphalt, concrete, rooftops, driveways, parking lots, buildings, and even hard-packed dirt. By preventing infiltration of rainfall into the soil, these materials disrupt the water cycle and affect both the quantity and quality of

water resources. Research has shown that the amount of impervious surface within a watershed is a reliable indicator of the impacts of development on these assets.

Watersheds with less than 10 percent impervious surface are considered “protected” under a classification system developed by the Nonpoint Education for Municipal Officials (NEMO) program. This means that the surface waters within these watersheds are generally considered safe from the impacts of nonpoint source pollutants due to the amount of undeveloped open space within them. It does not imply that any actual protection measures have been taken to preserve the water quality in these areas.

Watersheds within the 11-25 percent impervious surface range are “affected.” This indicates that surface waters are likely impacted by some nonpoint source pollutants, and water quality may be adversely impacted. At this stage, land use management standards may be needed to control runoff and reduce surface water impacts.

Watersheds with greater than 25 percent impervious surface are assumed to have

The amount of impervious surface in a watershed is one of the most reliable indicators of development's impact on water quality.

“degraded” water quality and may need implementation strategies for protection from further development, along with some restoration or retrofitting of existing infrastructure to restore water quality.

In 2009, Cumberland did not have any watershed in the “degraded” category (greater than 25% impervious surface) and most of the town fell into the “protected” category (10% or less impervious surface).

Impervious calculations for the Coastal and Piscataqua Drainages were completed again in 2025 using Coastal Change Analysis Program (CCAP) data provided by the National Oceanic and Atmospheric Administration (NOAA). These results showed significantly lower impervious surface percentages in both drainages. The Coastal Drainage was calculated at 2.6

percent and the Piscataqua Drainage at 6.6 percent. Differences in data sources may account for these differences in impervious surface percentages.

While impervious surface analysis is useful at the watershed scale, it does not capture localized impacts such as the effect of a development on an adjacent tributary stream. For this reason, Cumberland's previous impervious surface analyses should not be considered evidence that the majority of the town's water resources are protected from development impacts. Ongoing efforts to reduce impervious surfaces and implement effective stormwater management systems remain essential to safeguarding water quality throughout Cumberland.

SURFACE WATER

Surface water is defined as any freshwater body that naturally collects or flows above ground. Surface water is fed by precipitation, and as precipitation evaporates, it falls as precipitation again and replenishes both surface water and groundwater. In Cumberland, this includes Forest Lake, Knight's Pond, the Piscataqua River, the East Branch of the Piscataqua River, Mill Brook, and Mill Creek. Other

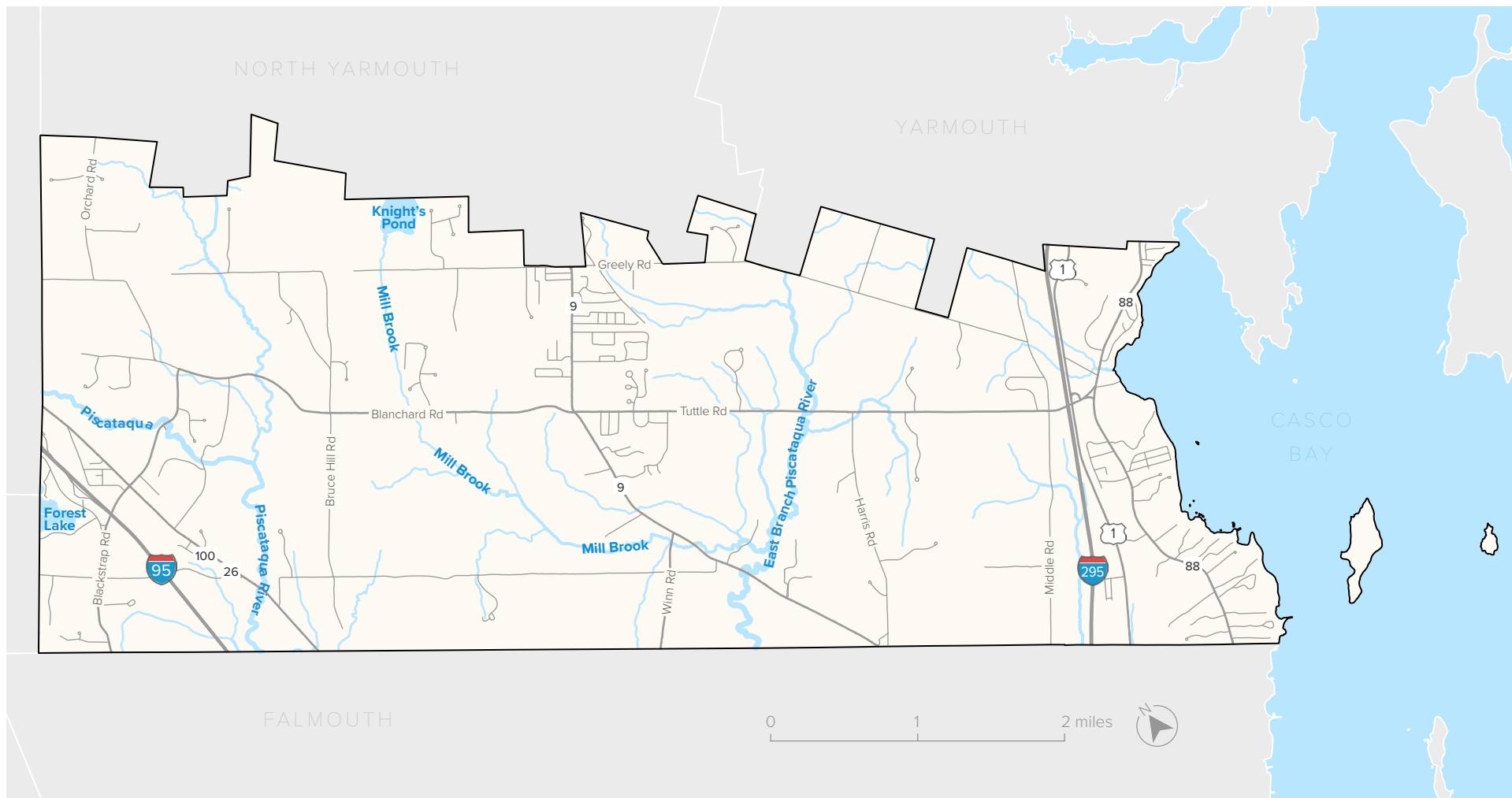
unnamed tributaries and wetlands also contribute to the town's surface water resources. These feed into both the East Branch of the Piscataqua River and the Piscataqua River, which in turn join the Presumpscot River in Falmouth, which then discharges directly into Casco Bay.

Forest Lake is Cumberland's only lake. It spans approximately 211 acres and has approximately 4.3 miles of shoreline. Most of the lake lies within the boundaries of our neighboring communities of Windham and Gray. Cumberland contains roughly 19 acres of Forest Lake, including around 1.7 miles of lake shore. This is also true of its three-square-mile watershed. Forest Lake is densely developed with residential homes and seasonal camps. Most of the lots around the lake are quite small and were developed between 1920 and 1940.

Cumberland also contains a portion of Knight's Pond. Before 2015, this 46-acre pond was privately owned. It has since been purchased by the towns of Cumberland and North Yarmouth; Chebeague & Cumberland Land Trust (CCLT); the Royal River Land Trust; and the Land for Maine's Future program. Today, the two trusts manage the pond

and the surrounding 253-acre Knight's Pond Preserve. The preserve is a popular location for bird watching, fishing, hiking, mountain biking, trail running, hunting, and outdoor recreation. It also contains critical natural resources like the rare Oak-Shagbark Hickory Forest.

The Maine Department of Environmental Protection (DEP) has a water quality classification system used to monitor and protect water quality in these resources. Lakes, ponds, streams, and rivers are all assigned a class rating of AA, A, B, or C. These ratings are then used to determine limits on licensed discharges of pollutants. In 2009, all streams in Cumberland received a class rating of B, meaning they have high water quality. Class B waters are suitable for swimming, boating, and fishing, and, after treatment, can be used as a source of drinking water. To maintain a Class B Rating, these waters must sustain sufficient water quality, even when experiencing pollutant discharges, to support all aquatic species indigenous to them without detrimental changes to these resident biological communities. Cumberland streams have retained their B-class rating to the present.



Source: Maine Geological Survey

WATERBODIES MAP

 Waterbodies  Rivers, Streams, Brooks



GROUNDWATER & AQUIFERS

Groundwater is defined as a water source held under the Earth's surface in the space between soil and rock, and is found in two zones. The unsaturated zone, immediately below the land surface, contains water and air in the open spaces, or pores. The saturated zone, a zone in which all the pores and rock fractures are filled with water, underlies the unsaturated zone. The top of the saturated zone is called the water table. The water table may be just below or hundreds of feet below the land surface. Areas that supply water directly to a groundwater source are called recharge areas. Recharge areas occur primarily in upland areas.

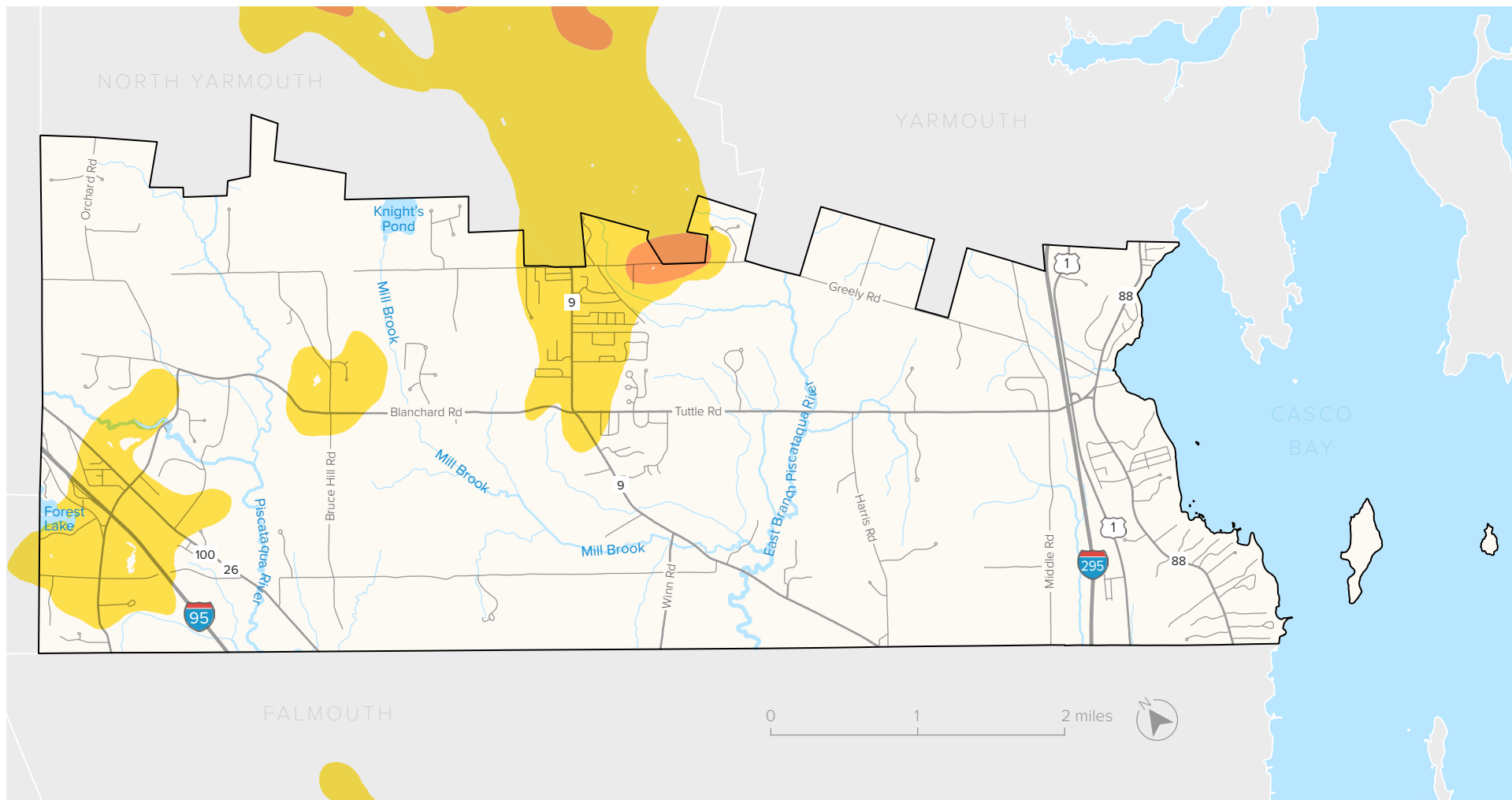
An aquifer is a subsurface layer of earth or permeable rock that yields groundwater to wells and springs. Maine has two types: surficial and bedrock.

Surficial aquifers receive recharge directly from precipitation and consist of a mixture of soil and broken rock deposited by glaciers. Sand and gravel aquifers, which can yield up to several hundred gallons of water per minute, are a type of surficial aquifer formed thousands of years ago by glacial deposits. Bedrock aquifers store

water in tiny cracks and fractures in the solid rock below surficial deposits. Most residential wells are bedrock wells.

The Maine Geological Survey, utilizing a variety of geological data, mapped locations within the State that are likely to contain aquifers. That data also identified whether these areas were likely to be a low-yield (producing 50 gallons of water per minute or less) or a high-yield (producing more than 50 gallons of water per minute) aquifer. Though the data suggests that aquifers are located in these places, a field survey or verification would be needed to confirm the validity of these statements.

The data for Cumberland indicates that the town contains three aquifer areas that are beneath approximately 1,641 acres of land. The first area is located in the western part of town around Route 26/100, Skillin Road, and Blackstrap Road; the second is closer to the Cumberland Fairgrounds along Bruce Hill Road and Blanchard Road; and the last exists along Main Street and extends from just south of the Congregational Church on Tuttle Road to the North Yarmouth Town line. All of these underground reservoirs supply water to private wells for drinking, agriculture, and industry.



Source: Maine Geological Survey

AQUIFERS MAP

10-50 Gallons per Minute
 > 50 Gallons per Minute



Broad Cove Reserve. Courtesy: CCLT

Public Utilities

PUBLIC SEWER

The protection of groundwater is at the forefront of land use decisions. One of the most effective ways to shield groundwater from waste contamination is by connecting new homes and businesses to public sewer systems. However, this option is not always feasible in municipalities like Cumberland, where public sewer utilities are confined to a limited geographical area. As of December 2025, the system serves neighborhoods along Route 88, Tuttle Road, a portion of Middle Road, and a majority of the Town Center.

The existing public sewer system in Cumberland connects to the Richard Goodenow Wastewater Treatment Facility in Falmouth. Construction on this wastewater treatment facility began in the late 1960s, and by the early 1970s, the facility was fully operational. Several years later, Falmouth and Cumberland signed an agreement regarding the facility. Through this contract, Cumberland received an allotment of 30 percent of the facility's total capacity. The contract remains in effect today.

This cross-municipal partnership was driven by the failing septic systems in certain areas of the Foreside and several Main Street neighborhoods. Installation of Cumberland's public sewer system began in the late 1970s and was completed in 1985. Expansions and improvements to this system occurred in 1989, 1992, 1994, and 2021. There are no further expansions planned at this time.

As of December 2025, the public sewer system serving Cumberland and Falmouth had a capacity of 1.56 million gallons per day. Cumberland's contractual allocation is 0.468 million gallons per day, but the Town only uses roughly 0.260 million gallons per day, leaving approximately 55 percent of the contractual allocation unused.

Connecting homes and businesses to public sewer is one of the most effective ways to prevent groundwater contamination.

PUBLIC WATER

Public water in Cumberland is provided by the Portland Water District, but access is limited. The initial public water system was constructed in the early to mid 1900s to serve the Foreside, the Upper Main Street area, and a portion of Tuttle Road. Additional water lines were installed in 2008 from Blanchard Road to Skillin Road to support development. In 2009, another water line was implemented along Range Road and a section of Route 26/100. Then, in 2025, a water line was installed along Blackstrap Road, underneath I-95, as far as the Mineral Springs subdivision. The Portland Water District utilizes water from Sebago Lake to provide this resource to the town's residents.

Water Quality Threats

Cumberland's water resources are affected by a range of activities and conditions that can harm water quality. A summary of these threats is highlighted in the box on this page.

Many of these threats are examples of non-point source pollution. Non-point source pollution refers to contamination that comes from many scattered sources rather than one identifiable discharge point, such as a pipe or drain. It occurs when water washes over the land and picks up contaminants before depositing itself into nearby rivers, lakes, and coastal waters. Examples of contaminants include pathogens, nutrients, sediments, and toxins.

Phosphorus is an example of a non-point source pollutant that poses a significant threat to water quality. Common sources of phosphorus include runoff from lawns and runoff from gravel roads and road ditches that are not properly stabilized. Concentrated levels of phosphorus can also come from fertilizer, detergents, manure, and sewerage. When phosphorus is released and enters lakes and ponds, it fuels plant growth and algae blooms, resulting in oxygen-poor environments that harm or kill aquatic life.

As with many suburban communities, Cumberland has grown by converting previously forested and agricultural lands into neighborhoods. These neighborhoods often increase the non-point source pollutants in surrounding waterbodies. Previously, Friends of Casco Bay performed stormwater sampling in two areas within the Foreside to track non-point discharges. This program has been discontinued.

What Threatens Cumberland's Water?

- **Septic systems:** Subsurface wastewater from existing and new development
- **Nutrient pollution:** Phosphorus runoff from lawns, gravel roads, and stormwater ditches
- **Agricultural inputs:** Manure and fertilizer applications
- **Legacy contamination:** Historic sludge application (banned statewide in 2022 due to PFAS contamination)
- **Pesticides:** Runoff and leaching from storage and application areas
- **Commercial/industrial sources:** Discharges from floor drains and related systems
- **Fuel and chemical storage:** Leaks from aboveground and underground storage tanks
- **Transportation runoff:** Stormwater runoff from major corridors (I-295, I-95, Route 1, Route 26/100)

Existing Water Quality Protection Programs & Regulations

LARGE LOT ZONING

The Zoning Ordinance (Cumberland Code, Chapter 315) creates zoning districts and provides information on the purpose, permitted and conditional uses, and lot requirements for each zone in Cumberland. The 1989 Comprehensive Plan identified groundwater availability and development impacts as major issues. At the time, approximately 80 percent of the town's water supply came from municipal and private wells. In response, the Town sought to protect groundwater through zoning.

Today, due to advances in septic technology, soil quality is less of a limiting factor to development.

Before the creation of the 1989 Comprehensive Plan, the Town completed a groundwater study evaluating the cumulative impact of non-sewered residential developments on Cumberland's water quality. The study found that, while individual septic systems might meet state standards in isolation, their combined effect at higher residential densities posed a measurable risk to groundwater contamination. As a result, the study recommended enlarging minimum lot sizes to strengthen groundwater protection.

The 1989 Comprehensive Plan proposed a four-acre minimum lot size in sensitive areas, which became the Rural Residential District 1 (RR1). RR1's highly permeable soils and shallow water table made it more vulnerable to the threat of development on well-water quality and aquifer recharge areas. Rural Residential District 2 (RR2), which contained slightly more tolerant soil and hydrogeologic conditions, allowed a

minimum lot size of two acres. Today, due to advances in septic technology, soil quality is less of a limiting factor to development.

STORMWATER MANAGEMENT & EROSION CONTROL

The Zoning Ordinance, the Site Plan Review Ordinance (Cumberland Code, Chapter 229), and the Subdivision Ordinance (Cumberland Code, Chapter 250) establish the essential components of responsible stormwater management and erosion control. Stormwater management focuses on capturing, treating, and safely conveying rainfall and snow melt runoff to prevent flooding, protect water quality, and maintain natural hydrologic processes. Erosion control, meanwhile, involves stabilizing disturbed soils during and after construction to prevent sediment from washing into nearby streams, wetlands, and groundwater recharge areas. Without these measures, uncontrolled runoff and sedimentation can degrade aquatic ecosystems, clog drainage systems, and contaminate drinking water sources. Together, stormwater and erosion control practices help preserve healthy soils, protect public infrastructure, and sustain the long-term quality and availability of surface and groundwater resources.

These ordinances also form an integrated system to safeguard Cumberland's surface and groundwater resources. The erosion and sediment control standards reduce soil displacement and sediment runoff that can cloud waterways, smother aquatic life, and transport pollutants. The stormwater management provisions ensure that post-development runoff mimics natural flow patterns, minimizing flooding, stream bank erosion, and contamination from oils, nutrients, and other pollutants. The Subdivision Ordinance standards further strengthen this system by requiring low-impact designs that promote infiltration and recharge. Collectively, the Zoning, Site Plan Review, and Subdivision Ordinances help preserve the town's hydrologic balance, protect drinking water supplies, and maintain ecological integrity throughout the watershed.

WATER QUALITY PROTECTION

The Zoning Ordinance establishes a comprehensive framework for protecting groundwater and surface water quality by regulating activities that could introduce pollutants into the environment. Water quality protection focuses on preventing contamination from hazardous materials, wastewater, soil disturbance, and water

extraction activities that may impair aquifers, recharge areas, and connected surface waters. Without these safeguards, pollutants such as fuels, chemicals, nutrients, and leachate could migrate into drinking water supplies, degrade aquatic ecosystems, and reduce the long-term viability of local water resources. Together, these provisions ensure that land uses and development activities are conducted in a manner that protects public health and preserves the integrity of Cumberland's water systems.

Several sections of the Zoning Ordinance work in concert to achieve these objectives. Aquifer protection regulations limit the storage, handling, and discharge of materials that could contaminate groundwater within designated protection zones. Sanitary standards require wastewater disposal systems to meet state subsurface wastewater rules, reducing the risk of pollution from failing or improperly sited systems. The soils standards ensure that land uses are compatible with site conditions and do not interfere with groundwater recharge or create pollutant-laden runoff. The water extraction and storage section manages water-related activities to prevent adverse impacts on both groundwater and surface waters, while

water quality protection provisions impose strict limits on the storage and discharge of fuels, chemicals, and industrial wastes, requiring compliance with Maine DEP and State Fire Marshal standards. Collectively, these provisions form an integrated system that emphasizes pollution prevention, containment, and state-level oversight to safeguard Cumberland's drinking water supplies and aquatic resources over the long term.

GROUNDWATER & AQUIFER PROTECTION

The Zoning Ordinance creates the foundation for all of the town's aquifer protection standards. The Site Plan Review Ordinance and the Subdivision Ordinance include language that ensures land use, development, and subdivision design prevent contamination, preserve groundwater quantity, and maintain long-term water quality.

CLUSTER & CONSERVATION SUBDIVISIONS

The Subdivision Ordinance establishes standards for both Clustered and Conservation Subdivisions. These development strategies allow for greater design flexibility. They allow residential

units to be located closer together than in traditional subdivisions and enable the preservation of more open space. Protecting undeveloped land helps preserve rural character and scenery. It can also help protect water quality by maintaining natural drainage and infiltration functions. The Critical Natural Resources chapter of this plan compares and contrasts these two ordinances to provide additional context for their inclusion in the Town's code.

SANITARY STANDARDS

Standards and requirements for private subsurface sewage disposal systems are listed in the Zoning, Site Plan Review, and Subdivision Ordinances. These provisions ensure compliance with the State of Maine Subsurface Waste Disposal Rules. Municipalities may establish stricter rules for these systems if desired, but general standards include:

Design Requirements

All septic systems must be designed by a licensed site evaluator or engineer.

Code Compliance

All plans for septic systems must meet the State Plumbing Code requirements.

Soil Limitations

Septic systems may not be located on soils with severe limitations—Chocorua, Whately, Sebago, or Saco-Limerick—due to drainage and flooding concerns.

Setbacks from waterbodies, springs, and wells are also established. The required setback from a water body is determined by the size of the system and cannot be reduced by a variance. Typical systems must abide by a minimum 100-foot setback from the normal high-water mark of the water body in question. Systems exceeding 2,000 gallons per day shall have a 300-foot setback instead.

There is more flexibility regarding the separation of septic systems from wells and springs. Generally, a minimum 200-foot separation is required, but this distance can be reduced to 100 feet if the applicant provides engineering data showing that the setback reduction would not adversely affect water quality. The Town Plumbing Inspector would also need to approve this information.

Large subsurface sewage disposal systems (2,000 gallons or more a day) are reviewed by stricter standards. Under

site plan review, developments with extensive water or sewage needs must demonstrate that they meet Maine's safe drinking water standards at their property boundaries. Cumberland's Planning Board requires a hydrogeologic evaluation for all subdivisions. These evaluations are mandatory for all cluster systems in town.

The Subdivision Ordinance establishes performance standards to ensure that new subdivisions do not negatively affect groundwater in Cumberland. These provisions protect drinking water by limiting nitrate concentrations at property boundaries to no more than 10 mg/L and prohibit developments from lowering the groundwater table by more than 10 feet. They also require subdivisions to maintain groundwater recharge rates and ban developments from causing excessive impact on abutting properties. Additional safeguards prevent subdivisions from causing saltwater intrusion or further degrading groundwater quality in already contaminated areas.

SHORELAND ZONING

In accordance with Maine DEP regulations, Cumberland has adopted a Shoreland Zoning Ordinance (Cumberland Code,

Cumberland's Shoreland Zoning Ordinance exceeds state minimums in several respects, providing additional safeguards for rivers, lakes, wetlands, and coastal waters.

Chapter 226) that restricts development and land use activities within 250 feet of rivers, lakes, wetlands, and coastal waters, and within 75 feet of streams. While Maine state law establishes the minimum shoreland zoning standards, municipalities may adopt more restrictive provisions if they are "equally or more effective" than statutory requirements. Cumberland's ordinance exceeds state minimums in several respects. These more restrictive provisions are described in greater detail in the Critical Natural Resources chapter of this plan.

Goals & Actions

1 STRENGTHEN AQUIFER PROTECTION STANDARDS.

- A. Amend the Subdivision Ordinance (Cumberland Code, Chapter 250) by adding the following language in the subdivision approval criteria section: “Section 250-4(W): Aquifer protection. If the site is located within the areas designated as aquifer protection (AP) of the Official Aquifer Protection Map, a positive finding by the Board (if Staff Review, the Town Planner or Staff Review Committee) that the proposed plan will not adversely affect the aquifer is required in accordance with the standards set forth in Chapter 315, Article V, Aquifer Protection, of this Code.”
- B. Review and amend as necessary the aquifer protection provisions of the Zoning Ordinance (Cumberland Code, Chapter 315, Article V).
- C. Consider further ordinance revisions to permanently protect aquifers and their recharge areas.

2 PROTECT TOWN GROUNDWATER AND SURFACE WATER QUALITY.

- A. Map commercial and industrial groundwater contamination risks, including known and potential point-source pollution locations.
- B. Encourage the Town Lands and Conservation Commission to collaborate with Casco Bay Estuary Partnership, Cumberland County Soil and Conservation District, and nearby municipal Conservation Commissions regarding regional watershed protection.
- C. Encourage the Town Lands and Conservation Commission to educate residents about Cumberland’s drainage areas and the water quality impacts of pesticides, herbicides, and pet waste, as well as green landscaping.
- D. Coordinate with the Maine Board of Pesticides Control on pesticide regulation and enforcement.



NATURAL RESOURCES

Cumberland is fortunate to contain abundant natural resources, including large tracts of forest, fields, shoreline, ponds, and streams, that in turn support plentiful animal and plant species. Whether publicly accessible or privately owned, these areas offer immense value to Cumberland's residents, underpinning the town's rural character and connecting the community to the natural world. Through municipal conservation work and partnership with the Chebeague & Cumberland Land Trust (CCLT), many of the town's important natural areas have been protected, including Knight's Pond, Rines Forest, and Broad Cove Reserve. At this time, approximately 11 percent of Cumberland is permanently conserved. The following sections will describe the natural resources within the town of Cumberland, the threats to their viability, and strategies and opportunities for their protection.

Critical Natural Resources

Critical natural resources are specific natural resources that under federal and/or state law warrant protection from the negative impacts of development. Cumberland contains the following:

SIGNIFICANT WILDLIFE HABITATS

Significant Wildlife Habitats are defined under Maine's Natural Resource Protection Act (NRPA). Cumberland contains three of the six habitats identified by this law.

The entirety of Cumberland's coastline is identified as **Tidal Waterfowl and Wading Bird Habitat (TWWH)**, both the mudflats that extend north into Broad Cove to Yarmouth and beyond, and the aquatic beds that extend south to Falmouth and beyond. Species like the Common Eider and Great Egret rely on this natural

Cumberland's forests, fields, shoreline, ponds, and streams help define the Town's character and connect residents to the natural world.

resource to forage and breed. Protections are limited to the habitat itself, but can include aquatic areas, including large eelgrass beds, mussel beds, emergent wetlands, and large mudflats. The CCLT conservation easement at Broad Cove Reserve protects a large area of this habitat, which includes eelgrass beds. The remainder is privately owned and defaults to protections provided by Cumberland's Shoreland Zoning Ordinance (Cumberland Code, Chapter 226).

Knight's Pond has been identified as an **Inland Waterfowl and Wading Bird Habitat (IWWH)**. Similar to tidal waterfowl and wading bird habitat, it provides important foraging and breeding areas for birds. Other wildlife also benefit from these habitats, as many species depend on freshwater wetlands at some point in their life cycle. To maintain their ecological integrity, inland waterfowl and wading bird habitats must be surrounded by relatively intact forest. As such, regulations require a 250-foot buffer to restrict development activities that could negatively impact the wetland.

In 2014, Cumberland, North Yarmouth, CCLT, Royal River Conservation Trust, and Trust for Public Land partnered to permanently protect Knight's Pond and its surrounding upland. Many species of ducks, heron, eagles, kingfishers, and other birds frequent this pond. As of 2026, all parcels surrounding the pond are protected from development.



Three **Significant Vernal Pools** have been documented within Cumberland. One is located between Harris Road and Chet's Way, and the other two exist along the powerline corridor bordering the town of Yarmouth.

A vernal pool is a specific type of wetland that contains water for only part of the year. Since these pools are temporary, they cannot support fish or other fully aquatic species, making them relatively safe environments for unique wildlife to live and breed. A vernal pool is designated as significant when it demonstrates high habitat value. This can happen in one of three ways: (1) a state-listed threatened or endangered species, such as the Spotted Turtle, relies on it for a critical portion of its life cycle; (2) it supports a notable abundance of indicator species such as the Spotted Salamander, Blue-spotted Salamander, or Wood Frog; or (3) Fairy Shrimp are present.

Since 2007, significant vernal pools have been protected under the Natural Resource Protection Act. Any activity occurring in, on, or over these habitats must avoid unreasonable impacts to the area and receive approval from the

Maine Department of Environmental Protection (DEP). Protecting the surrounding forests and maintaining connections to undeveloped upland areas are also vital to ensuring the long-term health and persistence of vernal pools.

Additional significant vernal pools likely exist within Cumberland. However, identifying them requires an on-site assessment, which can be challenging. Conservation professionals recommend that vernal pool assessments be completed before making land-use decisions to ensure proper identification and protection. The Maine Department of Inland Fisheries and Wildlife (MDIFW) tracks the results of these assessments on the Maine Vernal Pool Summary Dashboard, which is accessible online. Cumberland's Site Plan Review and Subdivision Ordinances require review of existing vernal pools.

AT RISK ANIMAL SPECIES

The U.S. Endangered Species Act, Maine's Endangered Species Act, and Maine's Marine Endangered Species Act identify animal species that receive additional state and/or federal protections. The MDIFW, the U.S. Fish and Wildlife Service, and the Maine Department of Marine Resources



The Great Blue Heron is known to nest on Basket Island. Courtesy: Stephen Wells

share responsibility for managing these species. Currently, Maine has 34 endangered species and 32 threatened species. Animal species may be added to these lists through a rigorous, science-based review process.

The MDIFW also maintains the State's list of species of special concern. A fish or wildlife species may be added to this list if it could become endangered, threatened, or extirpated in Maine. While species of special concern do not receive the

same legal protections as threatened or endangered species, the designation helps identify species that warrant monitoring and conservation attention. The following at risk species have been documented in Cumberland.

The **Great Blue Heron** (state species of special concern) nests in select locations within Cumberland, including Basket Island, which CCLT owns. This species has a low tolerance for disturbance, and increased human activity can lead to nest

abandonment and subsequent population decline, posing a risk to its continued presence in town.

The **Bridle Shiner Fish** (state species of special concern) has been identified in the wetlands between Blanchard and Pleasant Valley Roads in the area of Wild Apple Lane.

The **Wood Turtle** (state species of special concern) has not had a reliable sighting in Cumberland since the 1980s, but the species is possibly present. The Wood



A sign marks a property voluntarily managed to protect grassland bird habitat through the Ag Allies program.

Turtle relies on large, connected areas of suitable habitat and is sensitive to disturbance.

The **New England Cottontail Rabbit** (state endangered) hasn't been recorded in town for the past twenty years, but was previously. Evidence suggests that this species may already be extirpated.

Only those species that have been mapped by the MDIFW are required to be reviewed in this plan, but there are almost certainly

other threatened, endangered, or special concern species in Cumberland—particularly birds and invertebrates. For example, the **Bobolink** (state species of special concern) has been identified in Cumberland County, and regional organizations like Ag Allies are working to protect the open fields and haylands upon which this and other grassland birds depend. Cumberland has taken steps to manage the fields it owns at Twin Brooks and off Stiles Way to protect these birds and their nesting habitat.

THREATENED OR ENDANGERED PLANT SPECIES

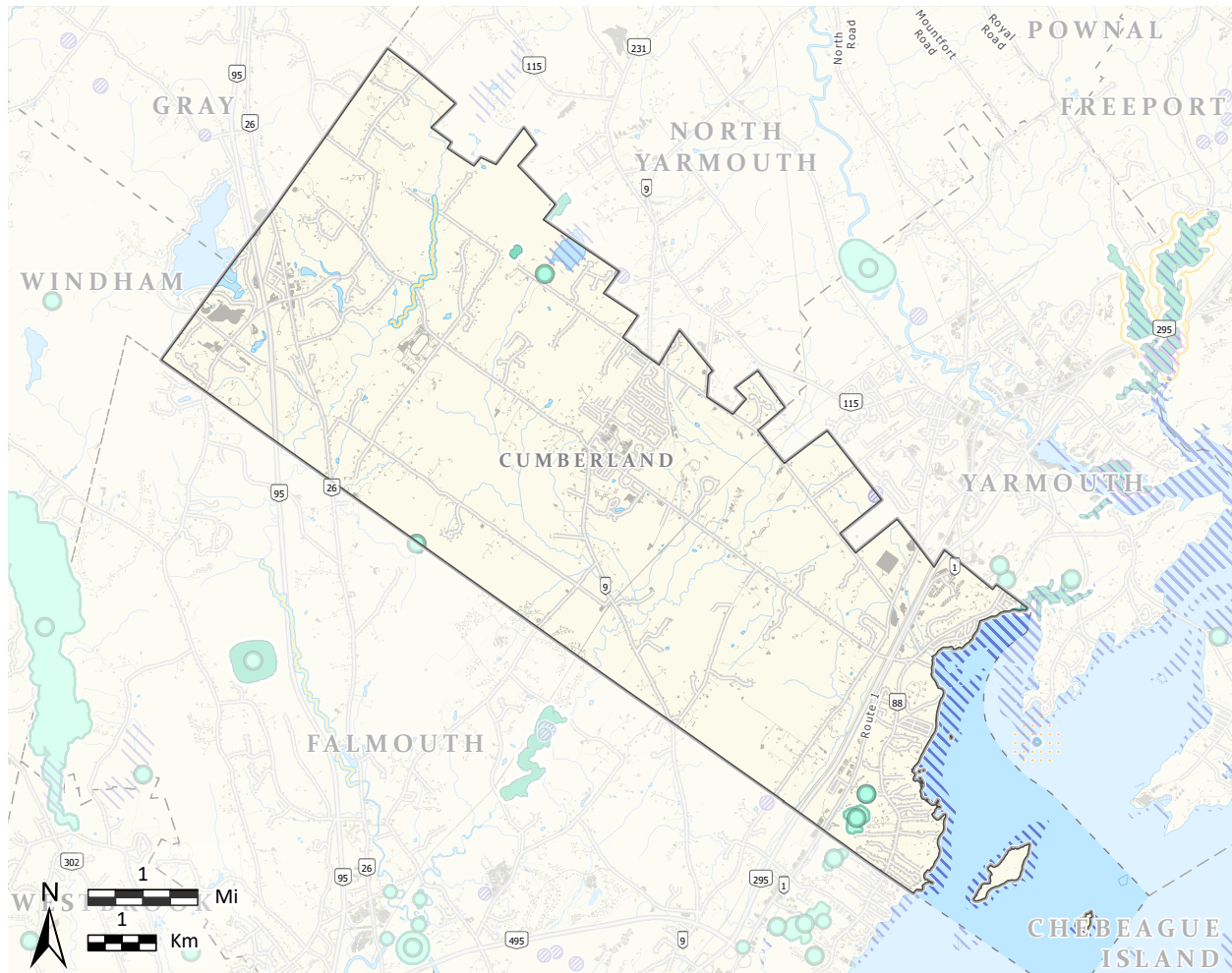
Areas containing plant species declared to be threatened or endangered by the Maine Department of Conservation are considered critical natural resources, including the following in Cumberland.

Spotted Wintergreen (state threatened species) has been confirmed at Knight's Pond. Spotted Wintergreen reaches the northern limit of its range in this area and is especially susceptible to disturbance due to its small, scattered populations. It is currently protected by a permanent conservation easement in this area; ongoing management is required.

Variable Sedge (state endangered species) can be found between the southern portions of Route 1 and Route 88. Variable Sedge exists in only five Maine towns and has already disappeared from several sites as a result of land-use changes and ATV activity. Since so few populations of Variable Sedge remain in the region, Cumberland serves an important role in supporting the continued survival of this species in the Northeast, as does Falmouth, which also has areas of Variable Sedge on Route 88. No protection exists in this area at this time.

Cumberland

High Value Plant and Animal Habitats



Beginning with Habitat (BwH) equips Maine communities, landowners, and conservation partners with tools to protect, restore, and connect important habitats and ecosystems in a changing climate. www.beginningwithhabitat.org

February 2026



This map is nonregulatory and is intended for planning purposes only

Organized Towns

Developed

Impervious surfaces such as roads and buildings.

Rare or Endangered Wildlife*

Endangered, Threatened, or Special Concern Species

Mapped observations of rare wildlife species.

Special Concern Fishes

Known occurrence information for Arctic Char, Longnose Dace, Bridle Shiner, Lake Whitefish and Creek Chubsucker.

Roseate Tern, Piping Plover & Least Tern

Nesting, feeding, brood & rearing sites. Areas are identified based on species observations and confirmed habitat use.

Rare or Exemplary Plants and Natural Communities

Rare Plant Locations

Known rare, threatened, or endangered plant occurrences are based on field observations.

Rare and Exemplary Natural Communities

Mapped features are based on field surveys and aerial photo interpretation.

Significant Wildlife Habitat

Significant Vernal Pools

Surveyed pool depressions used for breeding by amphibians and other indicator species and that portion of the critical terrestrial habitat within 250 ft of the spring or fall high water mark.

Seabird Nesting Island

An island, ledge, or portion thereof in tidal waters with documented, nesting seabirds or suitable nesting habitat for endangered seabirds.

Inland Waterfowl and Wading Bird Habitats

Breeding, migrating/staging, or wintering areas for inland waterfowl or breeding, feeding, loafing, migrating, or roosting areas for wading birds.

Tidal Waterfowl and Wading Bird Habitats

Breeding, migrating/staging, or wintering areas for coastal waterfowl or breeding, feeding, loafing, migrating, or roosting areas for coastal wading birds.

Shorebird Areas

Shorebird feeding and roosting areas.

TOWN BOUNDARIES - ME Office of GIS

(2021)

HYDROLOGY - U.S. Geological Survey

National Hydrography Dataset(2016)

DEVELOPED - NOAA Coastal Change Analysis

Program (C-CAP) (2022)

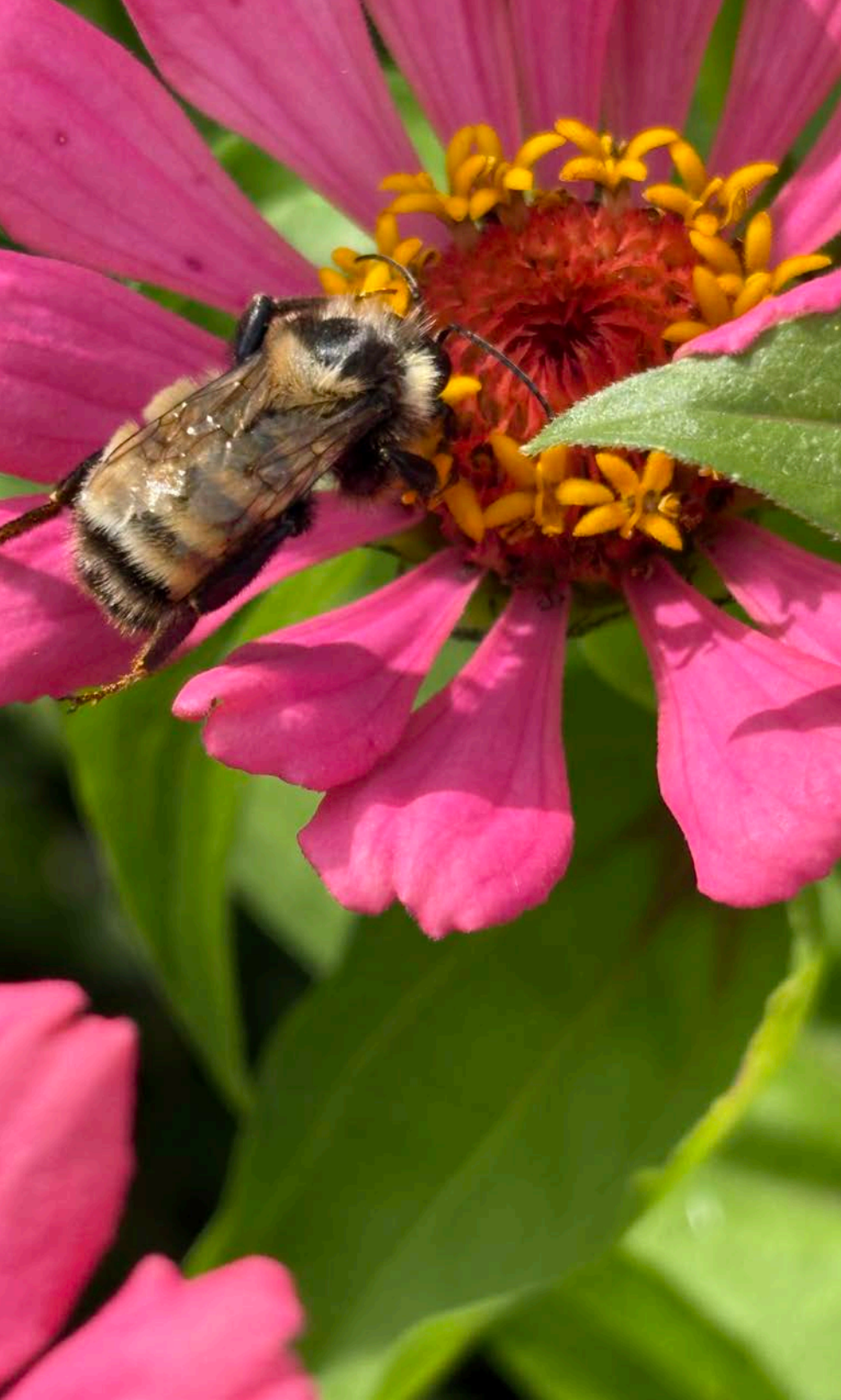
RARE, ESSENTIAL & SIGNIFICANT WILDLIFE

HABITATS - ME Office of GIS, ME Dep. of

Inland Fisheries & Wildlife (2024)

RARE NATURAL COMMUNITIES & PLANTS -

ME Natural Areas Prgm (2024)



RARE NATURAL COMMUNITIES

Cumberland contains one of the rarest natural community types in Maine, an **Oak-Hickory Forest**, located north of Knight's Pond. These forests exist in only six towns statewide. Historically, Oak-Hickory Forests were more widespread, but their presence has declined due to wildfire suppression. The Shagbark Hickory stand at Knight's Pond is at the northern range limit, important for climate adaptation. It is protected by a conservation easement.

A **Salt-hay Saltmarsh** exists at the northern end of Broad Cove, at the end of Fern Lane, off Route 88, though it is located primarily in the town of Yarmouth. This type of marsh contains expanses of saltmeadow cordgrass, smooth cordgrass, and/or saltmarsh rush with little to no shrubs and provides nesting and foraging habitat for abundant bird species. Protections of this area are limited to Cumberland's shoreland zoning.

Important Natural Resources

Per state rule, "Important Natural Resources" are areas in a community identified for strategic conservation planning and not otherwise classified as "Critical Natural Resources." They include: (1) large habitat blocks identified through the Beginning with Habitat (BwH) program of the Maine Department of Inland Fisheries and Wildlife (MDIFW); (2) habitat connections identified through that program; (3) Focus Areas of Statewide Ecological Significance identified in Maine's Wildlife Action Plan; and (4) Exemplary Natural Community locations defined by the Maine Natural Areas Program within the Maine Department of Agriculture, Conservation and Forestry. Cumberland contains both (1) large habitat blocks and (2) habitat connections.



A hawk at the Community Orchard. Courtesy: Jesse Lamarre-Vincent

HABITAT BLOCKS & CONNECTIONS

Cumberland's remaining large, undeveloped habitat blocks are among its most threatened ecological assets. Mapped by BwH, these blocks are typically 500 acres or more in size, are minimally fragmented by roads or subdivisions, and are separated from development by a 200- to 500-foot buffer. These criteria create ideal conditions for wildlife, and protecting and strategically managing these blocks is critical to maintaining biodiversity and supporting species with specialized habitat needs.

Cumberland's two large habitat blocks are between Range Road and Blanchard Road (791 acres) and between Longwoods Road and Tuttle Road (595 acres). The western block contains Rines Forest, as well as the recent CCLT acquisitions of the Read Family Farm and Watson Woods. It is mostly forested, though some of the frontage on Blanchard Road contains large fields. The eastern

Cumberland's two large habitat blocks are between Range Road and Blanchard Road (791 acres) and between Longwoods Road (Route 9) and Tuttle Road (595 acres).

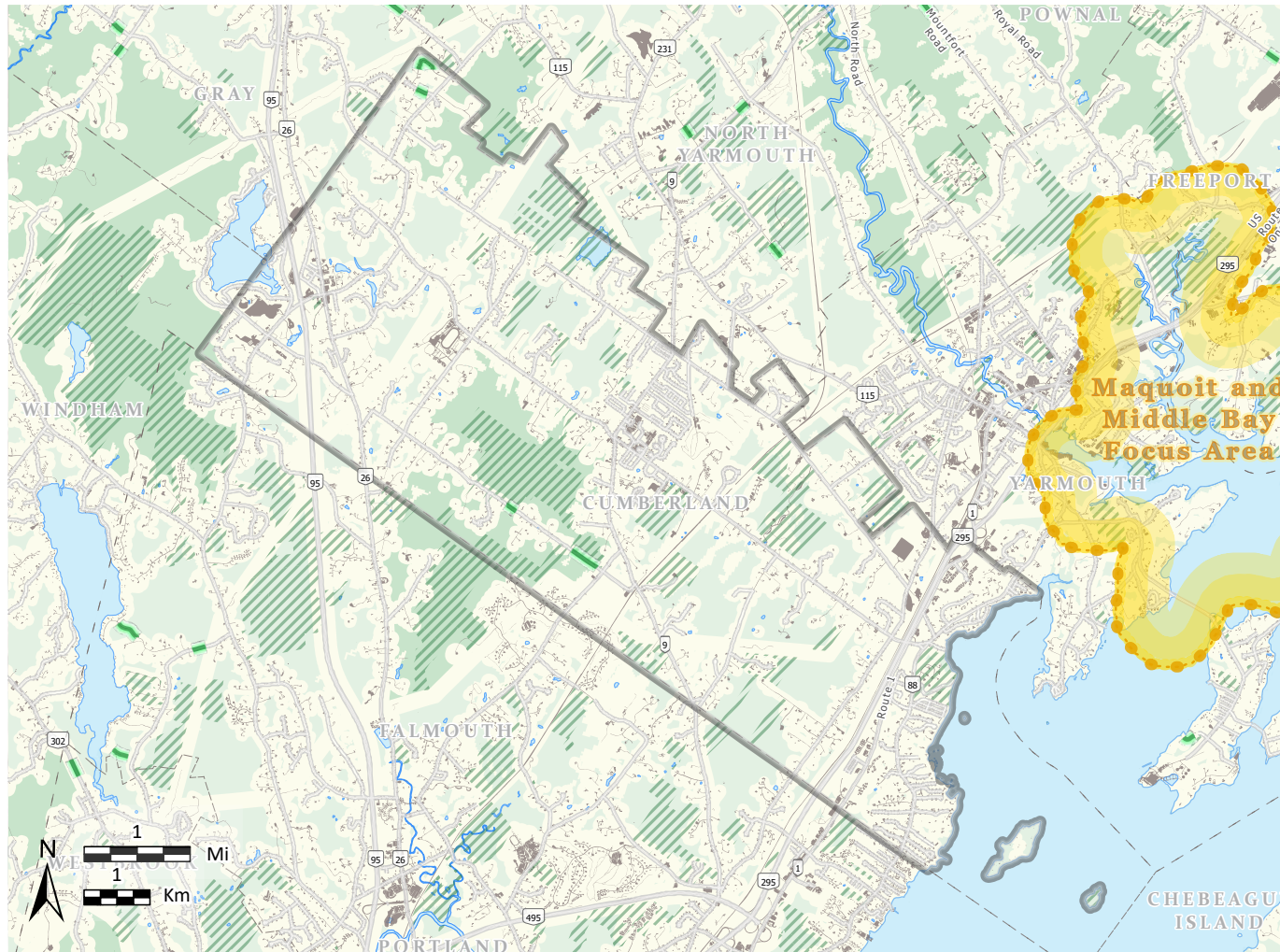
block contains the Town Forest, as well as extensive farmland along Longwoods and Tuttle Road and forestland that backs into Harris Road. Habitat blocks approaching 500 acres include the land surrounding Twin Brook (452 acres), and two blocks along Middle Road bisected by Range Way, one 481 acres and one 482 acres.

Cumberland is also part of large habitat blocks crossing town borders, one to the south of Range Road extending into Falmouth (1314 acres) and the other surrounding Knight's Pond, extending into North Yarmouth (1603 acres). Accordingly, the undeveloped land between Blanchard Road and Greely Road Extension, which is (384 acres) in size, provides an important connection between large blocks across Cumberland and multiple towns.

Of note, CCLT is involved in a regional effort of wildlife habitat preservation involving the towns of Windham, Falmouth, and North Yarmouth, focused on a similar corridor of over 2,000 acres from Windham through Falmouth to Knight's Pond. To date, CCLT and the town have protected over 400 acres of forested habitat between Range Road and Blanchard Road, and this area remains a focus for the land trust.

Cumberland

Habitat Connectivity



Beginning with Habitat (BwH) equips Maine communities, landowners, and conservation partners with tools to protect, restore, and connect important habitats and ecosystems in a changing climate. www.beginningwithhabitat.org

February 2026



This map is nonregulatory and is intended for planning purposes only

- Area of Interest**
- Organized Towns**
- Impervious Surface**
- Focus Areas of Statewide Ecological Significance**
- Conserved Lands**
 - Fee and Easement Conservation Land**
- Habitat Connectors**
 - Likely Road Crossing Areas for Wildlife**
- Habitat Blocks**

Comprehensive Plan Review Criteria Rule (DACF Chapter 208) requires blocks >500 acres be considered important natural resources for town comprehensive planning.

 - 0-500 Acres**
 - 500+ Acres**
- Development Buffer**

TOWNSHIP BOUNDARIES - ME Office of GIS (2021)
 IMPERVIOUS CCAP NOAA - impervious land cover (2022)
 HYDROLOGY - US Geological Survey (2016)
 UNDEVELOPED HABITAT BLOCKS & CONNECTORS - ME Dep of Inland Fisheries and Wildlife (2020)
 ROAD STREAM CROSSINGS - ME Dep. of Inland Fisheries and Wildlife (2022)

CONSERVATION LANDS - ME Dept of Ag., Cons., and For., Land Use Planning Comm'n, ME Dep. of Inland Fisheries and Wildlife (2024)

Other Natural Resources

Cumberland's forests, wetlands, water bodies, and riparian areas also support many common wildlife, and of course, smaller habitat areas and non-endangered or threatened species still carry value in supporting Maine's ecosystems. It is also worth noting that no comprehensive surveys have been done of Cumberland's natural areas. Rare wildlife and rare plants may exist, and there is uncertainty in the available data at the time of this report.

According to the MDIFW, Cumberland supports several fisheries resources, including Forest Lake, which contains Largemouth Bass, Chain Pickerel, Smallmouth Bass, and White Perch. Additional fisheries are found in the Piscataqua River, the East Branch of the Piscataqua River, Mill Brook, and several smaller, unnamed streams throughout town. Protecting and improving aquatic connectivity in these systems is essential to sustaining healthy fish and wildlife populations, as is protecting the riparian corridor. Many fish species, including Brook Trout (which have been identified in Mill Brook), require the ability to move freely through streams and rivers to access food and suitable spawning areas. Culverts and dams can interrupt and even fully block passage for these species, and invasive species can be introduced during construction.



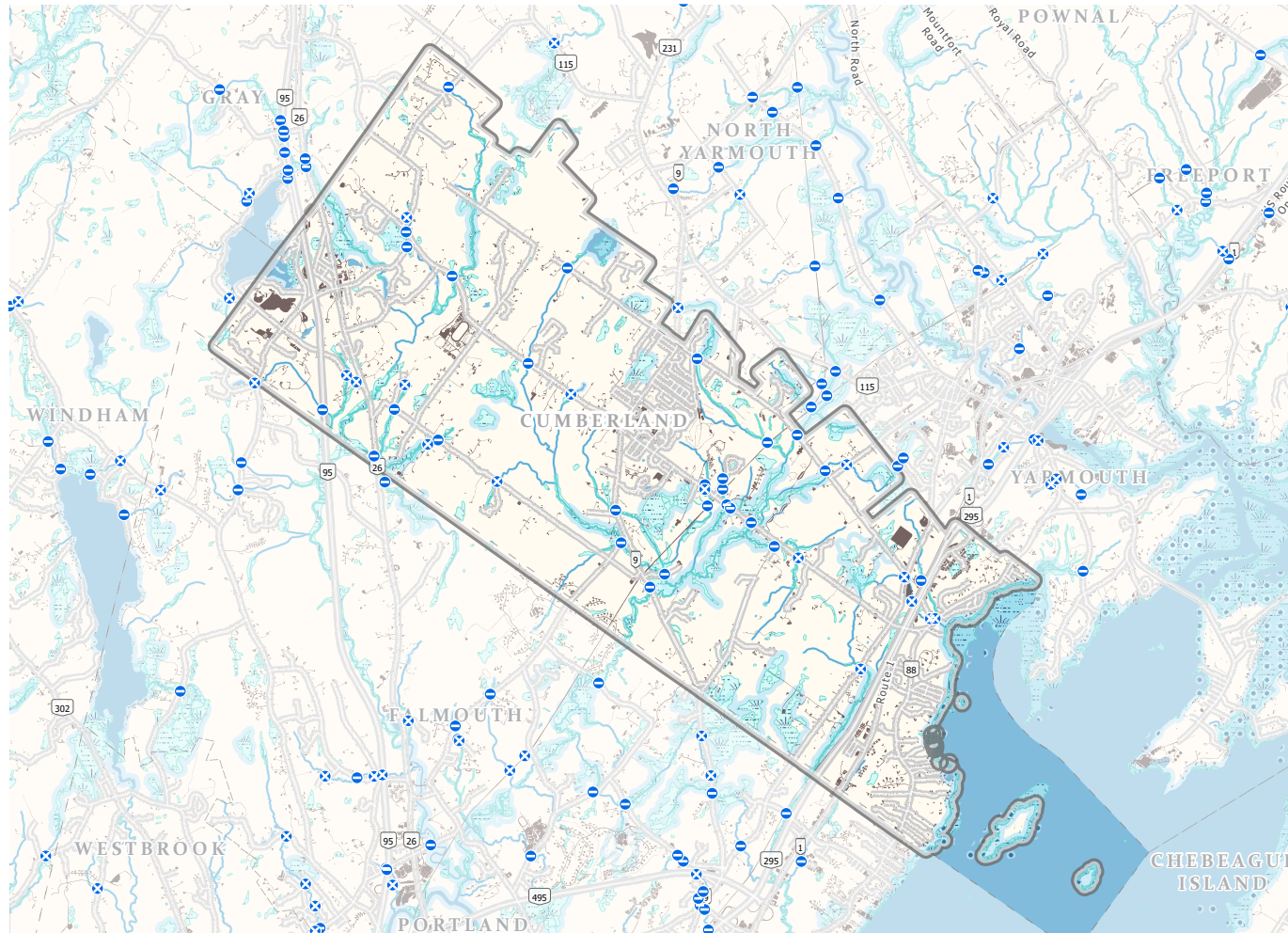
Hickory tree off Drowne Road. Courtesy: Ellen Hoffman

Cumberland

Water Resources and Shoreland Habitats



This map is nonregulatory and is intended for planning purposes only



Organized Towns

Developed

Town of Interest

Impervious surfaces including buildings and roads.

Maine Stream Habitat Viewer Road Stream Crossings

Barrier

Potential Barrier

*Crossings on private roads not shown.

[Find crossing details on the Stream Viewer -](#)

beginningwithhabitat.org/maps

Shellfish Growing Areas

Distributions of molluscan shellfish species.

Wetlands

National Wetlands Inventory (NWI) uses aerial photographs to approximate wetland locations. NWI data typically under represents the presence of wetlands on the landscape.

Shoreland Areas

Areas are delineated by ME Dept. of Environmental Protection's Mandatory Shoreland Zoning Act, which includes areas within 250 feet of great ponds, rivers, and wetlands, and within 75 feet of streams. The regulations within each shoreland zone depends on the town, and towns may regulate greater areas than what is shown here. For more information, please visit: <https://www.maine.gov/dep/land/slz/>

Beginning with Habitat (BwH) equips Maine communities, landowners, and conservation partners with tools to protect, restore, and connect important habitats and ecosystems in a changing climate. www.beginningwithhabitat.org

February 2026

TOWNSHIP BOUNDARIES - Maine Office of GIS (2020)
ROADS - ME Office of GIS, ME Dept of Transportation (2021)
HYDROLOGY - USGS National Hydrography Dataset (2016)
DEVELOPED - CCAP NOAA impervious land cover (2022)
NATIONAL WETLANDS INVENTORY - U.S. Fish & Wildlife Service (2020)
SHORELAND AREAS - ME Office of GIS, ME Natural Areas Pgm (2011)

BROOK TROUT PRIORITY CONSERVATION AREAS - ME Dept of Inland Fisheries & Wildlife (2020)
MAINE HERITAGE FISH WATERS - ME Dept of Inland Fisheries & Wildlife (2022)
ATLANTIC SALMON HABITAT - ME Dept of Marine Resources (2024)
SHELLFISH - ME Dept of Marine Resources (2010)
ME ROAD STREAM HABITAT CROSSINGS - ME Dept of Inland Fisheries & Wildlife, US Fish and Wildlife Service (2022)

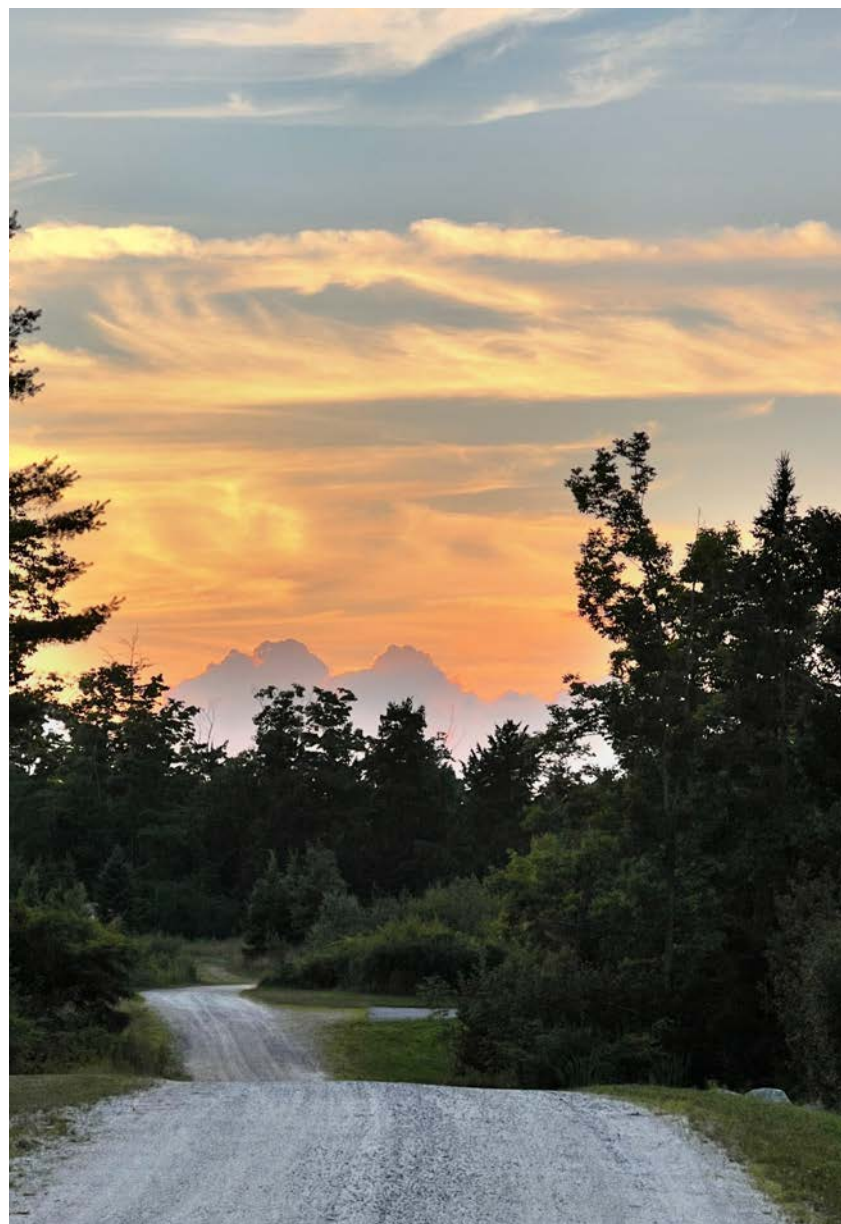
Threats to Natural Resources

DEVELOPMENT & HABITAT FRAGMENTATION

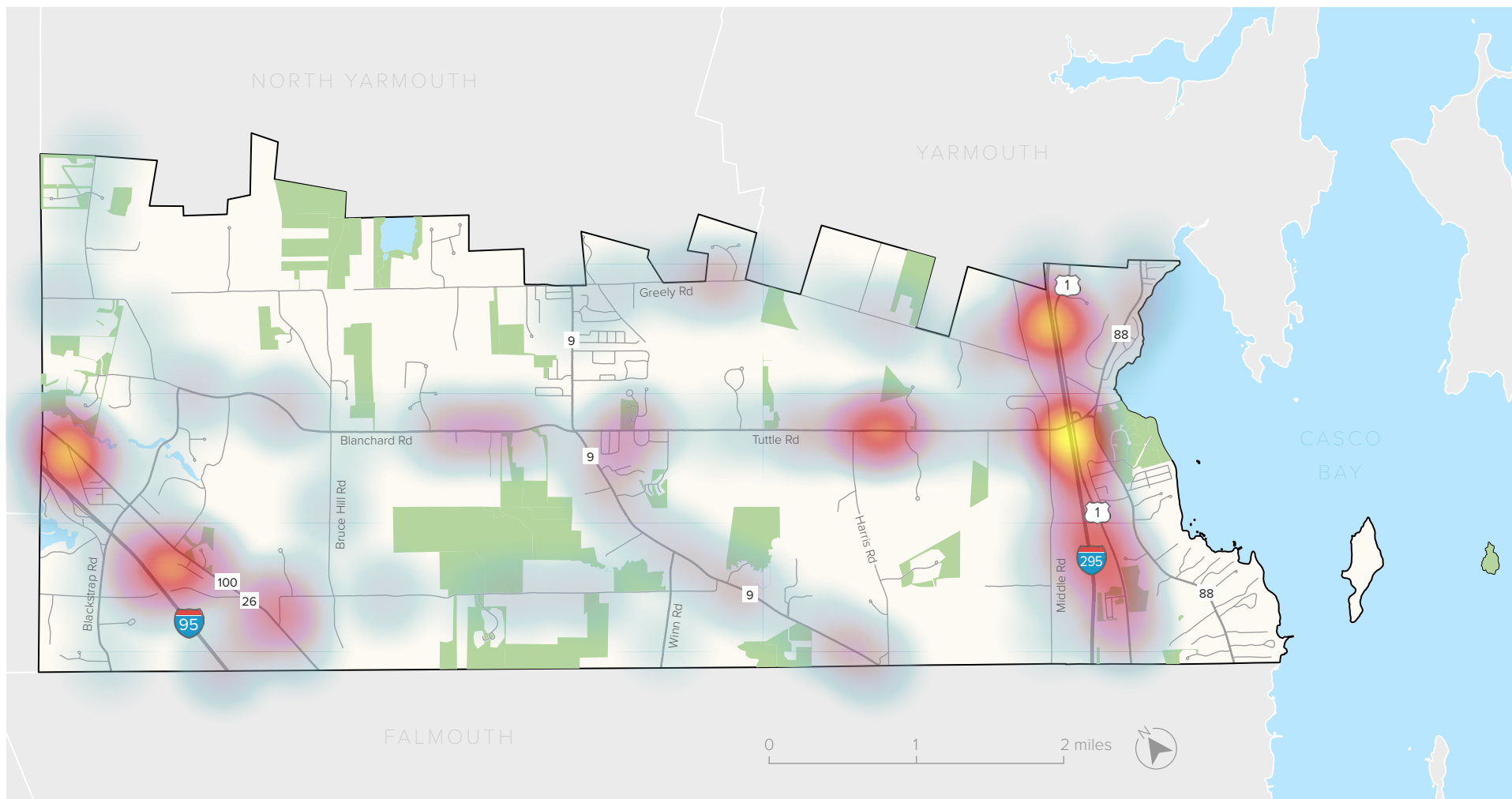
Cumberland's development patterns remain a challenge for natural resource conservation efforts. As the town's landscape is increasingly divided into smaller parcels, many plant and animal species lose the large, connected habitats they need to survive. Though the town still appears green, most undeveloped areas are small, isolated, and degraded, creating a "Swiss cheese" pattern across the landscape. While some smaller species, such as some pollinators, can persist in these areas, larger and more sensitive species require significant blocks of habitat.

The few large habitat blocks that remain in Cumberland are separated by roads and residential development that restrict wildlife movement, and this fragmentation contributes to high numbers of wildlife-vehicle collisions. Between 2020 and 2025 there were 167 wildlife-vehicle collisions in Cumberland, making it the most common crash type and accounting for roughly one-third of all crashes. These figures likely understate the true extent of harm to wildlife, as collisions involving smaller animals such as reptiles, amphibians, birds, and invertebrates are not included.

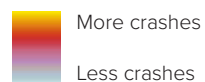
Similarly, wetland connectivity poses a major challenge for aquatic wildlife in Cumberland. Many species rely on connected waterways to access food, shelter, mates, and breeding areas. However, barriers such as culverts and dams often block these movements. Of the 54 public culverts identified in Cumberland, 17 are completely impassable, 27 are potentially impassable, and two remain unevaluated. Only nine are fully passable, according to the MDIFW. Impassable crossings prevent species like Brook



Courtesy: Alicia Fagan.



WILDLIFE CRASHES MAP



Wildlife-vehicle crashes often occur where roads intersect habitat and movement corridors. Between 2020 and 2025, Cumberland recorded 167 reported wildlife crashes, making it the most common crash type and accounting for roughly one-third of all crashes.

Trout from migrating and force semi-aquatic species like turtles onto roads, where they face a high risk of vehicle collisions. Range Road by Idlewood Drive is a prime example of this issue. CCLT owns a property here called Frog Pond and Salamander Swamp and participates in an annual statewide effort to collect data and improve survivorship of the Wood Frogs, Spring Peepers, Yellow Spotted Salamanders, and other species in the spring migration period. Volunteers participate in the Big Night event, which usually occurs in mid-April, to help hundreds of frogs and salamanders safely cross Range Road.

INVASIVE SPECIES

Invasive plants cause environmental harm by displacing the native plant communities on which wildlife depend, degrading habitats, and reducing their capacity to support native fauna. In Cumberland, terrestrial invasive plants are common along roadsides, in residential areas and private woodlands, and are established within the Town's major recreational and conservation land holdings. Infestations are typically greatest along field/forest edges and in former agricultural lands. There may also be human health implications, as forests infested with invasive Japanese barberry have been shown to host higher densities of Lyme-infected ticks than native plant communities.

Common terrestrial invasives in Cumberland include Asiatic Bittersweet, Autumn Olive, Black Swallowwort, Buckthorn (European and Glossy), Burning Bush, Common Reed, Japanese Barberry, Japanese Knotweed, Purple Loosestrife, and Multiflora Rose. Although complete eradication of invasive plants is not achievable, native plant communities can benefit from a targeted and consistent management program. Prevention is the preferred

and most economical option, and currently, 63 species are banned from sale or import in Maine. For established species, effective management depends on periodic inventories, consistent planning and implementation of control measures, and tracking progress.

Invasive insects pose threats as well. The emerald ash borer and hemlock woolly adelgid are currently spreading in southern Maine, decimating host trees and threatening timber yields and losses to parks and residential landscapes. Browntail moth infestations have occurred episodically in Cumberland, characterized by toxic caterpillar hairs that can cause severe rashes and respiratory issues. Their severity has subsided from peak 2021-2022 levels to trace or low levels as of 2025. While previously rampant, wet spring weather has promoted a naturally occurring fungus that kills the larvae.

CLIMATE CHANGE

Climate change has had and will continue to have multifactorial impacts on Cumberland's natural resources. Temperature rise, abnormal precipitation, ocean temperature rise, and sea level rise have all resulted and will continue to result in changes to local ecosystems and the species that can survive and thrive. For example, hardwood forests containing birch and maple are expected to continue to displace spruce and fir communities locally. Casco Bay marine ecosystems are seeing increasing invasive species from the south, such as green crabs, displacing native species.

Resource Protection Programs

SITE PLAN REVIEW ORDINANCE

The first approval criteria in the Site Plan Review Ordinance (Cumberland Code, Chapter 229) protects natural resources by enforcing a nature-first philosophy, where high-value ecosystems must be identified, and appropriate measures must be taken to preserve them during development. Plans are reviewed by the town as well as various state agencies, such as the MDIFW, to ensure appropriate measures are proposed for the preservation of these resources. Developers must use site modifications, strategic construction timing, and reduced excavation to keep the local ecosystem's integrity intact.

SHORELAND ZONING ORDINANCE

In accordance with Maine DEP regulations, Cumberland's Shoreland Zoning Ordinance (Cumberland Code, Chapter 226) places restrictions on development and land use activities within 250 feet of rivers, lakes, wetlands, and the coast; and within 75 feet of streams. The Maine Shoreland Zoning Act (38 M.R.S.A. §§ 435-449) establishes minimum shoreland zoning standards, but municipalities are allowed to adopt more restrictive provisions if they are "equally or more effective" in meeting the purposes of this legislation. Cumberland's ordinance contains several local adjustments that either narrow permissible uses, tighten dimensional interpretations, or expand regulatory coverage beyond state minimums. Cumberland's standards provide additional environmental protections and administrative oversight.

The town uses U.S. Geological Survey (USGS) hydrography data for outlet stream mapping and has adopted the state invasive

species list. These actions lead to better habitat preservation outcomes. Cumberland also enhanced the definitions for hazard trees and coastal wetlands. This has resulted in improved shoreline stability and vegetation management, as well as broadened the scope of regulated tidal areas. Finally, strengthened administrative review requirements, including continued state oversight and mandatory DEP approval for amendments, ensure consistent enforcement and alignment with state shoreland regulations.

SUBDIVISION OF LAND ORDINANCE

Cumberland's Subdivision of Land Ordinance is based on state law, which outlines the standards for development, including criteria to preserve natural resources. Similar to the Site Plan Ordinance, developers must plan their subdivision to include modifications, strategic construction timing, and reduced excavation to keep the local ecosystem's integrity intact. The Subdivision Ordinance also sets standards for both conservation subdivisions and clustered subdivisions. This ordinance is intended to balance residential development with open space preservation. Conservation subdivisions aim to sustain ecological integrity, wildlife corridors, and rural character through higher open space requirements, stricter land-use limits, and permanent protection of sensitive natural resources, whereas clustered subdivisions emphasize neighborhood design efficiency and modest open space retention. The Subdivision Ordinance provides that the conservation subdivision is the preferred method in Rural Residential zones. More information regarding these ordinances is included in the Current Land Use chapter.

TOWN LANDS AND CONSERVATION COMMISSION

The Cumberland Town Lands and Conservation Commission (LCC), appointed by the Town Council, promotes the safeguarding of the Town's natural resources, including water, land, open space, and scenic vistas. The LCC is also charged with developing educational programming on the importance of conservation, as well as recommending programs and policies that advance conservation and recreation-related goals to the Town Council. It maintains an accessible archive of land conservation documents, maps, and meeting records to support transparency and public engagement in land-use decisions. In 2022, the LCC established a Sustainability Subcommittee to expand its work into climate-related issues and broaden public outreach efforts. These endeavors reflect its sustained focus on protecting natural lands, fostering community education, and shaping municipal policy to preserve Cumberland's open spaces and rural character.

MUNICIPAL INVASIVE SPECIES MANAGEMENT

Invasives in Cumberland are managed by multiple entities, including Public Works, the Town Lands and Conservation Commission (LCC), the CCLT, and the Maine Department of Transportation. Management is ongoing at the Town Forest, Rines Forest, Knights Pond, Broad Cove, and Twin Brook, as well as within rights-of-way along roadsides. Though much progress has been made in recent years, the future of state and federal grant funding on which these programs depend is uncertain.

CUMBERLAND CLIMATE ACTION PLAN

In 2019, the LCC formed a Climate Action Plan Subcommittee to expand on the work of the existing Cumberland Comprehensive Plan. At that time, the Town had committed to the goal of fostering

Wildlife and habitat protection was a top environmental priority in the community survey.

sustainability through energy conservation and the reduction of carbon emissions. Under its charter, the subcommittee was tasked with taking an inventory of Cumberland's greenhouse gas emissions and proposing goals and actions to reduce these in the coming years. Phase I of the work was to create plans for the town and MSAD #51; Phase II was to address business and household sectors. At the time of this plan, both phases are near completion.

REGIONAL & STATE PARTNERSHIPS

Cumberland demonstrates an ongoing commitment to protecting its natural resources through its participation in the Maine Community Resilience Partnership. Through grants, technical help, and project coordination, this state program assists municipalities, tribes, and territories reduce emissions, boost energy efficiency, and build resilience against climate impacts such as storms and sea-level rise through grants, technical help, and project coordination, enabling communities to implement climate action plans and access various funding streams for local projects.

Community Survey

Second to clean air and water, wildlife and habitat protection was a top environmental priority in the 2025 community survey, irrespective of household income. Moreover, a majority (56%) of survey respondents supported municipal land acquisition for open space. Of note, land acquisition for open space was a greater priority than acquisition for recreational areas and sports fields, which had modest support at 42 percent.

Goals & Actions

1 PRESERVE CRITICAL NATURAL RESOURCES.

- A. Review adequacy of Shoreland Zoning Ordinance for alignment with Falmouth and Yarmouth and consider strengthening regulations to further protect our Tidal Waterfowl and Wading Bird Habitat.
- B. Consider amending the Site Plan Review and Subdivision Ordinances to require developers to submit pertinent data and/or maps from the Maine Department of Inland Fisheries and Wildlife and the Beginning with Habitat program regarding natural resources.
- C. Collaborate with Falmouth on the protection of Variable Sedge on the Foreside.
- D. Collaborate with Yarmouth on the protection of the Salt-Hay Saltmarsh at the northern end of Broad Cove.
- E. Maintain or enhance investment in municipal management of invasive species.

2 PROTECT AND CONNECT LARGE HABITAT BLOCKS.

- A. Partner with the Chebeague & Cumberland Land Trust and neighboring towns to prioritize land conservation that connects or expands habitat blocks.
- B. Task the Town Lands and Conservation Commission to partner with Chebeague & Cumberland Land Trust and educate residents about Cumberland's habitat blocks and their regional significance, as well as the utility of current use tax programs, conservation easements, and small residential efforts to improve ecological resilience, such as habitat-friendly landscaping and invasive species management.
- C. Improve aquatic connectivity through targeted culvert cleaning or replacement, collaborating with The Nature Conservancy.
- D. Integrate wildlife crossing signage and traffic-calming measures in areas of frequent wildlife-vehicle collisions.

Goals & Actions [CONT'D]

3 INTEGRATE HOUSING NEEDS AND LAND CONSERVATION EFFORTS.

- A. Encourage creative solutions that address both housing needs and natural resource protection, such as a partnership with the Chebeague & Cumberland Land Trust on a housing and conservation project.
- B. Consider the establishment of a land conservation fund with development impact fees or other funding mechanisms for priority conservation projects.

4 IDENTIFY AND DOCUMENT NATURAL RESOURCES THROUGH COLLABORATION AND PARTNERSHIPS.

- A. Maintain GIS maps of critical and important natural resources, as well as conserved areas, in partnership with relevant state agencies, including the Maine Department of Inland Fisheries and Wildlife, the Beginning with Habitat Program, and the Chebeague & Cumberland Land Trust.

5 REDUCE CUMBERLAND'S CARBON EMISSIONS TO BE CLIMATE NEUTRAL BY 2050.

- A. Support the Town Lands and Conservation Commission in completing Cumberland's Climate Action Plan.
- B. Recommend that the Town Lands Conservation Commission update the Climate Action Plan beyond Phase II.



Broad Cove Reserve. Photo: Tom Bell

AGRICULTURE & FORESTRY RESOURCES



Agricultural and forest lands remain defining features of Cumberland’s landscape and community character, particularly in the town’s northern and western areas. Working farms, apple orchards, equestrian facilities, and extensive forested parcels contribute to local food production, jobs, scenic quality, ecological health, and the rural identity valued by residents. These lands also support climate resilience, wildlife habitat, hydrologic functioning including groundwater recharge and flood mitigation, and recreational opportunities.

Since the 2014 Comprehensive Plan, Cumberland has continued to experience gradual residential growth while maintaining substantial rural and resource-based lands through zoning, conservation efforts, and the use of conservation subdivisions. At the same time, new state housing laws and increased interest in local food systems, climate adaptation, and land conservation require an updated and balanced approach that supports both growth and long-term resource protection.

This chapter builds on the town’s earlier commitment to sustainability and recognizes agriculture and forestry not only as land uses but also as economic activities, environmental assets, and community resources.

Agricultural Resources

Cumberland retains a modest but important agricultural base that includes working farms, apple orchards, horse farms, haying operations, and small-scale agricultural enterprises. These uses are dispersed primarily in rural areas and contribute to the town’s open landscape and local economy.

Agriculture, forestry, and open space remain defining features of Cumberland’s landscape and community character.

Soils data from the U.S. Department of Agriculture (USDA) indicates that Cumberland contains significant areas of Prime Farmland, Farmland of Statewide Importance, and Soils of Local Significance.

- **Prime Farmland** is defined by the USDA as land with the best combination of physical and chemical soil characteristics for producing food, feed, forage, fiber, and oilseed crops, and that is available for agricultural use.
- **Farmland of Statewide Importance** includes soils that do not meet all criteria for prime farmland but are still capable of economically producing high yields of crops when managed using appropriate farming practices and are considered important to agriculture within the state.
- **Soils of Local Significance** are soils recognized for their importance in producing high-value local crops, such as hay or timber, even if they do not meet “Prime” or “Statewide” importance criteria.

While much of Cumberland’s farmland soils are currently forested or in low-density residential use, these lands represent an important long-term resource for sustainable agriculture. Conversion of farmland to residential development remains the primary threat to this resource, particularly where large parcels are subdivided without conservation-oriented design that preserves productive soils and open land.

Cumberland County Fair

No discussion of agriculture in Cumberland can begin without the recognition of the Cumberland Fair and the role it has played in celebrating and preserving the town's historical agricultural origins. Initially held in Cumberland Center in 1869, the Fair soon afterwards moved to its current home at the Fairgrounds in West Cumberland. In the last week of September, 2025, the Cumberland Farmers Club opened the gates for the 153rd time and welcomed approximately 70,000 visitors to town. With a mix of traditional and innovative activities and attractions, the Fair is the town's largest annual event (and one of the largest agricultural fairs in the state) and is beloved by residents of the county and region.





Courtesy: Cumberland Farmers Club



Left: Sweetser apples. Courtesy: Sweetser Farm. Right: Pumpkins. Courtesy: Eliza Porter.

At the state level, Maine recorded 7,036 farms and approximately 1.23 million acres of farmland in 2022, representing a continued decline in both farm numbers and total farmland since 2017. These trends underscore the importance of land use policies, tax programs, and conservation tools that help maintain the long-term viability of working farmland and forestland across the state.

According to the 2022 USDA Census of Agriculture, Cumberland County remains an important agricultural area within Maine, though it reflects broader statewide trends of declining farmland and farm numbers. In 2022, Cumberland County had approximately 657 farms encompassing about 56,700 acres of land in agricultural

use. Farms in the county tend to be relatively small in scale, with an average farm size of roughly 86 acres, reflecting the county’s development pressures and proximity to urban and suburban markets. Agricultural land in the county includes a mix of cropland, pasture, and woodland, supporting a diverse range of farming operations.

According to the town assessor, as of fall 2025, there are 37 known active farms in Cumberland, comprising a total of approximately 1,097 acres. However, these farms are enrolled in the State’s farmland current use tax program, and because participation in this program is purely voluntary, the actual number of farms in town may be higher.

AGRICULTURE IN CUMBERLAND COUNTY

Measure	Value
Number of Farms	657
Land in Farms	56,704 acres
Average Farm Size	86 acres
Land Use Breakdown	Cropland: 18,252 acres Woodland: 26,906 acres Pasture: 5,225 acres

Source: 2022 USDA Census of Agriculture
Note: All acre values are approximate

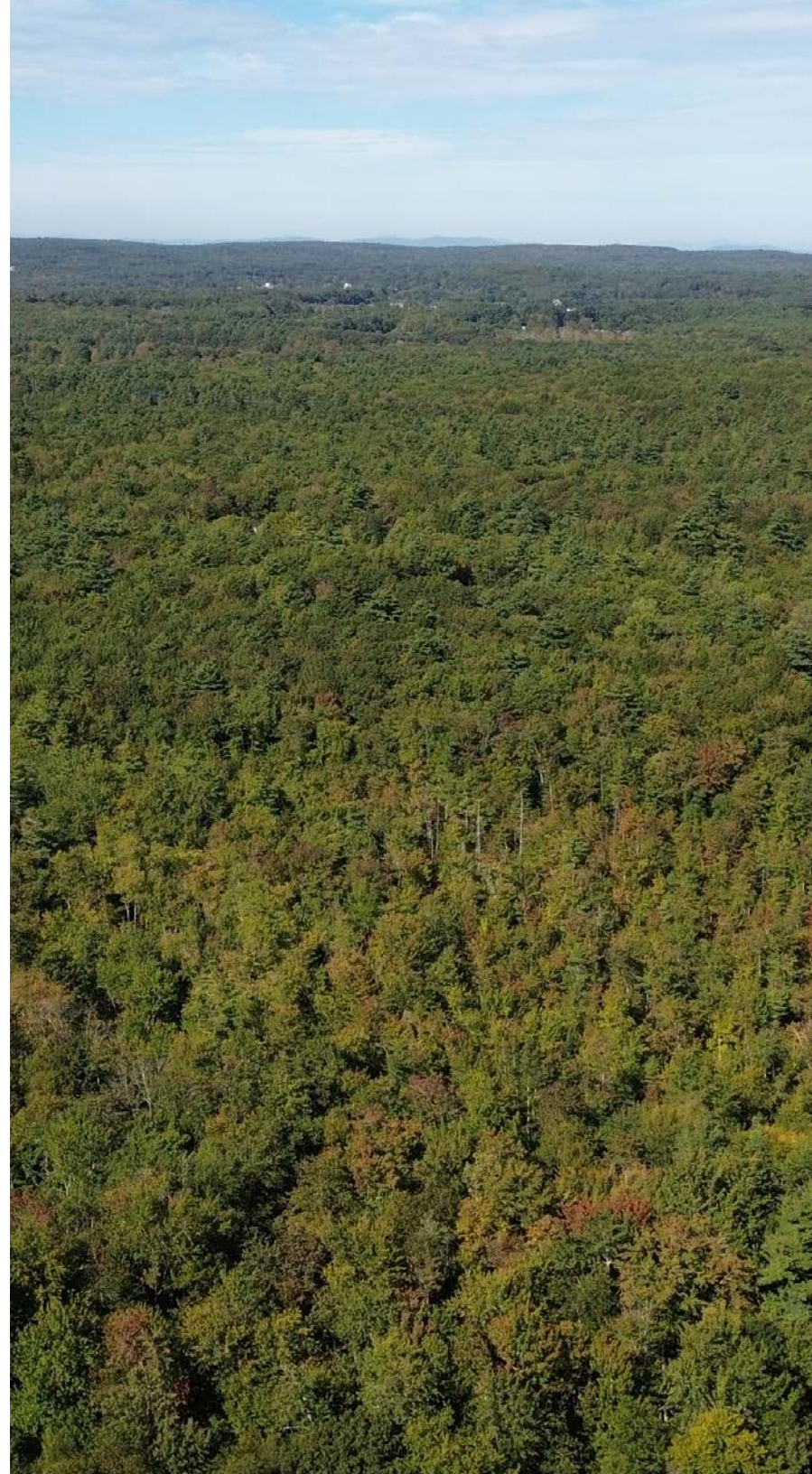
Forest Resources

Maine's forests cover 89 percent of the state and contribute roughly eight billion to the state's economy. Despite the pressures from development that result in over 20,000 acres of forest loss annually in Maine, forests remain the dominant land cover in Cumberland and continue to play an important role in the town's rural character, environmental health, and working landscape. Forested lands support wildlife habitat, carbon sequestration, water quality protection, scenic values, and a modest but ongoing level of commercial timber harvesting.

Recent data from the Maine Forest Service provides insight into long-term timber harvesting trends in Cumberland. Between 1991 and 2021, approximately 3,495 acres of timber harvesting activity were reported in the town across 156 landowner harvest reports. The vast majority of harvesting occurred through sustainable timber harvesting practices that sustain forest health and tree growth. The most common method used was selection harvesting, a method generally associated with long-term forest management and maintenance of forest cover, accounting for approximately 2,615 acres.

Forest management techniques using shelterwood harvests, where the majority of tree cover is removed in stages to allow for seeding by desired tree species to regenerate the forest, were less extensive during these 30 years, accounting for 483 acres. Forest loss from land use change, often due to development, has resulted in a 21 percent decline (~50,000 acres) in forests in Cumberland County between 2000 and 2020 (Global Forest Watch). However, Cumberland has lost only approximately 300

Aerial view of Greely Woods looking west from Main Street.



Maine’s Current Land Use Property Tax Programs play an important role in supporting the continued use of land for agriculture and forestry.

acres of forest land due to land use change between 1991 and 2021. Clearcutting was limited, totaling 81 acres across the entire reporting period, with no reported clearcutting activity after 2016.

Harvest activity has declined steadily over time, with reported harvesting decreasing significantly after 2011. From 2017 to 2021, only 228 acres of harvesting were reported, suggesting reduced forestry activity, increased interest in forestland preservation, or changes in landowner participation in reporting programs.

Agricultural and forest lands contribute to the Town’s fiscal sustainability by producing tax revenue at a lower cost per acre than most developed land uses, as these lands require few municipal services and reduce long-term public costs associated with education, infrastructure expansion, and public safety.

Land Use Patterns

Cumberland’s zoning framework allows agricultural uses in nearly all zoning districts, helping to maintain the viability of working lands across the community. Despite this, Cumberland faces intense development pressure. This drives farmland values beyond what active farming can support, making prices prohibitive for farmers. Forestry also remains an allowed use in most residential zoning

CURRENT LAND USE PROPERTY TAX PROGRAMS

Program	Acres	Percent
Farmland	928	6.3%
Open Space	787	5.4%
Tree Growth	1,338	9.1%
Total	3,053	20.8%

Source: Town of Cumberland
 Note: Percent of Cumberland’s total land area; privately owned land only; figures reflect current use tax program enrollment categories and therefore differ from mapped land use classifications presented elsewhere in the plan

districts, with timber harvesting regulated primarily through state standards and erosion and sedimentation control requirements.

Incentives & Protections

CURRENT PROPERTY TAX PROGRAMS

In response to these pressures, a combination of tax programs, conservation easements, and land trust partnerships help support the continued viability of working lands in Cumberland. Maine’s Current Land Use Property Tax Programs (farmland, tree growth, and open space) play an important role in supporting the continued use of land for agriculture and forestry by assessing land based on its current use rather than its development potential. The table above shows the acreage of Cumberland properties currently enrolled in current tax use programs as of August 2025. These programs help reduce financial pressure on landowners and can discourage conversion of working lands. However,

Voluntary Municipal Farm Support Program

The State's **Voluntary Municipal Farm Support Program (VMFSP)** allows towns to create their own local, non-permanent agricultural conservation easement programs in exchange for full or partial reimbursement of the participating farmer's property. Through these voluntary arrangements, the municipality provides property tax relief to participating farms (beyond those available through the existing state current-use tax programs), and, in exchange, farmers agree to keep their land in farming and to place a non-permanent agricultural conservation easement on it for at least 10 years. The program allows towns to provide tax relief on eligible farm buildings in addition to land.

enrollment does not permanently protect land from development, as properties may be withdrawn from the program upon payment of a penalty. Maine also offers additional farmland support tools for municipalities, such as the Voluntary Municipal Farm Support Program.

While the current use programs encourage long-term stewardship of these agricultural and forested lands, some landowners cite administrative requirements and withdrawal penalties as barriers to enrollment. For agricultural producers to participate in the farmland current use tax program, their property must consist of at least five contiguous acres, be used for farming, agriculture, or horticulture, and generate a minimum of \$2,000 in gross annual income from farming activities. Private forest landowners in Cumberland with 10

continuous acres may participate in the tree growth program by having a written Forest Management Plan certified by a licensed forester and updated every 10 years. While there is no minimum acreage requirement to enroll, land in the open space program must provide a public benefit. The program is flexible and allows a landowner to "customize" the restrictions to be imposed, which in turn impacts the amount of property tax relief available. Generally speaking, the highest amount of tax reduction is achieved when property is permanently protected and public access is allowed. Designating land as "forever wild", coupled with the conditions previously mentioned, provides the greatest benefit to a landowner.

CONSERVATION EASEMENTS

Permanent conservation easements are another key tool for protecting farmland and forestland in Cumberland. Agricultural easements are held by state agencies and local or regional land trusts and restrict non-agricultural development while keeping land in private ownership and active use. While comprehensive county-level totals for farms with conservation easements are not published through the USDA Census, available statewide data indicate that tens of thousands of acres of farmland in Maine have been protected through easements. In Cumberland, conservation easements are held by a mix of state agencies and land trusts. The State of Maine owns one conserved parcel protected through the Highway Beautification Act. The Chebeague & Cumberland Land Trust (CCLT) holds agricultural easements on several key agricultural parcels in town: Spring Brook Farm, LongWoods Preserve, Read Family Farm & Woods, and Meetinghouse Farm. CCLT is actively working with other landowners to protect their farmland. In addition, the Maine Farmland Trust holds an



Permanent conservation easements are a key tool for protecting Cumberland's working lands.

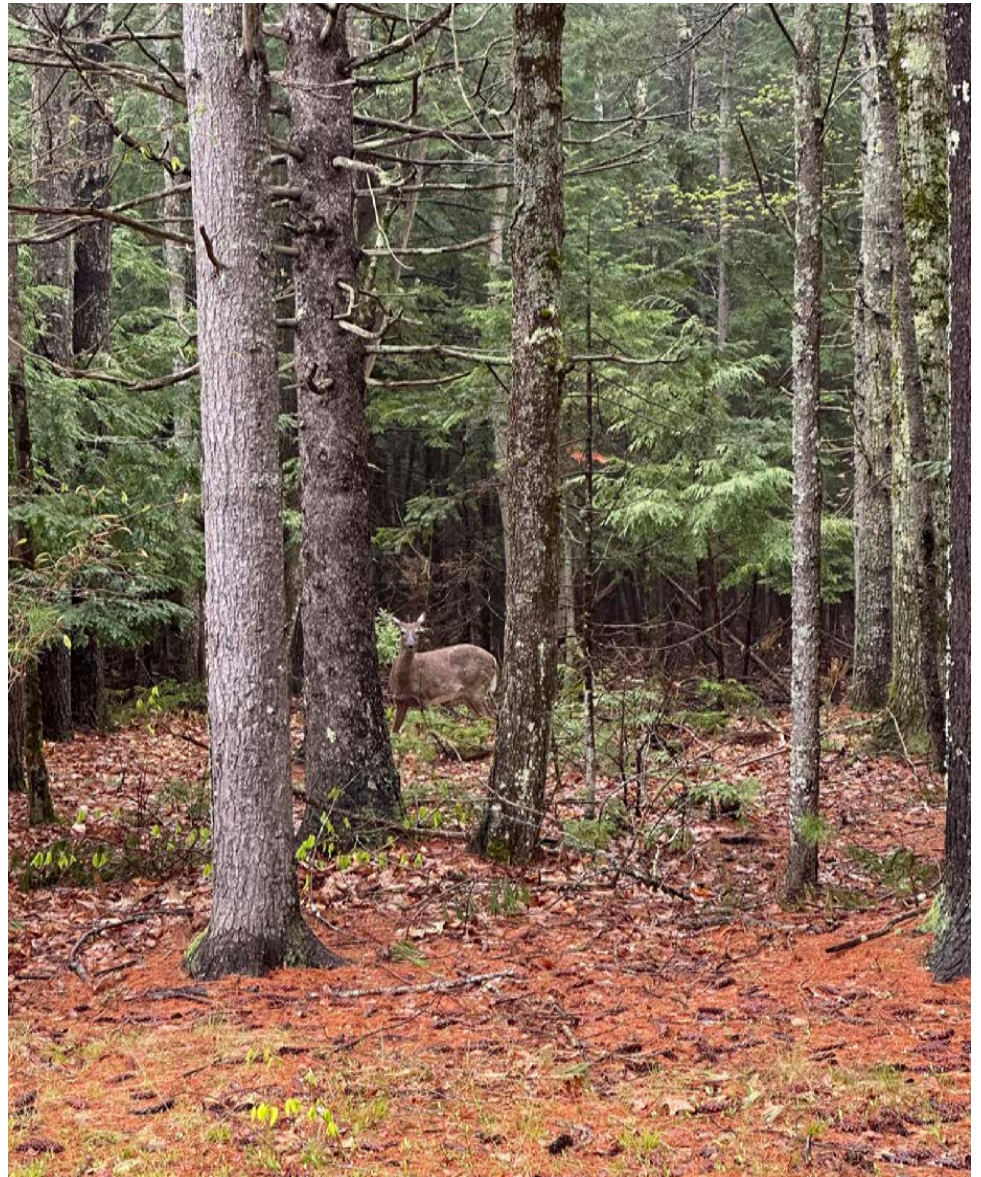
Hayfield off Greely Road. Courtesy: Brian Allenby

Agriculture, forestry, and other open spaces remain essential to Cumberland's identity, environmental health, and long-term resilience.

agricultural conservation easement on one farm in the town, and the Woodland Owners Land Trust holds one conservation easement protecting a working forestland in town.

Conservation easements are held by CCLT for Knight's Pond (188 forested acres) and Rines Forest (302 forested acres), as well as several smaller forested properties owned by the Town, such as Greely Woods (38 forested acres). While not protected by easement, Cumberland also owns forestland in the Town Forest (85 acres) and Twin Brook (123 forested acres), providing additional opportunities for sustainable forest management, education, and recreation.

Agriculture, forestry, and other open spaces remain essential to Cumberland's identity, environmental health, and long-term resilience. By clearly directing growth to appropriate areas, supporting working landscapes, and strengthening conservation practices, Cumberland can continue to evolve while preserving the rural and natural resources that define the community.



Glenview deer wintering area.



Draft horses. Courtesy: Kroll Peacock

56 percent of respondents support town investments to acquire and preserve open space.

Community Survey

Survey results highlight continued support for preserving Cumberland's rural character and open space. A majority of participants (56%) expressed support for town investments aimed at acquiring land for open space. Additionally, among respondents providing open-ended housing comments, 10 percent supported compact development that preserves rural character, while another nine percent expressed concern about the continued loss of open space.

Comments provided at the end of the survey further reinforced these themes, with 10 percent of respondents emphasizing the importance of preserving Cumberland's rural character and open space. Together, these responses suggest many residents view conservation and growth management as closely connected issues rather than separate priorities. Achieving these goals could involve conserving not only undeveloped habitat blocks, but also agricultural and forestry lands.

Goals & Actions

1 PRESERVE AGRICULTURAL AND FOREST LANDS FOR LONG-TERM USE.

- A. Continue to partner with Chebeague & Cumberland Land Trust, regional organizations, and state agencies to conserve Cumberland's agricultural and forest lands.
- B. Recommend that the Town Lands and Conservation Commission continue to educate landowners about Maine's current use tax programs, voluntary conservation easements, and sustainable forest management practices, in collaboration with the Chebeague & Cumberland Land Trust.
- C. Continue management of Town-owned forest lands for ecological health, sustainable use, and public access where appropriate.

3 ENCOURAGE AND INCENTIVIZE CONSERVATION-ORIENTED DEVELOPMENT PATTERNS.

- A. Prioritize conservation subdivisions over traditional large-lot developments by offering density bonuses and other incentives in order to preserve prime farmland and prevent fragmentation of vital forests and wildlife habitats.

2 FOSTER THE GROWTH AND RESILIENCE OF FARM AND FORESTRY OPERATIONS.

- A. Continue to allow flexible, accessory uses that support farm viability, such as farm stands, agritourism activities, educational programs, and on-site events, while minimizing conflicts with neighboring residences.
- B. Explore participation in the state's Voluntary Municipal Farm Support Program.
- C. Review and revise as needed the agriculture-related provisions of the Zoning Ordinance to identify inconsistencies and ambiguities.
- D. Reduce or eliminate permitting fees for agricultural uses.
- E. Solicit input from Cumberland farmers when considering changes to ordinances, policies, and permitting processes.

4 PROMOTE AGRICULTURE IN COMMUNITY LIFE

- A. Create a list of active farmstands and/or agricultural retail operations in Cumberland and post to the Town's website.
- B. Allow municipal space to be used for the Cumberland Farmers Market as needed.

ECONOMY



Cumberland's economy is closely connected to the Greater Portland region, though changing work patterns and increased remote work are creating new opportunities for local economic activity. This chapter examines employment and commuting trends, local businesses, economic development opportunities, and the infrastructure and policies that support a resilient and evolving economy.

Background

Cumberland's economy was once defined by its farmland, forests, and coastline. Today, it is primarily a suburban community valued for its quality of life, shaped in large part by those same natural and open-space resources. Recent shifts in technology and office culture have the potential to diversify the town's economy further.

Workers from Cumberland primarily travel to job sites in larger communities. However, this model experienced significant disruption during the COVID-19 pandemic of 2020, which brought remote work into the mainstream and gave many employees the freedom to work without commuting. While this shift has abated somewhat as some companies prioritize return to the office, the cultural conception of what work looks like, and where it occurs, remains changed.

These trends provide context for understanding Cumberland's current and future economic conditions. Increased levels of remote work are associated with greater daytime presence of residents in the town and corresponding demand for local services. This has implications for the scale and location of commercial activity within the town.

One in four Cumberland workers now works from home, reshaping demand for local services and commercial activity.

Economic Overview

Cumberland's economy is closely tied to the Greater Portland region. Most residents work outside the town, primarily within Cumberland County, while local employment consists largely of municipal services, education, small businesses, and locally based contractors. Major employment sectors for residents include healthcare, education, professional services, and finance. Home occupations are a small but meaningful part of Cumberland's economy. The number of home-based businesses has grown over time, reflecting broader trends in remote work and entrepreneurship, while remaining generally compatible with residential neighborhoods.

Tourism plays a negligible role in Cumberland's economy compared to neighboring communities. While the town is home to valued destinations such as the Cumberland Fairgrounds and a range of recreational assets, it is not a primary tourism center.

Overall, Cumberland functions as a stable, primarily residential community within a regional labor market, with limited but consistent local economic activity.

Employment

The table to the right summarizes employment by industry for Cumberland residents compared to Cumberland County.

According to the 2024 American Community Survey 5-year estimates, approximately 70 percent of Cumberland’s adult population was employed full-time, the same rate as Cumberland County. The local unemployment rate was less than one percent. For comparison, Cumberland County’s unemployment rate was three percent

The three largest industries in which the town’s labor force participates are: “educational services, health and social assistance” (approximately 30%); “professional, scientific, management, and administrative and waste management services” (approximately 20%); and “finance and insurance, and real estate and rental and leasing” (approximately 12%).

While tourism, hospitality, and food service are significant parts of Greater Portland’s identity and economy, those industries are less represented locally. Generally, tourist sites and attractions are located outside of

LABOR FORCE BY INDUSTRY

Industry	Cumberland		Cumberland County	
	Count	Percent	County	Percent
Civilian employed population 16 years and over	4,635	70.0%	169,894	70%
Agriculture, forestry, fishing and hunting, and mining	116	2.5%	1,935	1.1%
Construction	304	6.6%	9,924	5.8%
Manufacturing	157	3.4%	13,119	7.7%
Wholesale trade	70	1.5%	3,195	1.8%
Retail trade	413	8.9%	18,727	11%
Transportation and warehousing, and utilities	132	2.8%	6,296	3.7%
Information	31	0.6%	3,708	2.2%
Finance and insurance, and real estate and rental and leasing	566	12.2%	15,068	8.9%
Professional, scientific, and management, and administrative and waste management services	946	20.4%	24,324	14.3%
Educational services, and health care and social assistance	1,388	29.9%	46,603	27.4%
Arts, entertainment, and recreation, and accommodation and food services	187	4.0%	14,987	8.8%
Other services, except public administration	174	3.8%	7,118	4.2%
Public administration	151	3.3%	4,890	2.9%

Source: 2024 American Community Survey 5-yr Estimate

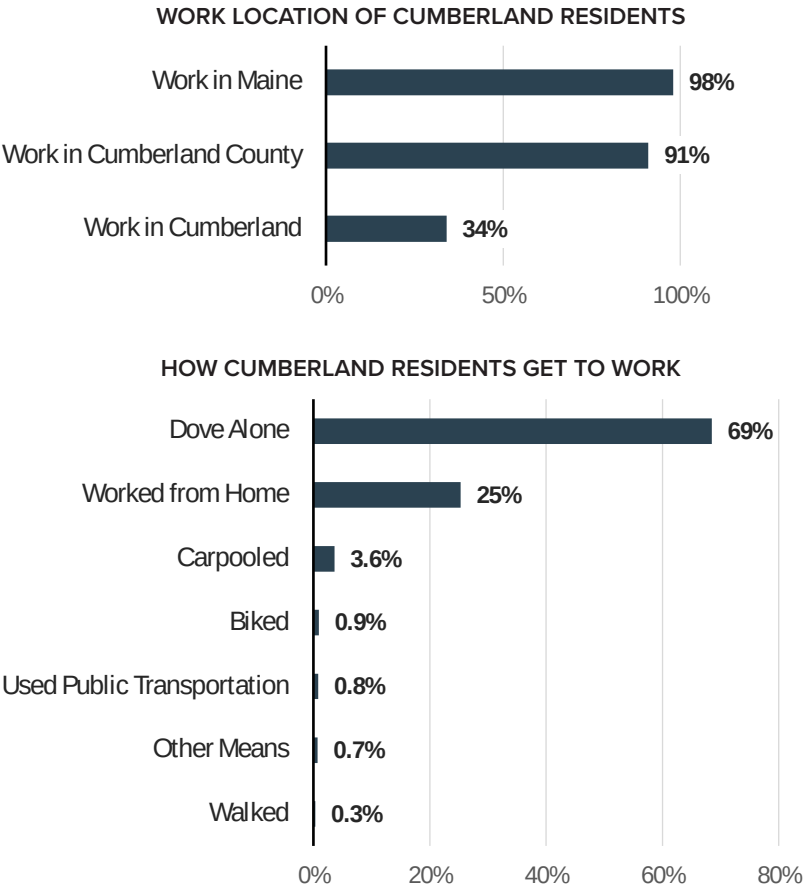
the Town’s borders. One exception is the Cumberland Fairgrounds on Blanchard Road, home to the annual Cumberland County Fair and year-round harness racing.

While agriculture was a major part of Cumberland’s economy in centuries past, it is much less prevalent today. Two and a half percent of the labor force is represented in the “agriculture, forestry, fishing and hunting, and mining” industry category, though this is greater than Cumberland County’s share of just over one percent. Since 2015, the town has issued 80 home occupation permits to residents who operate a business out of their homes. Home occupations in Cumberland include bakeries, daycares, consulting services, and online sales.

Major Employers & Commuting

According to the 2024 American Community Survey 5-year estimates, approximately 98 percent of employed Cumberland residents work within Maine. Nearly 91 percent work within Cumberland County, and approximately 34 percent work within the town itself.

Driving alone and working from home are the primary ways Cumberland residents get to work. Approximately 69 percent drive alone, 25 percent work from home, and three percent carpool. Together, these categories account for approximately 97 percent of the Town’s workforce. The remaining two percent walk, bike, use public transportation, or travel by other means. The average commute time is just over 24 minutes. As described in Chapter 12, Transportation, public transportation hubs are nonexistent in Cumberland. However, the Greater Portland Metro regional bus



Source: 2024 American Community Survey 5-yr Estimate

service operates in other towns in the area, including Falmouth and Yarmouth, but has no stops in Cumberland. Similarly, the Amtrak Downeaster runs through Cumberland, from Brunswick to Boston, with stops in Freeport, Portland, Saco, Biddeford, and other towns, but does not include a stop in Cumberland. Use of public transportation cannot meaningfully increase without the

development of and investment in these services, which could tie into broader economic development strategies.

As noted previously, the major employers in the area are located outside of Cumberland. Some of the local companies and organizations located in Cumberland County that have the largest number of employees include Maine Health (hospital/healthcare), Hannaford (grocery stores), IDEXX (testing and animal health), Sweetser (mental health), Unum (insurance), and L.L. Bean (clothing and equipment). Within Cumberland, some of the largest employers include the Town itself, the school district, Storey Brothers (excavation), Coastal Landscaping and Construction, Main Line Fence, Hardware Consultants (specialty doors), Maine Standards (clinical diagnostics), and Seafax (credit intelligence). These employers span a range of industries, suggesting the region is positioned for long-term resilience in the case of unforeseen economic disruption.

Emerging Trends

Since its last comprehensive plan, Cumberland's economy has weathered a series of changes. Smartphones and the internet have become ubiquitous and often central to business functions and customer interaction. These commonly used resources have led to an increase in contactless transactions, delivery services, and remote work. Many Cumberland residents are employed in occupations that can be performed remotely. This contributes to a higher daytime presence of residents in the Town and may influence demand for local services. Another change and challenge over the last 10 years, across Maine and Cumberland, has been a significant increase in property and home values.

Rising property values have increased housing costs, affecting affordability for prospective and existing residents.

Plans & Priorities

Cumberland does not have a dedicated economic development director or economic development staff. As a result, economic development activities are overseen by the Town Manager, the Town Planner, and support staff.

As part of the Greater Portland region, Cumberland County, and the State of Maine, Cumberland participates in several local and regional economic development plans. Relevant plans include the following:

- Greater Portland's Regional Prosperity Plan
- Project: Connect Cumberland
- Cumberland County 2022-2026 Five-Year Consolidated Plan
- The Maine 2020-2029 Economic Development Strategy: the 2024 Reset
- Maine Won't Wait: A Four-Year Plan for Climate Action

Generally, these plans identify several key goals: ensuring adequate housing for all, ensuring that all residents prosper and participate in economic growth, expanding broadband internet access, and facilitating both economic growth and resilience through investments in renewable energy.

Each of these goals is in some way applicable to Cumberland. As noted elsewhere, the Town faces a housing shortage – particularly housing that is affordable to a wide range of people. The Town's

prized educational system is a key factor in ensuring future economic preparedness. While broadband internet is available townwide, expansion of fiber internet may benefit areas of Cumberland not currently served, as well as communities further inland. Continued investment in renewable energy is a tremendous opportunity for area businesses and the Town's sustainability goals.

Zoning & Infrastructure

Several areas in Cumberland are zoned for industrial or commercial use. Generally, these are located around major thoroughfares like Route 1, Route 26/100, and I-95.

However, existing zoning limits allowable uses in some commercial areas. For example, areas that emphasize office use may not allow for other commercial uses, like restaurants and retail. Changes such as allowing additional uses and/or mixed-use development that lets housing sit above commercial uses, and reducing dimensional requirements, could facilitate economic development in Cumberland.

Existing zoning ordinances include provisions for buffering and nuisance prevention, particularly near residential areas. If Cumberland's economy further diversifies with additional commercial and industrial development, these provisions may need to be revisited to ensure they best serve the public's interest.

Broadband and sufficient power are generally accessible throughout Cumberland; however, approximately 10 percent of all households do not have broadband internet access. Fiber

expansion is currently underway townwide, with "last mile" connections in progress through providers such as Fidium.

Public sewer and water facilities are more limited. In order to facilitate economic and/or residential development in areas that are appropriate for them, extending sewer and water lines may be helpful. Such extensions are often cost-prohibitive and may also impact housing development under state statute.

Cumberland currently employs economic development incentives, such as Tax Increment Financing (TIF) districts, in part to encourage development in growth areas. For instance, several TIFs facilitated the extension of gas lines that enabled more robust residential and commercial development in Cumberland. At present, the Town has eight TIF districts, and can continue to use this tool in the future to achieve economic development goals.

Community Survey

Public input collected through both the comprehensive plan survey and charrettes suggests that residents are open to additional local commercial activity when it is appropriately scaled, located in existing commercial areas, and consistent with Cumberland's character. In survey comments on commercial development, 86 percent of written responses favored expanding existing commercial zones rather than establishing new ones. This was reinforced during the commercial development charrette, where participants most strongly favored stand-alone small businesses and mixed-use village center development.



A snapshot of Cumberland's local businesses.

Goals & Actions

1 STRENGTHEN A LOCAL ECONOMY THAT MEETS RESIDENTS' NEEDS.

- A. Direct small-scale commercial development to designated growth areas and village centers.
- B. Review the home occupation permit process and consider lowering barriers to approval.
- C. Engage a local economic development organization and provide a direct link on the Town's website to its directory.
- D. Explore opportunities for shared or co-working spaces to serve remote workers and small businesses.
- E. Explore marketing local destinations as tourism opportunities and allowing limited tourism-based commercial growth.

2 UPDATE ZONING TO SUPPORT APPROPRIATE ECONOMIC DEVELOPMENT.

- A. Amend zoning to allow mixed-use development in growth areas and commercial/office zones.
- B. Reduce dimensional and parking requirements that may limit viable development.

3 ALIGN INFRASTRUCTURE INVESTMENTS WITH ECONOMIC DEVELOPMENT PRIORITIES.

- A. Identify priority areas for potential expansion of water and sewer infrastructure.
- B. Support expansion and reliability of high-speed broadband, including fiber, throughout the town.

10 FISCAL CAPACITY



Cumberland’s fiscal capacity influences its ability to provide municipal services, maintain infrastructure, invest in community priorities, and respond to future needs. This chapter examines the Town’s expenditures, revenues, tax base, debt obligations, and long-term fiscal trends. It also considers the factors that affect Cumberland’s ability to meet community goals while managing impacts on taxpayers.

Background

Cumberland’s ability to finance operating expenses, capital investments, and public services over the next 10 years, while managing impacts on taxpayers, depends on maintaining a stable and diverse tax base while limiting costs.

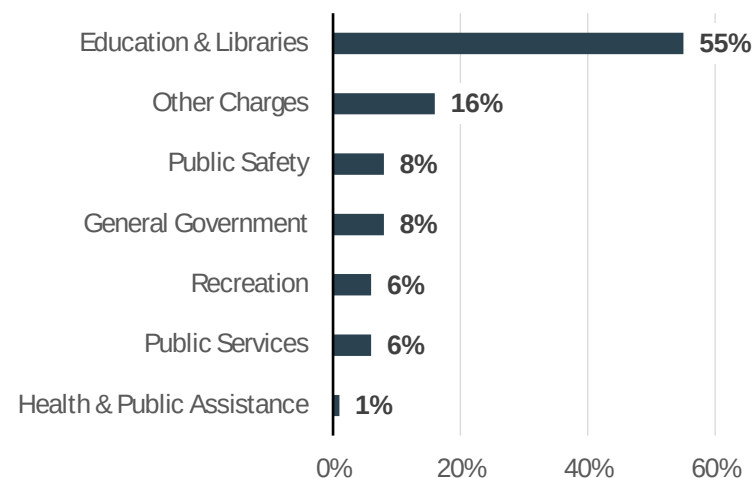
Each year, the Town Council must approve a budget that supports municipal services, maintains infrastructure, and responds to community needs. At the same time, the Town must account for costs largely outside of its direct control, including education through Maine School Administrative District #51 (MSAD #51) and Cumberland County government. Together, these obligations shape the total property tax burden experienced by residents. Like many Maine municipalities, Cumberland has historically relied heavily on property taxes to fund local services.

Cumberland’s budget consists primarily of education, municipal services, county government assessments, and debt service.

Budget Overview

Cumberland’s budget is composed of four primary components: education through MSAD #51, municipal services, county government, and debt service. Education is the largest component of the overall tax burden and has historically accounted for approximately two-thirds of the total tax levy. Municipal services—including public safety, public works, recreation, administration, and infrastructure maintenance—represent the second-largest category of spending and are directly managed by the Town Council. Cumberland County taxes and debt service obligations account for a smaller share of the budget but also contribute to the overall property tax burden. In 2025, the Town’s total budget was approximately \$47 million.

2025 CUMBERLAND EXPENDITURES BY SOURCE



Source: Town of Cumberland; percentages based on the Town’s 2025 total budget of approximately \$47 million.

EDUCATION (MSAD #51)

A significant portion of Cumberland's total tax burden is driven by education funding through MSAD #51, which serves Cumberland and North Yarmouth. While the Town does not control the school budget, it is the largest single component of the property tax rate. Over the past 15 years (2010-2025), approximately sixty-nine percent of the total tax levy has supported education.

Education spending has also been a primary driver of budget growth. Between 2016 and 2025, education expenditures increased by approximately 65 percent compared to a 49 percent increase in the overall budget. Given its scale and rate of growth, the MSAD #51 budget is a key factor influencing changes in the property tax rate and overall fiscal capacity in Cumberland, despite being outside the direct control of the Town Council.

MUNICIPAL SERVICES

Municipal services represent the portion of the budget directly controlled by the Town and include public safety, public works, general government, recreation, and other local services. Over the past 15 years, municipal spending has accounted for approximately 28 percent of the total tax levy. Between 2016 and 2025, municipal expenditures increased by approximately 49 percent. Although municipal spending represents a smaller share of the overall tax burden compared to education, it is the area where the Town has the greatest ability to manage costs, adjust service levels, and pursue operational efficiencies.

COUNTY GOVERNMENT ASSESSMENTS

Cumberland County government represents a relatively small but consistent portion of the overall tax burden in Cumberland. Over

the past 15 years, county taxes have accounted for approximately three percent of the total tax levy. While this share is modest compared to education and municipal services, it contributes to the overall property tax rate and is not directly controlled by the Town. County expenditures support services such as the jail, emergency management, registry of deeds, and regional programs.

DEBT SERVICE & CAPITAL FINANCING

Debt service represents the cost of financing past capital investments and is a component of both the municipal budget and the overall tax burden. In 2025, Cumberland's outstanding municipal debt totaled approximately \$16.9 million, representing less than one percent of the Town's state valuation. This is well below Maine's statutory debt limit of 15 percent.

MSAD #51's total indebtedness is approximately \$30 million. Although this is not municipal debt, Cumberland taxpayers are responsible for their share of MSAD #51 debt service through the regional cost-sharing agreement.

Budget Growth & Inflation

Cumberland's budget increase of over 48 percent from 2016 to 2025 exceeded general consumer inflation over the same period, as represented by the Consumer Price Index (CPI), which increased by approximately 34 percent. This comparison provides useful context, but CPI is not a perfect measure for municipal budgeting because local governments face cost pressures that differ from household consumer spending. Municipal budgets are especially affected by personnel and benefit costs, construction

CUMBERLAND BUDGET GROWTH COMPARED TO INFLATION (2016-2025)

Measure	2016	2025	Change
Total expenditures	\$31.59M	\$46.94M	+48.6%
Education & libraries	\$15.60M	\$25.74M	+65.0%
CPI-U, (U.S. City Average)	341.432	324.054	+34.2%

Source: Town of Cumberland; U.S. Bureau of Labor Statistics;
CPI-U, (U.S. City Average) is the Consumer Price Index for All Urban Consumers.

and capital equipment costs, infrastructure maintenance, and service demands. As a result, Cumberland's budget growth above CPI does not by itself indicate whether spending is high or low, but it does help show that local cost increases have outpaced general inflation and remain an important factor in long-term fiscal planning.

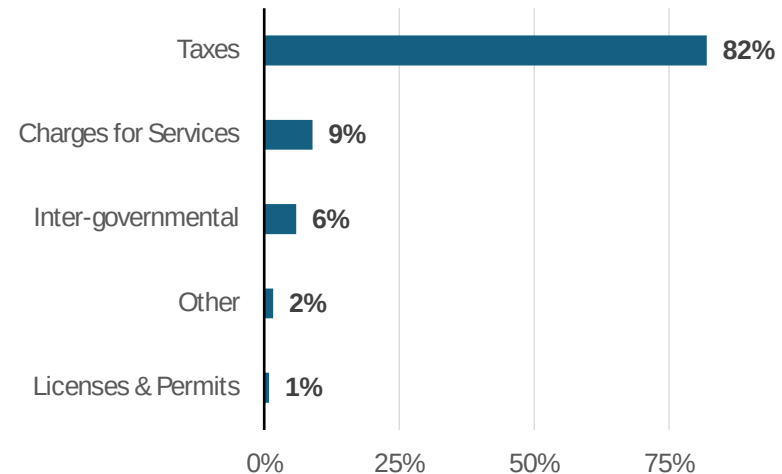
Revenue & Tax Base

This section describes Cumberland's revenue structure, including total municipal revenues of approximately \$47 million in 2025, along with the property valuation and tax base that support those revenues. The table to the right shows the breakdown of 2025 municipal revenue by source.

ASSESSED VALUE & PROPERTY BASE

Each year, the Town assesses the value of real and personal property to establish the basis for property taxation. In 2025, Cumberland's total assessed value was approximately \$1.55 billion. The State of Maine requires municipalities to maintain assessed values at no less than 90 percent of market value. To meet this requirement and ensure equity among taxpayers, municipalities

2025 CUMBERLAND REVENUE BY SOURCE



Source: Town of Cumberland; percentages based on the Town's 2025 total revenue of approximately \$47 million.

conduct periodic revaluations. Cumberland last completed full revaluation in 2008. A new revaluation is currently underway for the 2026/2027 tax year. Revaluations can result in significant changes to individual property values, but they do not increase total municipal revenue. Instead, they redistribute the tax burden more accurately based on current market conditions.

PROPERTY TAX STRUCTURE & RATE

The town's property tax rate is established annually based on the total revenue required to fund municipal, education, and county budgets, divided by the total assessed value of taxable property. This calculation results in the "mil rate," expressed as the dollars of tax assessed per \$1,000 of valuation. In 2025, Cumberland's tax rate was \$25.18 per \$1,000 of assessed value.

CUMBERLAND TAXES BY SOURCE

Tax Year	Taxes	Licenses & Permits	Inter-Governmental	Charges for Services	Other	Total
2016	\$25,298	\$168	\$1,354	\$2,256	\$444	\$29,520
2017	\$25,810	\$208	\$1,629	\$2,297	\$653	\$30,597
2018	\$27,161	\$151	\$1,119	\$2,527	\$555	\$31,513
2019	\$28,960	\$282	\$2,184	\$2,553	\$287	\$34,266
2020	\$29,986	\$273	\$1,678	\$2,081	\$362	\$34,380
2021	\$31,277	\$376	\$2,476	\$2,177	\$408	\$36,714
2022	\$32,002	\$409	\$3,020	\$3,085	\$503	\$39,019
2023	\$33,816	\$423	\$3,501	\$3,601	\$867	\$42,208
2024	\$35,857	\$365	\$3,586	\$3,853	\$962	\$44,623
2025	\$38,636	\$416	\$2,760	\$4,179	\$765	\$46,756
% Change 2016-2025	53%	148%	104%	85%	72%	58%

Source: Town of Cumberland; dollar amounts expressed in thousands.

Cumberland's finances reflect a typical residential community reliant on property taxes to meet strong service demands.

Cumberland's tax base is predominantly residential. Approximately four percent of total assessed value—about \$64 million—is attributable to commercial and industrial property, including vacant land, with the remainder consisting of residential uses. This distribution has important implications for fiscal capacity, as it reflects a continued

reliance on residential property taxes to fund local services.

OTHER REVENUES

While property taxes are the town's primary revenue source, Cumberland also generates revenue from a range of other sources, including excise taxes, service charges, intergovernmental transfers, licenses and permits, and other miscellaneous income. The remaining revenue was derived from charges for services (approximately \$4.2 million), intergovernmental transfers (approximately \$2.8 million), licenses and permits (\$416,000), and other sources (\$765,000), including grants, contributions, and investment income.

Between 2016 and 2025, non-property tax revenues grew at a faster rate than property taxes, with notable increases in intergovernmental funding, service charges, and permit activity. As a result, the share of total revenue derived from property taxes declined modestly from approximately 87 percent to 83 percent.

Regional Comparison

Comparing Cumberland's fiscal structure to similar communities in southern Maine provides useful context for understanding its relative position.

Cumberland's tax base is more heavily weighted toward residential property than many peer communities. Approximately four percent of Cumberland's total assessed value is commercial and industrial, compared to an estimated range of eight to 20 percent in communities such as Yarmouth, Freeport, and Falmouth. This difference results in a greater reliance on residential property taxes to fund municipal, education, and county services.

Cumberland maintains a relatively low level of municipal debt. In 2025, outstanding municipal debt totaled approximately \$16.9 million, or less than one percent of total assessed value. By comparison, many municipalities carry debt levels in the range of one to three percent of valuation, reflecting more aggressive capital investment strategies.

Overall, Cumberland's fiscal position reflects a common pattern among primarily residential communities in the region: relatively high property values, strong service expectations, limited commercial tax base, and continued reliance on property taxes as the primary revenue source.

Fiscal Outlook

Cumberland's fiscal position over the past decade reflects a combination of strong property valuation growth and increasing expenditure demands. While total revenues have grown steadily, much of this growth has been driven by property taxes, which continue to account for more than 80 percent of total municipal revenue.

At the same time, expenditures, particularly in education and municipal services have increased at a slightly faster pace. These trends, coupled with general inflation, have contributed to ongoing pressure on the property tax rate and overall affordability.

Cumberland's fiscal structure also reflects a limited commercial and industrial tax base. This places a greater share of the tax burden on residential property owners compared to communities with more diversified tax bases.

Looking ahead, the town's ability to manage fiscal pressure will depend on balancing expenditure growth with efforts to diversify revenue sources, maintain service levels, and make strategic capital investments. The ongoing revaluation is expected to adjust the tax rate downward, but future tax impacts will ultimately be driven by budget decisions, changes in valuation, and broader economic conditions.

Goals & Actions

1 STRENGTHEN AND DIVERSIFY THE TAX BASE TO REDUCE RELIANCE ON RESIDENTIAL PROPERTY TAXES.

- A. Encourage commercial and mixed-use development within designated growth areas to increase its share of non-residential valuation.
- B. Evaluate zoning, infrastructure, and site readiness in growth areas to identify and remove barriers to appropriate non-residential development.

2 MANAGE MUNICIPAL SPENDING AND CAPITAL INVESTMENTS TO SUPPORT LONG-TERM FISCAL STABILITY.

- A. Maintain and regularly update a multi-year Capital Improvement Plan (CIP) that aligns infrastructure investments with growth, asset condition, and fiscal capacity.
- B. Evaluate major capital projects based on long-term operating costs, lifecycle expenses, and projected impacts on the tax rate.
- C. Monitor municipal debt levels relative to valuation and coordinate capital planning with anticipated MSAD #51 investments where possible.

Goals & Actions [CONT'D]

3 EXPAND AND STABILIZE NON-PROPERTY TAX REVENUE SOURCES WHERE APPROPRIATE.

- A. Periodically review fees, permits, and service charges to ensure they reflect the cost of providing services.
- B. Actively pursue state, federal, and private funding to offset capital and operational costs.

4 EXPLORE WAYS TO OPTIMIZE THE DELIVERY OF MUNICIPAL, EDUCATIONAL, AND COUNTY SERVICES.

- A. Explore regional collaboration opportunities with neighboring communities and Cumberland County where efficiencies can be achieved.
- B. Foster further collaboration with MSAD #51 to increase shared services.

PUBLIC FACILITIES & SERVICES



Cumberland's array of public facilities play a crucial role in shaping the community's growth and development. The availability and location of these resources, including key municipal buildings, recreational spaces, sidewalks, trails, and essential public utilities like water and sewer, significantly influence desired patterns of development when considered alongside zoning regulations.

Cumberland has strategically concentrated most of its public facilities within the three growth areas. The Town Center serves as the primary hub, hosting the schools, the Prince Memorial Library, the Historical Society, Central Fire Station, the police station, and town hall—all of which are supported by almost complete public water and sewer availability. West Cumberland offers the West Cumberland Fire Station and the West Cumberland Athletic Complex and Community Hall, though it is only partially served by public water and lacks public sewer. Finally, the Foreside contains no municipal buildings but is fully serviced with public water and sewer.

Water Supply

Public water supply in Cumberland is provided by Portland Water District (PWD). The PWD is an independent quasi-municipality, serving over 200,000 people, 56,000 customers, in 11 Greater Portland communities. It delivers water service to Falmouth, Raymond, Scarborough, South Portland, Standish, and Windham, and provides both water and wastewater service to Cape Elizabeth, Cumberland, Gorham, Portland, and Westbrook. An elected Board of Directors oversees the district's functions and is responsible for approving budgets and making policy decisions.

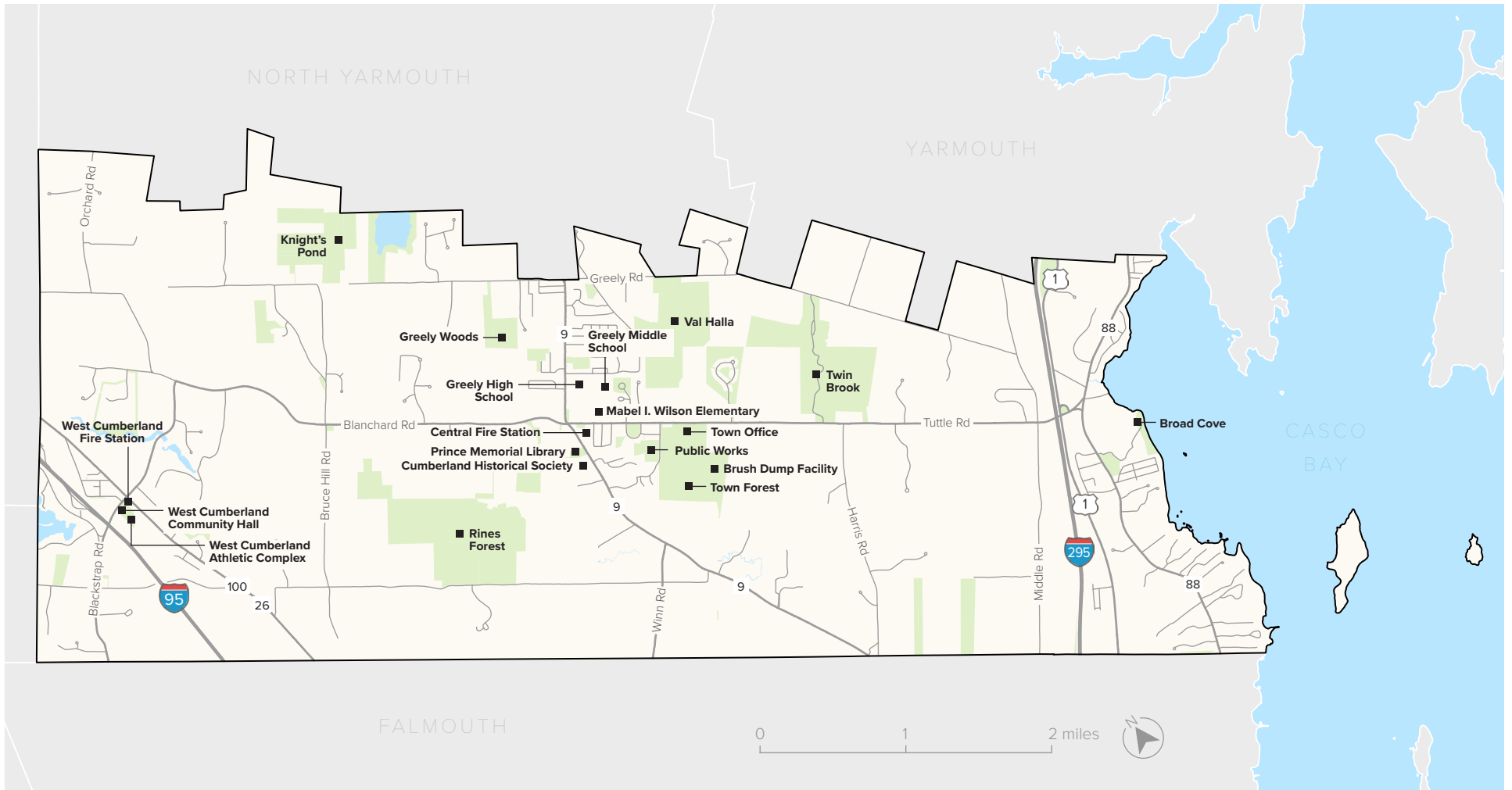
The availability and location of public facilities play a crucial role in shaping Cumberland's growth and development.

User fees paid by all customers finance both capital and operating costs of PWD's systems.

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

Public water and sewer services are currently distributed across the town through a network of 2,138 total connections, consisting of 35 sewer-only accounts, 811 water-only accounts, and 1,292 accounts with both sewer and water service.

Public water is supplied to a total of 2,103 accounts (combining the water-only and dual-service connections). Service is provided through most of the Foreside 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 ½ of Middle Road is also on public water. In Cumberland Center, water is provided throughout most of the neighborhoods, including along Greely Road to Mere Wind Drive. Water lines also extend along Blanchard Road to Skillin Road to Route 26/100 in West Cumberland.



PUBLIC FACILITIES MAP

This map shows the distribution of municipal facilities, town owned lands, and key community assets across Cumberland.

SEWER & WATER UTILITY ACCOUNTS

Service Type	# of Accounts
Sewer Only	35
Water Only	811
Both Sewer & Water	1,292
Total Utility Accounts	2,138

In 2024, the water line was extended along Blackstrap Road and under I-95 to Feldspar, through the Mineral Springs subdivision, and onto Upper Methodist Road. In 2025, the water line was extended along Route 26/100 to the intersection of Lower Methodist Road, which was completed by a private developer.

FUTURE EXTENSIONS

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

PROTECTION OF THE WATER SOURCE

Sebago Lake, Maine's second largest and deepest lake, serves as the primary water source for nearly all PWD customers. Surrounded by forests, the lake is exceptionally pure and of such high

Sebago Lake provides such exceptionally high-quality drinking water it is exempt from federal filtration requirements.

quality that it is exempt from the filtration requirements set by the Safe Drinking Water Act. Effective water treatment, extensive laboratory monitoring and sampling, and a proactive approach to maintaining the water distribution system further ensure dependable service and fresh, clean, safe water.

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

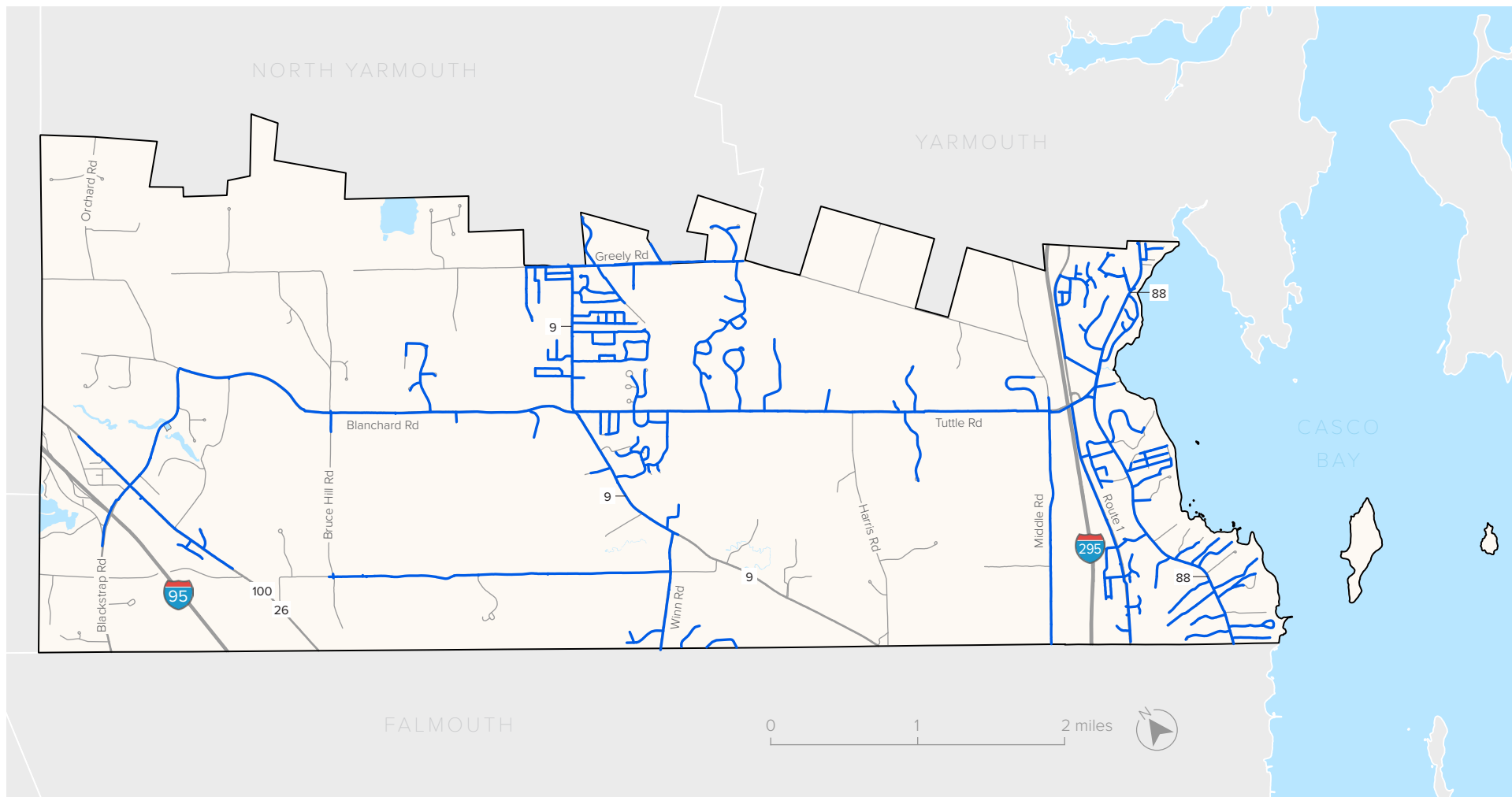
The majority of homes in Cumberland treat sewerage with subsurface waste disposal systems (individual septic systems). However, sewer lines run along Foreside

Road and Tuttle Road up to Cumberland Center, providing public sewer service to those areas. Currently, there are approximately 1,300 sewer accounts, meaning approximately 40 percent of household units in Cumberland are on the public sewer system. Additionally, the Cumberland Crossing development is served by a private sewer system.

In 1997, the 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 five percent per year over the last decade.

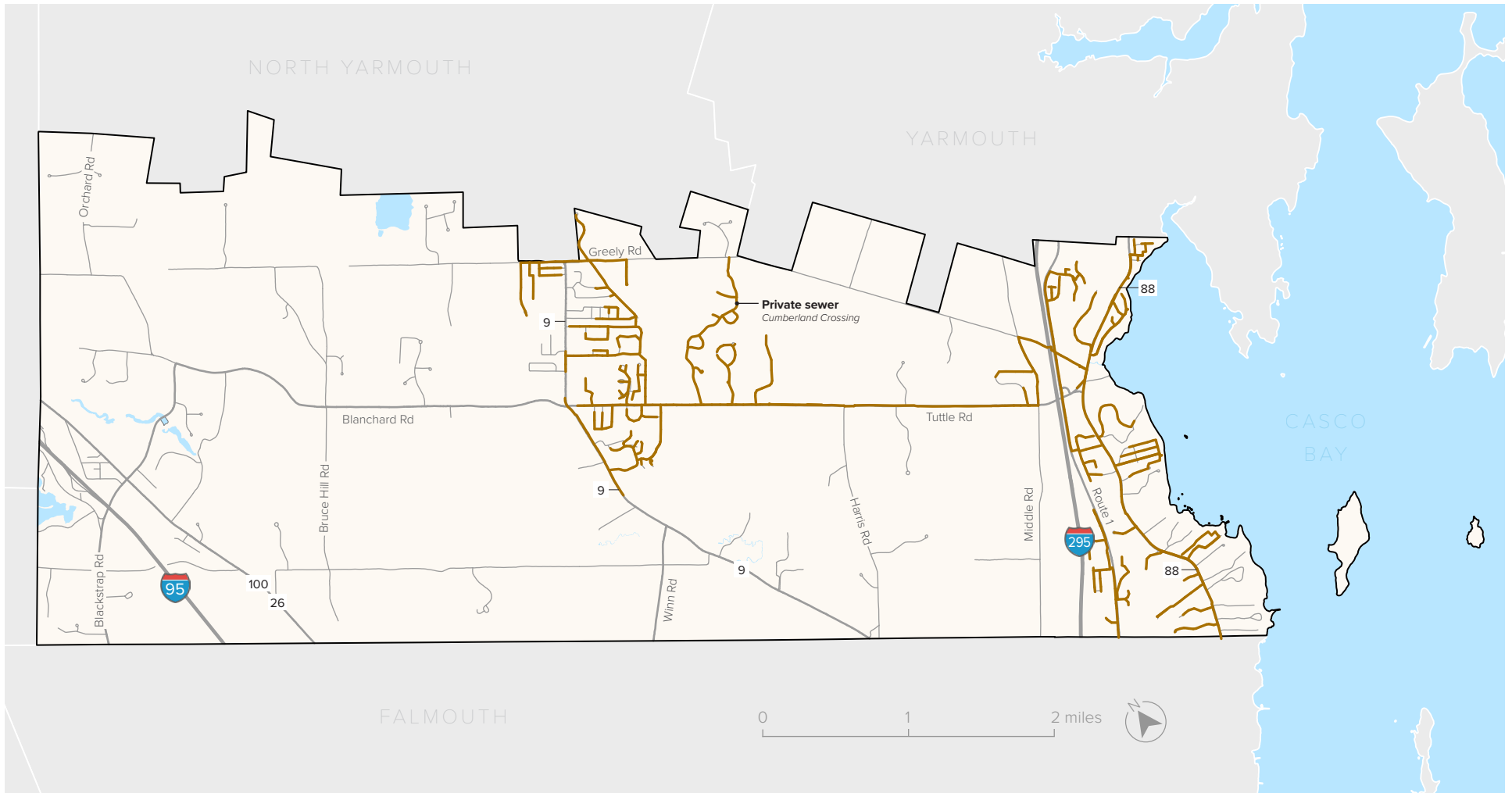
New users of the system have mostly come from new subdivisions developed along the existing sewer lines. There are no plans for future expansion of the system; however, some consideration has been given to expanding from Winn Road to the commercial district on Route 9/Longwoods Road.

The current capacity of the sewer system is 48,600 gallons/day. Current usage is



PUBLIC WATER SYSTEM MAP

This map shows the extent of public water service in Cumberland, with water mains concentrated in the Town Center, along Route 1, and in the Foreside area.



PUBLIC SEWER SYSTEM MAP

This map shows public sewer infrastructure in Cumberland, with service concentrated in the Town Center and Foreside neighborhoods. Note: the Cumberland Crossing development is served by private sewer.

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 percent 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 has a contractual allotment to 30 percent of the Falmouth plant's capacity. 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 residents who are connected to the Town sewer pay for the operating and capital costs of the system. User fees are paid monthly to cover the operating cost of the treatment plant. Also, a monthly readiness-to-serve charge is assessed to holders of sewer units that are not being used.

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 127 outfall pipes, 74 manholes, 595 catch basins, 377 culverts, 519 storm drain pipes, 12 detention ponds with four outlet control structures, and three stormwater quality treatment systems. The public drainage collection system directs stormwater flow to natural drainage systems (ponds, wetlands, streams, and gullies), which ultimately discharge into Casco Bay.

STORMWATER RUNOFF REGULATIONS

The Shoreline Ordinance (Cumberland Code, Chapter 226), the Zoning Ordinance (Cumberland Code, Chapter 315), the Site Plan Review Ordinance (Cumberland Code, Chapter 229), and the Subdivision of Land Ordinance (Cumberland Code, Chapter 250) contain various stormwater regulations, but the primary stormwater regulations for land use changes are

The public drainage collection system directs stormwater to natural systems, ultimately discharging into Casco Bay.

contained in the site plan review standards and the Subdivision Ordinance. Though the language of the two sets of standards differs, they have very similar requirements.

Both require a stormwater management plan that outlines proposed drainage and supporting infrastructure. They also require stormwater systems to accommodate upstream drainage, ensure that on- and off-site downstream capacity is sufficient to convey flows, and limit sediment and pollutant discharge through appropriate management practices to prevent adverse water quality impacts. The Subdivision Ordinance includes more detailed design, materials, and construction standards.

In 2003, the Town of Cumberland's urban area became regulated by the Maine Department of Environmental Protection under the Maine Pollution Discharge



Storm drain on Tuttle Road.

Elimination System (MEPDES) program for stormwater discharge. Cumberland was required to submit a Notice of Intent (NOI) to be covered under a five-year General Permit allowing storm water discharge to the waters of the State of Maine. Every five years, the General Permit is scheduled to renew, and the Town must file new documents to comply with the new permit. The Town filed another NOI in 2022 to comply with the most recently issued General Permit. With each NOI, the Town is required to develop and implement a Stormwater Management Plan; the most recent Stormwater Management Plan is dated August 26, 2024.

Cumberland's Stormwater Management Plan defines six Minimum Control Measures (MCMs) that specify generally what the Town will do to address stormwater pollution impacts to receiving waters in the Town's urban area. These MCMs 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 MEPDES permitting program and Cumberland's Stormwater Management Plan is to mitigate and minimize pollution impacts from stormwater runoff to the maximum extent practical. This is intended to be achieved by implementing the six MCMs and the associated Best Management Practices (BMPs) as they relate to stormwater runoff.

The public education, outreach, involvement, and participation BMPs consist of educating the public on how their activities may negatively impact stormwater runoff and how they can change their activities or practices to minimize

pollution impacts. The construction and post-construction BMPs include the adoption of municipal rules related to land development within the urban area, including erosion and sedimentation standards and low-impact development standards. This set of BMPs also requires development to certify annually to the Town that they are maintaining their private stormwater infrastructure. The pollution prevention/good housekeeping BMPs apply to municipal operations such as the public works garage, Twin Brooks Recreation Center, and Val Halla Golf and Recreation Center. The illicit discharge BMPs require municipalities to maintain a map of their stormwater infrastructure, conduct maintenance and repair of the system, conduct regular inspections for potential pollutants, sample any outfalls flowing during dry weather to assess for pollutants, and identify and eliminate pollutant sources to minimize adverse impacts to receiving waters.

Cumberland began implementing BMPs during the first permit year (2003) and continues to implement the BMPs specified in their current Stormwater Management Plan. The current Stormwater Management Plan requires that the Town develop a wet

weather monitoring program, which will need to be implemented during FY 28. The Town is currently on track to meet the required deadlines. It is anticipated that the cost to Cumberland will exceed \$40,000 for the fiscal years FY27 and FY28.

Solid Waste

The Town collects waste and recycling curbside for most residents using an automated collection system, now the industry standard. In October 2007, the Town instituted a pay-as-you-throw (PAYT) bag system to encourage recycling and help offset solid waste program costs, as recycling is less expensive to dispose of than household trash.

COLLECTION RESULTS

The PAYT system has produced significant results since implementation. Solid waste collection peaked in 2006 at 2,172 tons before declining sharply following implementation of the PAYT bag system in 2007. By 2023, solid waste had decreased to 1,664 tons, a 23 percent reduction from pre-PAYT levels.

Over the same period, recycling increased substantially. In 2006, the Town collected

Solid waste collection decreased by 23 percent following implementation of the pay-as-you-throw bag system.

522 tons of recycling, compared to 1,391 tons in 2023, nearly a threefold increase. This trend reflects a clear shift in waste diversion behavior following implementation of the PAYT system, with reduced solid waste and increased recycling participation.

Bag sales revenue has remained relatively stable in recent years, indicating consistent program participation among residents. This revenue also helps offset the overall cost of the solid waste management program.

SPECIAL WASTE EVENTS

The Public Works Department hosts several special waste events in the fall, including a Universal Waste Event (for items such as televisions, computers, and microwave ovens) and an Oversized Item Drop Off Event. The Town previously offered a curbside bulky waste collection program, but it was discontinued. The Department continues to explore additional events to

assist residents with their trash disposal needs

PROGRAM COSTS AND BUDGET

In 2025, the total solid waste management cost was approximately \$662,350. After implementing the PAYT system in 2007 and transitioning to modern automated collection methods, the Town has maintained cost-effective operations while dramatically improving recycling rates and reducing waste sent to disposal facilities.

The Town's solid waste management program consists of two primary cost components: collection services and disposal/processing fees. Collection services are provided through Casella using an automated curbside system. Disposal and recycling processing are handled through EcoMaine.

The Town has effectively managed solid waste program costs while achieving the program goals of waste reduction and increased recycling. The solid waste budget has remained relatively stable over the past two decades despite significant changes in the waste management industry. Although the cost for waste disposal has increased, the amount of waste has decreased.

Municipal Departments

Municipal 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 in 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, the Val Halla Clubhouse, and other maintenance and storage-related buildings.

In addition, there is a 30-unit senior housing neighborhood on Hawthorne Court that is owned by the Town and operated by the Cumberland Housing Authority. The Housing Authority utilizes Town employees, including the Director of Public Works, 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 workers who either perform or oversee repairs and maintenance of the units.

FIRE DEPARTMENT

The Cumberland Fire Department is responsible for responses to medical, fire, and other emergencies. The department is composed of call-company and full-time personnel. The



Top: West Cumberland Station. Bottom: Central Station.

Cumberland's Fire Department provides 24/7 coverage through a combination of full-time and call personnel.

department has a minimum of two full-time employees on duty 24 hours per day. The full-time employees have both fire and medical qualifications. The department has a full-time fire chief and a full-time office manager. In addition to the emergency services, the department also coordinates a Durable Medical Equipment (DME) program that provides citizens in need loans of medical equipment, such as walkers and wheelchairs.

The Fire Department maintains two fire stations – the Central Station in Cumberland Center on Tuttle Road and the West Cumberland Station on Blackstrap Road. The department has two fire engines, one tanker-pumper, one tower ladder truck, one heavy rescue vehicle equipped with Jaws of Life™ spreaders and cutters, ice water rescue gear, and other technical rescue equipment, as well as three ambulances and two staff vehicles.

The table to the right shows call volume for service from 2021 through 2025. During this period, the Fire Department responded to an average of 68 structure fires, chimney fires, and other smoke-related calls annually. During that same period, the department responded to an average of 78 motor vehicle-related calls (crashes and fires) and 626 medical calls. Additionally, the Fire Department responded to 1,372 “other” calls over the five years, ranging from water rescues to fire alarm activations.

FIRE DEPARTMENT CALL VOLUME

Call Types	2021	2022	2023	2024	2025
Structure Fire; Smoke in Building; Chimney Fire	63	47	68	89	76
Over Pressure Rupture; Overheat	2	1	4	2	1
EMS	493	563	675	696	705
EMS Event Stand-By	147	154	157	152	161
Hazardous Condition	44	59	64	113	73
Service Call	108	123	103	86	72
Good Intent	67	75	42	41	93
Fire Alarm	114	113	116	132	145
Weather Investigation	1	17	19	6	5
Special Incident; Other	7	2	2	5	18
Total	1,046	1,154	1,250	1,322	1,349

Source: Cumberland Fire Department

Mutual aid to neighboring towns is given and received regularly for both fire and medical emergencies. The calls for assistance are greater than 200 per year.

The department provides coverage for non-emergency events on an average of 154 times per year. The non-emergency events include providing an ambulance and EMS crew for athletic events, harness racing over the course of the year, and other events throughout the year at the Cumberland Fairgrounds.

POLICE DEPARTMENT CALL VOLUME

Year	Calls	Arrests
2015	8,216	54
2016	6,944	94
2017	8,022	64
2018	9,106	163
2019	9,383	140
2020	7,438	94
2021	7,973	76
2022	8,821	51
2023	7,257	52
2024	7,306	48
2025	7,067	38

Source: Cumberland Police Department

POLICE

The Police Department includes a chief, a lieutenant, and eight sworn officers, including a full-time high school and part-time elementary school resource officer, as well as an administrative assistant. The Department operates from Town Hall in Cumberland Center. In 2008, dispatch services were moved to the Cumberland County Regional Communications Center in Windham to reduce costs.

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

PUBLIC SERVICES

As of 2025, the Public Services Division encompasses the Public Works Department, the Parks Department, Municipal Buildings, and Val Halla Golf Course. This integrated structure improves the efficiency of personnel and equipment in maintaining Town property. Public Services also works closely with the Recreation and Community Education Department to support community programming.

Full-time staffing includes the Director of Public Works, an Administrative Assistant, a mechanic, and four equipment operators in Public Works; a Parks Superintendent and three equipment operators in the Parks Department; a Director of Golf, Golf Course Superintendent and Assistant Superintendent, a mechanic, and an equipment operator at Val Halla Golf Course.

This team maintains the town's roads and properties year-round—plowing and repairing roadways in winter, maintaining

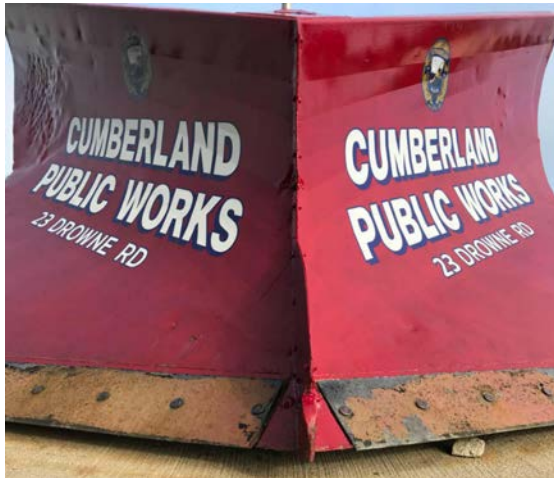
landscapes for recreation, and keeping the golf course in prime condition. Although each department has its own specialties, they work together to operate effectively as a unified division. Core services provided by the Public Services Division include:

- **Waste and Recycling:** Composting, waste oil recycling, and special waste collection events.
- **Environmental and Stormwater Management:** Street sweeping, catch basin and storm drain maintenance, stormwater outfall inspections, and trail maintenance.
- **Road Maintenance:** Snow removal, sidewalk clearing, culvert and drainage maintenance, patching and repair, brushing and ditching, and road signage Interdepartmental.
- **Support:** Vehicle maintenance for fire and police departments, heavy equipment support, and maintenance of Town facilities, parks, and playing fields.

ADMINISTRATION

The Administration Department includes the Town Manager, the Finance Director,

Courtesy: Public Works Department



one Accountant, one Benefits and Finance Specialist, and the Director of Communications. In addition, one full time Administrative Assistant supports the Code Enforcement, Assessing, and Planning Departments.

TOWN CLERK

The Town Clerk's Department includes the Town Clerk, and three assistant clerks. This department handles all vehicle registrations, tax collection, licensing, and elections.

CODE ENFORCEMENT

The Code Enforcement Office plays a crucial role in maintaining regulatory compliance within the town. Its responsibilities include administering and

enforcing the Zoning Ordinance and related local ordinances, as well as upholding all federal, state, and local regulations pertaining to construction projects. The office is responsible for issuing all necessary permits associated with construction, such as building, plumbing, and electrical permits. The office is staffed by one full-time Code Enforcement Officer and a part-time Electrical Inspector, with the Fire Chief serving as backup support.

ASSESSOR

The Town has one full-time Tax Assessor. The Assessor's Office is responsible for discovering, listing, equalizing, and valuing all taxable property, real and personal, within the Town of Cumberland for the purpose of taxation. These duties and responsibilities are completed annually and comply with the Maine Taxation Statutes. The Assessor's Office is a clearinghouse of information for property owners, title companies, real estate brokers, attorneys, and appraisers, as well as other Town departments. It maintains historical and current data on each property, such as ownership, parcel boundaries, land and structure inventories, property characteristics, and exemptions for institutions and individuals.

PLANNING

The Planning Department, staffed by one full-time Planner, acts as the steward of the town's vision, ensuring that day-to-day decisions about growth align with the community's long-term goals for livability and sustainability. The Planning Department provides research and technical assistance to the Planning Board, Town Manager, Town Council, Town committees, department heads, and residents. In addition, it also provides a comprehensive review of development proposals requiring Planning Board approval, including subdivisions, site plans, and certain uses within the Shoreland Zone.

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 Carroll D. and Annie L. Prince included 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 collection. Operations were funded through the bequest and

The library hosts programs and events for all ages, including children's activities, teen programs, and intergenerational gatherings.

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 long used Prince Memorial Library, began contributing to its support.

In 1982, the library became a department within the Town government under the direct supervision of the Town Manager. A 1985 consultant's report recommended expanding the library, and Cumberland voters and the 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, following an anonymous pledge of \$35,000, resulted in

the creation of the 728-square-foot Young Adult Room, which was dedicated on April 3, 1996. More recent facility improvements include renovation of the bathroom area into three separate bathrooms, recarpeting, repainting of the Prince Room, playroom, and teen area, joining the Minerva consortium, and updated furniture in the youth area.

Prince Memorial Library offers a wide range of services that support learning, recreation, and community connection. The library lends books, audiobooks, magazines, DVDs, and other materials, and provides free library cards to Cumberland and North Yarmouth residents, with interlibrary loan access to materials from other libraries. Patrons can use public computers, free Wi-Fi, and receive assistance with research, technology, and information needs.

The library hosts programs and events for all ages, including children's activities, teen programs, and intergenerational gatherings. Additional offerings include a Library of Things, museum and state park passes, and U.S. passport acceptance services by appointment. Community meeting space is available, and the library partners with local organizations to extend services

beyond the building, making it an important community hub for Cumberland.

The library serves approximately 4,500 patrons and is staffed by four full-time and nine part-time employees, along with a contract maintenance crew. The facility totals approximately 11,000 square feet.

VAL HALLA GOLF & RECREATION CENTER

The Val Halla Golf and Recreation Center consists of a municipally owned 18-hole golf course, clubhouse, restaurant, and four tennis courts. (See Recreation Chapter for more information.)

INFORMATION TECHNOLOGY

Information technology services for the Town are provided by an outside consultant who offers full-time support to Town staff. Part-time Town staff are responsible for programming and equipment operations for Channel 2 public access television and YouTube.

CAPITAL IMPROVEMENT PLANNING

The Town Manager works with Town staff to prepare and annually submit a five-year Capital Improvement Plan (CIP) to the Town Council. The plan includes a general



Greely High School. Courtesy: Ellen Smith

summary, a list of projects to be undertaken over the next five years, cost estimates and financing recommendations, projected operating costs, and an explanation of how the plan aligns with the goals of the Comprehensive Plan.

Capital investments are generally categorized as: 1) Obligations, which include existing debt service requirements; 2) Responsibilities, which include maintaining and replacing Town buildings, vehicles, and equipment, as well as infrastructure such as roads, bridges, and drainage systems; and 3) Desirability, which includes investments that enhance the quality of life for Town residents. Examples include the purchase and conservation of the Rines Forest property, development of bicycle and pedestrian infrastructure, and land acquisition and improvements for the Twin Brook Recreation Center.

SCHOOLS

The Towns of Cumberland and North Yarmouth make up Maine School Administrative District #51 (MSAD #51). MSAD #51 includes one school for grades K-3, one school for grades 4-5, one middle school for grades 6-8 (grades 4-8 are housed in the same facility but are considered separate schools), and one high school for grades 9-12. In 2024, a referendum was passed to construct a new Pre-K-1 school on the Cumberland campus. The new school and associated campus improvements are expected to be completed prior to the start of the 2027-2028 school year. All school buildings are located within the Town of Cumberland. MSAD #51 is governed by an elected Board of Directors.

Goals & Actions

1 ENSURE THAT ALL TOWN ROADS MEET ACCEPTABLE STANDARDS AND ARE WELL MAINTAINED.

- A. Continue implementation of the paving plan schedule through annual funding as called for in the Capital Improvement Plan.
- B. Continue to partner with the Maine Department of Transportation to acquire state funds to assist with State-owned road projects.
- C. Continue to work with the Portland Area Comprehensive Transportation System to secure available federal transportation money to assist with Town projects.

2 EXPAND PUBLIC WATER AND SEWER SERVICES TO PROTECT NATURAL RESOURCES, STIMULATE ECONOMIC DEVELOPMENT, AND PROVIDE SAFE DRINKING WATER.

- A. Extend water to the Corey Road Business Park from its current terminus at Winn Road / Route 9 and Route 9 / Wyman Way.
- B. Extend water to upper Bruce Hill and Pleasant Valley roads.
- C. Consider funding to assist residents in separating foundation drains and sump pumps from the sewer system.

3 PROVIDE HIGH-QUALITY, COST EFFICIENT MUNICIPAL SERVICES.

- A. Continue to explore further opportunities for regional consolidation of services.



TRANSPORTATION

Cumberland's transportation system reflects its evolution as a primarily rural, residential community with strong regional connections. While most travel continues to rely on private vehicles, community priorities are shifting toward safer, more walkable, and better-connected local infrastructure. This chapter examines existing conditions, recent trends, and community input to guide future investments in safety, mobility, and accessibility.

Background

Over the last 10 years, Cumberland's transportation needs have grown and evolved with its population. Implementation has been strongest in roadway maintenance, pedestrian infrastructure improvements, and targeted intersection safety upgrades. Routine striping and shoulder maintenance continue as part of Public Works operations, and pedestrian improvements include sidewalk widening along Main Street and Tuttle Road and extensions connecting to Twin Brook and the Post Office. The Tuttle Road bridge over I-295 is under construction and is expected to be completed in 2027. This improvement includes a sidewalk and a four-way stop at the Tuttle/Middle Road intersection. A roundabout at Route 26/100 and Skillin Road has been funded in coordination with the State and is expected to break ground in 2027/2028.

At the same time, several policy and process actions have not advanced as envisioned. The Town has not established a regular speed limit review or conducted a comprehensive roadway safety evaluation in high pedestrian or bicycle use areas. Traffic calming strategies for Main Street have been implemented, but more could be done, and neighborhood outreach to assess sidewalk demand has not occurred.



Conceptual rendering of the roundabout at the intersection of Route 26/100, Blackstrap Road and Skillin Road.

Regional coordination efforts remain ongoing. Exits 10 and 15 continue to meet the Town's access needs to I-295, and the Town continues to monitor discussions regarding I-95 access at West Cumberland. The Town is also staying informed regarding regional rail planning, including the possibility of a nearby stop in West Falmouth, which may present future opportunities to expand transportation options.

Overall, capital infrastructure projects, particularly those tied to pedestrian connectivity, have advanced when funding has been available, while policy initiatives and system-level planning efforts have progressed slowly. This assessment provides a foundation for updating the Transportation chapter goals and implementation strategies to reflect current conditions, funding realities, and community priorities.

Community Survey Results

78% support investment in pedestrian and bicycle facilities.

73% favor developing more walkable and bikeable connections between neighborhoods and across town.

Walking & Biking

Walking and biking options in Cumberland are provided by a relatively small network of sidewalks concentrated in Cumberland Center and a patchwork of recreational trails in wooded and conserved areas, while most rural and higher-speed roads rely on paved shoulders or informal paths for non-motorized travel. Dedicated bicycle lanes and separated multi-use paths are not currently present, and gaps in connectivity, particularly along higher-speed state routes, limit the appeal and comfort of walking and bicycling for everyday transportation.

Although Cumberland is largely low-density and auto-oriented, the village center supports short trips to schools, civic destinations, and recreation areas. Within this context, improving conditions for

walking and biking has emerged as a top priority in the public engagement process.

EXISTING SIDEWALKS & TRAILS

Cumberland currently has approximately 10.6 miles of sidewalks, concentrated primarily in Cumberland Center. The longest continuous segments are located along Main Street/Route 9 and Tuttle Road. This network is smaller than those in neighboring communities. Falmouth has 20.0 miles of sidewalks and Yarmouth has 24.8 miles, while Cape Elizabeth—a similarly sized community in the region—has 14.4 miles, roughly one-third more than Cumberland. The Town also benefits from an extensive recreational trail network. These trails provide important recreational, but limited transportation opportunities, as most are not directly integrated into the sidewalk network.

Marked crosswalks are located across major roads such as Main Street and Tuttle Road, particularly near schools, the library, and the Twin Brook Recreation Area. Several crossings were upgraded in 2024 with Rectangular Rapid Flashing Beacons (RRFBs), which significantly improve driver yielding rates and enhance pedestrian visibility. These treatments improve both

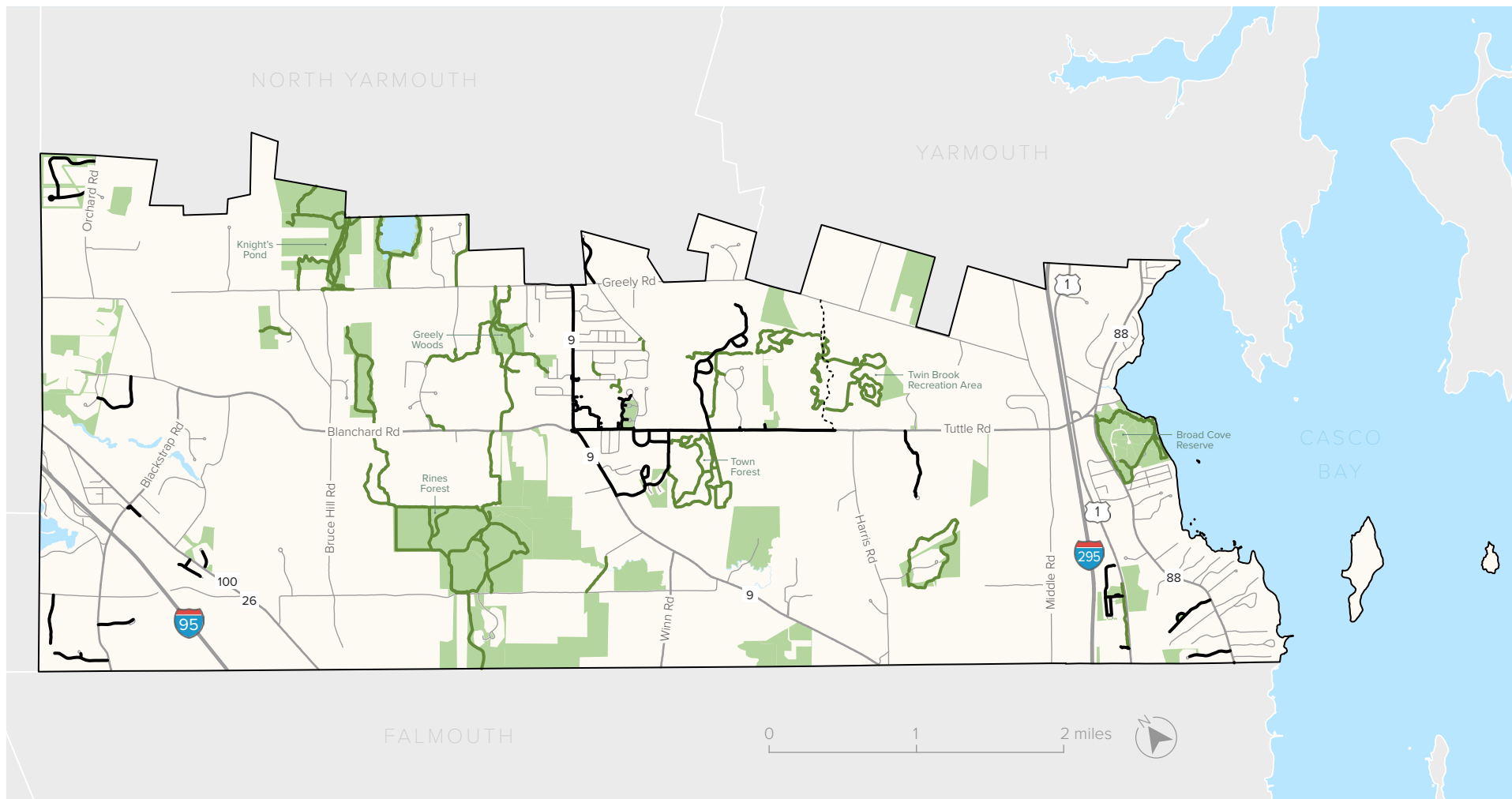


Rectangular Rapid Flashing Beacon (RRFB) crossing on Main Street (Route 9).

actual and perceived safety at high-conflict locations.

EXISTING BICYCLE FACILITIES

Cumberland does not currently have designated bicycle lanes or separated bicycle facilities. Instead, approximately 22.9 miles of paved shoulders function as shared space for bicyclists, and in some cases, pedestrians, along major corridors. These corridors form the backbone of the Town's potential bicycle network; however, shoulder widths vary, and vehicle speeds are often high. While the infrastructure technically accommodates bicycling, comfort and perceived safety may limit broader usage, particularly among older residents and families.



SIDEWALKS AND TRAILS MAP

— Sidewalks — Trails ■ Permanently Conserved

This map shows the active transportation network (sidewalks and trails) in Cumberland. Sidewalks are primarily concentrated in Cumberland Center, with more limited, disconnected segments in other areas.

The town benefits from an extensive recreational trail network, which provides important recreational opportunities but limited transportation connectivity, as most trails are not directly integrated with the sidewalk network.



Courtesy: Brian Allenby

Public Transportation

Public transportation options in Cumberland are limited and primarily consist of demand-response and volunteer-based services rather than fixed-route bus or rail service. As a low-density suburban community with strong commuting ties to the greater Portland region, Cumberland remains largely auto-dependent. Fixed-route transit operates in nearby municipalities and along I-95 and I-295, but no scheduled bus or rail service currently stops within Cumberland.

Intercity Train and Bus Services operate within the broader region but do not stop in Cumberland. Amtrak's Downeaster provides passenger rail service between Brunswick and Boston, with stops in nearby communities such as Portland and Brunswick. Concord Coach Lines and Greyhound provide regional and intercity bus service in Portland and other neighboring municipalities. Residents must travel to adjacent communities to access these services.

Greater Portland Metro (GP Metro) operates fixed-route bus service throughout the greater Portland region, including Portland, South Portland, Westbrook, Falmouth, and Yarmouth. While GP Metro does operate a fixed-route bus line through Cumberland on I-295, it does not stop in town. The nearest fixed-route services are located in neighboring communities. Recently, GP Metro has started an on-demand pilot project in Falmouth, offering door-to-door service with smaller vans. While Cumberland is not currently served by a fixed route, regional transit infrastructure exists nearby and may present future partnership opportunities.

Community Survey Results

- 38%** of respondents commute to work three to five days per week, primarily to destinations outside Cumberland.
- 39%** are retired or do not commute regularly, indicating strong local mobility needs rather than daily work trips.
- 40%** are age 65 or older, highlighting the importance of aging-in-place options.

Regional Transportation Program (RTP) provides demand-response and shared-ride services throughout Cumberland County, including Cumberland, primarily serving older adults, persons with disabilities, and income-eligible residents. Trips must be scheduled in advance and provide transportation for medical appointments, shopping, employment, and other essential needs. While RTP does not operate fixed routes, it remains an important mobility option for residents who are unable to drive.

Cumberland Area Rides (CAR) is a volunteer-based transportation program serving eligible residents of Cumberland and North Yarmouth. The program primarily assists older adults by coordinating volunteer drivers to provide transportation for medical appointments, shopping, and essential errands. Trips must be scheduled in advance and are subject to volunteer availability. CAR supplements RTP by providing local, community-based transportation assistance and plays a critical role in supporting aging in place.

Road Systems

FUNCTIONAL CLASS

Roads are categorized into “Federal Functional Classifications” according to the role they serve in the roadway system and how they balance the competing needs of access and mobility. Local roads provide many opportunities for access but are often slower and have less capacity. An interstate highway prioritizes mobility, allowing for higher speeds and more throughput, but includes fewer opportunities to access the road. In between these two extremes are collectors and arterials, which ease the transition between road types and functions.

Interstates

Interstates prioritize mobility and are intended for longer-distance travel. Cumberland has two stretches of interstate running through town (I-295 and I-95), measuring 9.5 miles in total. However, there are no direct access points to either interstate within the town. There are access points to I-295 in Falmouth and Yarmouth, and access to I-95 from the Turnpike spur in Falmouth, or directly in West Falmouth or Gray. This lack of direct access means that neighboring communities, particularly Falmouth, carry traffic from northern towns traveling south to major employment centers in Portland and beyond.

Arterials

Arterials are one step down from interstates. They still prioritize mobility, but with slightly slower speeds, lower capacity, and more access points. They are intended to connect towns and regional centers with volumes of traffic between 5,000 and 30,000 vehicles per day. Arterials are subdivided into “principal” and “minor”

FUNCTIONAL CLASSIFICATION BY ROAD LENGTH

Functional Classification	Miles	Share of Network (%)
Interstate	9.5	10%
Minor Arterial	2.5	3%
Major Collector	11.2	12%
Minor Collector	8.0	9%
Local	61.1	66%
Total	92.3	100%

Source: MaineDOT

arterials. Cumberland has no principal arterials, and the sole minor arterial is Route 26/100, measuring 2.5 miles.

Collectors

Collectors move vehicles from local neighborhood roads to arterials and are classified as major and minor collectors. Cumberland has 11.2 miles of major collectors, including Route 1, Route 9 (Main Street/Longwoods Road), Route 88 (Foreside Road), and Blackstrap Road. The town also has 8.0 miles of minor collectors, including Winn Road, Tuttle Road, Blanchard Road, and Skillin Road.

Local Roads

Local roads prioritize access and are not intended for long-distance travel. They account for the vast majority of roads in Cumberland, the remaining 61.1 miles.

CONTEXT CLASSIFICATION

In addition to Functional Class, MaineDOT also categorizes roads by their context. Functional and context classifications are used together to facilitate the setting of appropriate speed limits, scoping of projects, and determining appropriate facilities for the needs of different roadway users within the Maine Complete Streets Policy. Roads are categorized as urban, suburban, village, rural town, or rural. Cumberland has 20.2 miles of suburban roads, 1.1 miles of rural town roads, and 70.9 miles of rural roads (note that village roads are not applicable in Cumberland).

OWNERSHIP & MAINTENANCE

Road Conditions

An assessment of Cumberland’s road network was conducted in 2016 to determine the roadways’ pavement condition rating (PCR). An analysis of the road’s conditions, taking into account paving since 2016 and assuming an annual PCR deterioration rate of 0.15 for newly paved roads, reveals that 18 percent of roads with a known PCR were in very poor condition, 27 percent were in poor condition, 42 percent were in fair condition and 13 percent were in good condition.

Planned or Proposed Road Upgrades

The Town’s Public Works Department maintains an annual paving plan, which projects future paving work expected over the next 10 years and beyond.

CONTEXT CLASSIFICATION BY ROAD LENGTH

Context Classification	Miles	Share of Network (%)
Suburban	20.2	22%
Rural Town	1.1	1%
Rural	70.9	77%
Total	92.2	100%

ROAD CONDITIONS BY LENGTH

Condition	Miles	Share of Network (%)
Very Poor	13.6	18%
Poor	20.9	27%
Fair	32.2	42%
Good	9.9	13%
Total	92.2	100%

Source: Town of Cumberland

Road Safety

As the table to the right shows, between 2020 and 2025 a total of 898 people were involved in crashes that required a police response. The number of people involved increased steadily from 2020 through 2024 and rose again in 2025, reaching the highest level in the six-year period.

Most crashes resulted in no injuries and property damage only. However, over the study period, 111 people experienced possible injuries, 45 experienced minor injuries, 11 were seriously injured (a high likelihood of long-term impairment), and one person was killed. While injury outcomes represent a smaller share of all people involved, they occur consistently over time and account for the most severe consequences.

Although most people involved in crashes were occupants of motor vehicles, vulnerable road users (cyclists and pedestrians) are also represented in the data. As shown in the table below, between 2020 and 2025, two pedestrians and five cyclists were involved in injury crashes. While these represent a small share of total people involved, they carry a higher likelihood of severe injury when crashes occur.

Taken together, these patterns reflect a safety environment where serious outcomes are relatively infrequent but persistent, reinforcing the importance of focusing on preventing the most severe crashes through roadway design, operations, and speed management—an approach consistent with emerging Vision Zero principles.

PEOPLE INVOLVED IN CRASHES BY YEAR AND INJURY LEVEL

Year	2020	2021	2022	2023	2024	2025	Total
Property Damage	103	115	113	115	118	166	730
Possible Injury	16	11	17	15	27	25	111
Minor Injury	3	11	4	11	8	8	45
Serious Injury	0	3	1	3	1	3	11
Killed	0	1	0	0	0	0	1
Total	122	141	135	144	154	202	898

PEOPLE INVOLVED IN CRASHES BY MODE AND INJURY LEVEL [2020-2025]

Year	Pedestrian	Cyclist	Vehicle	Total
Property Damage	0	0	730	730
Possible Injury	0	1	110	111
Minor Injury	1	1	43	45
Serious Injury	1	3	7	11
Killed	0	0	1	1
Total	2	5	891	898

Source: MaineDOT
Note: Both datasets exclude crashes on I-295 or I-95



Intersection of Tuttle Road, Blanchard Road, and Main Street (Route 9) in Cumberland Center.

The map on the next page shows the spatial distribution of crashes in Cumberland. Higher crash activity is generally concentrated along major corridors and key intersections rather than evenly distributed throughout the roadway network. These patterns reflect higher traffic volumes and turning and crossing activity, including Route 1, Route 26/100, Route 88, and key intersections such as Tuttle Road, Blanchard Road, and Main Street.

Public input reinforces these findings. In community engagement exercises, residents consistently identified locations

of concern that closely align with crash activity, indicating that perceived safety is strongly shaped by actual conditions. When residents feel uncomfortable walking or crossing roadways, they are less likely to choose walking or cycling for short trips, particularly older adults and families with children. Improving both actual and perceived safety is therefore essential to expanding travel choices, supporting aging in place, and strengthening the livability of Cumberland.

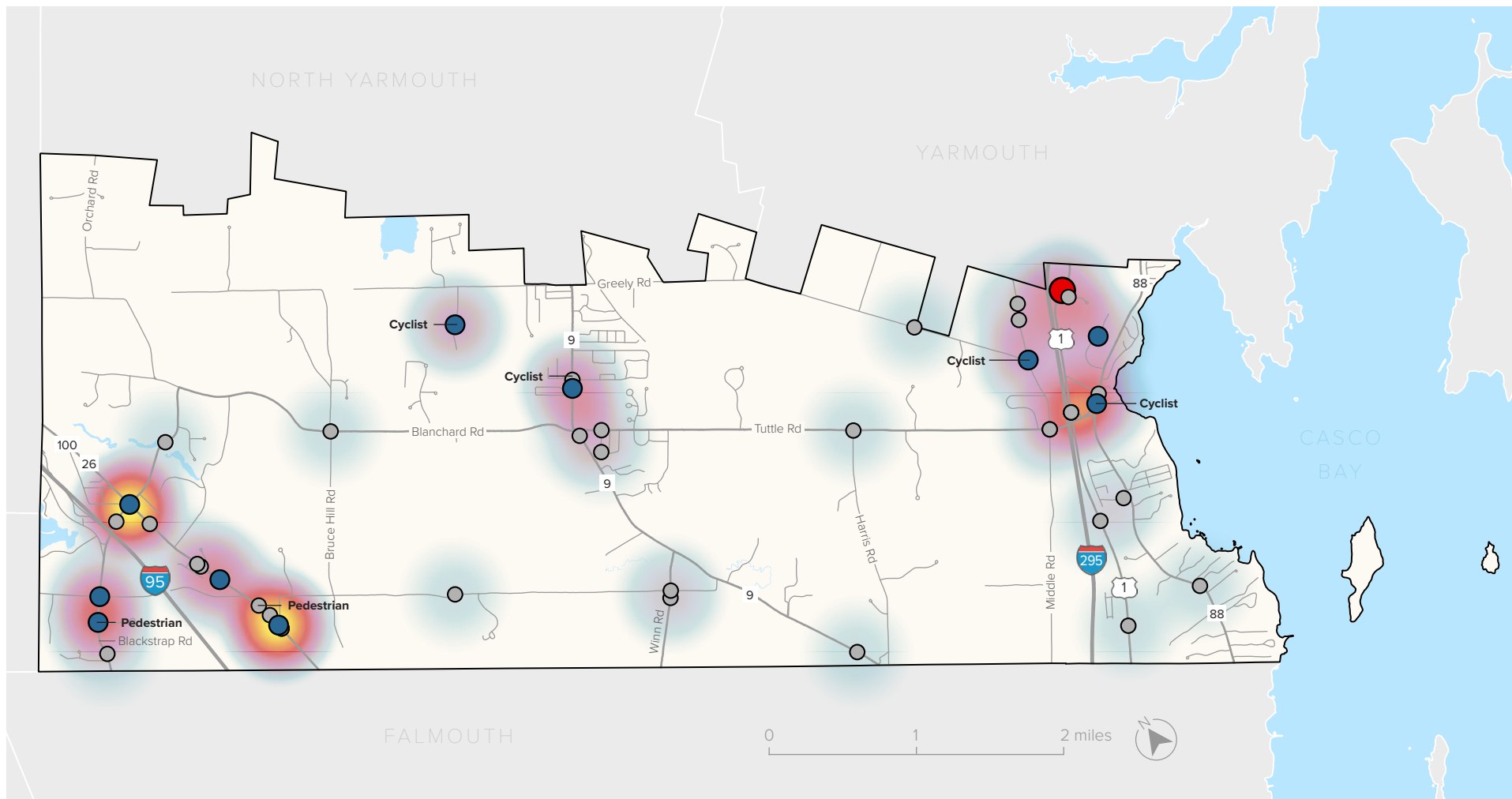
Compared to the 2009 Comprehensive Plan, sentiment has shifted meaningfully. Earlier planning efforts focused on accommodating through-traffic and exploring roadway expansion and connectivity improvements. Current conditions and community input instead point toward localized safety concerns and strong support for targeted, context-sensitive improvements within existing roadway corridors.

Overall, the data supports a corridor- and intersection-focused safety strategy that prioritizes high-injury risk locations, vulnerable road users, and coordinated improvements on State-owned routes.

What is Vision Zero?

Vision Zero is a commitment to eliminating traffic deaths and serious injuries while ensuring safe, equitable mobility for all users. It recognizes that crashes are preventable and focuses on safer streets, speeds, vehicles, and behaviors.

The Greater Portland Council of Governments has developed a regional Vision Zero plan, and several communities in the region, including Portland, Scarborough, and Yarmouth, have adopted Vision Zero policies or resolutions.



TRAFFIC CRASHES MAP [2020-2025]



This map shows just the crashes resulting in injury or death in Cumberland from 2020 to 2025. Red circles indicate fatalities, blue circles serious injuries, and gray circles minor injuries. The heatmap shows areas of higher and lower crash frequency. Crashes involving cyclists or pedestrians are labeled as such. Crashes that occurred on I-95 or I-295 are excluded.

Community Survey

Survey responses indicate that Cumberland remains a predominantly auto-dependent community, but transportation priorities have shifted since adoption of the 2009 Plan. While the earlier plan emphasized roadway connectivity and managing through-traffic, current responses reflect a stronger focus on safety, walkability, and fiscal responsibility. Residents continue to rely on their vehicles for commuting, but there is broad support for targeted, incremental improvements that improve safety and quality of life rather than major roadway expansions.

Responses also highlight concerns about vehicle speeds, limited pedestrian and bicycle infrastructure, and challenges accessing regional transit services. These priorities are shaped by demographic trends, as a significant share of respondents are retired or age 65 and older, increasing the importance of local mobility, safe crossings, and short-distance accessibility. Overall, public input supports a transportation strategy that prioritizes safety, walkability, and maintenance, and aligns investments with changing demographics and community expectations.

The goals and actions on the next pages establish a 10-year framework for improving safety, mobility, and connectivity in Cumberland while preserving fiscal responsibility and community character.



Speed feedback sign on Blanchard Road approaching the intersection with Main Street (Route 9) and Tuttle Road.

Goals & Actions

1 ELIMINATE FATAL AND SERIOUS INJURY CRASHES IN CUMBERLAND.

- A. Adopt a formal Vision Zero resolution and implementation framework.
- B. Identify and prioritize high-conflict corridors and intersections for safety improvements.
- C. Implement traffic calming strategies where appropriate, including but not limited to speed management treatments, roadway design adjustments, and intersection redesign.
- D. Improve pedestrian crossing visibility and safety at key community destinations.

2 PROVIDE A SAFE AND CONNECTED TOWNWIDE SIDEWALK NETWORK.

- A. Adopt a Sidewalk Expansion Priority Order that considers connections to schools, Town facilities, commercial areas, and recreation sites, to guide future investments.
- B. Expand sidewalks and fill critical gaps beyond Cumberland Center to improve equitable access townwide.
- C. Integrate pedestrian improvements into all major roadway projects.

3 IMPROVE TOWNWIDE AND REGIONAL BICYCLE CONNECTIVITY AND TRAIL ACCESS.

- A. Support development of a rail-trail or multi-use path along the MaineDOT/St. Lawrence and Atlantic rail corridor, consistent with regional planning efforts.
- B. Widen shoulders or implement context-sensitive bicycle accommodations along priority corridors.
- C. Improve connections between the recreational trail network and civic destinations.
- D. Align local planning efforts with the Greater Portland Council of Governments' Regional Trail Plan.

Goals & Actions [CONT'D]

4 MAINTAIN AND IMPROVE EXISTING TRANSPORTATION INFRASTRUCTURE.

- A. Prioritize roadway maintenance and pavement management.
- B. Integrate safety improvements into all roadway maintenance and capital projects.
- C. Continue upgrading crosswalks with enhanced visibility treatments (e.g., Rectangular Rapid Flashing Beacons).

5 EXPAND MOBILITY OPTIONS THROUGH FLEXIBLE AND EXPLORATORY TRANSIT PARTNERSHIPS.

- A. Partner with Greater Portland Metro to pursue a pilot project expanding Metro Connect On-Demand service into Cumberland.
- B. Monitor regional rail and transit expansion opportunities and preserve flexibility for future integration.

HOUSING



Cumberland's housing challenges reflect broader trends across Maine, including limited supply, rising construction costs, demographic change, and increasing home prices. Locally, these pressures intersect with long-standing goals to preserve rural character, protect open space, and direct growth to appropriate areas. This chapter reviews current housing conditions, affordability trends, and projected needs, and identifies strategies to expand housing options consistent with the community's vision and Maine's Growth Management Act.

Background

Questions related to housing and growth have been a recurring theme throughout Cumberland's previous comprehensive plans:

- How can Cumberland accommodate growth that allows people of varying ages and incomes to live in the community while preserving its residential and rural character?
- How can Cumberland maintain high-quality municipal services and community character while responding to increasing regional housing demand?

Maine is currently experiencing a significant housing shortage. State-level estimates identify a need for approximately 84,000 additional housing units by 2030 to meet existing and projected demand.¹ Multiple factors have contributed to this shortage, including demographic change, rising land and construction costs, limited housing production, and local land use regulations.

¹ State of Maine Department of Economic and Community Development, *Housing Production Needs Study*, 2023.

Previous page: An aerial view of new development off Little Acres Drive.

Cumberland added about 450 housing units between 2014 and 2024, bringing the town to approximately 3,300 units.

Despite these factors, Cumberland has experienced steady growth over the last decade. As the table on the next page shows, between 2014 and 2024, the town added approximately 450 housing units and roughly 1,000 residents, bringing the total to nearly 3,300 dwelling units. About 86 percent of units are owner-occupied. Vacancy rates remain very low, particularly for rental housing, indicating a constrained housing market with limited availability across most housing types.

In response to higher rates of growth during the 1980s and 1990s, Cumberland adopted a Growth Management ordinance (Cumberland Code, Chapter 118) in 2000 limiting the number of new single-family dwelling permits issued annually. The ordinance exempted affordable housing, senior housing, and contract zone developments. Since adoption, the annual cap of 65 single-family units has not been reached.

The town has directed future growth toward appropriate locations. The 2009 Comprehensive Plan identified growth areas in Cumberland Center, West Cumberland, and Cumberland Foreside where development could be supported by existing infrastructure, transportation access, and established settlement patterns. This Comprehensive Plan continues to support directing higher-density residential development toward those areas while preserving open space and rural development patterns elsewhere in town.

CUMBERLAND HOUSING SNAPSHOT

Town	2014	2024
Total Housing Units	2,831	3,282
Owner-Occupied	2,433	2,825
Renter-Occupied	295	284
Percent Single Family Homes	87%	82%
Percent Seasonal Use	3.6%	5.3%
Average Household Size	2.69	2.77
Median House Price	\$335k	\$830k
Median Gross Rent	\$1,111	\$2,143
Homeowner Vacancy Rate	0.0%	1.3%
Rental Vacancy Rate	13.2%	0.0%

Sources: 2014/2024 American Community Survey 5-yr Estimates;
MaineHousing Affordability Index for median house price

The Town has made sustained efforts over several decades to support the development of affordable and workforce housing. The most recent affordable housing developments are the Castle Rock and Rooster Ridge developments, which added 33 single-family homes in 2016 and 2017. The former Drowne Road School was redeveloped into income-restricted senior housing in 2012, further expanding the town's supply of below-market units. Earlier affordable housing developments include the Crossing Brook subdivision and the Meadowbrook Apartments. The Meadowbrook Apartments are owned and operated by the Cumberland Housing

82 percent of Cumberland's housing stock consists of single-family homes, with limited smaller-unit options.

Authority and provide below-market rental units for seniors, with a preference for Cumberland residents. More recently, in 2024, a proposal for a 107-unit affordable housing development on Town-owned land was overwhelmingly rejected by voters, largely due to concerns related to the scale and location of the project.

Recent State legislation now requires municipalities to permit additional housing density and reduce certain regulatory barriers to housing development. Cumberland must evaluate and amend local ordinances to ensure compliance with State law while balancing local priorities related to infrastructure, open space, community character, and neighborhood compatibility.

Housing Needs & Future Trends

According to the 2024 American Community Survey (ACS) 5-year estimates, the number of housing units in Cumberland increased approximately 16 percent over the past 10 years. Cumberland contains approximately 3,282 housing units compared to 2,831 units in 2014.

Cumberland's housing stock is dominated by single-family detached homes, which represent approximately 82 percent of all housing units. Homes in Cumberland also tend to be relatively large, with nearly 79 percent containing three or more bedrooms.

Compared to Cumberland County as a whole, the town has relatively limited housing diversity and relatively few smaller or lower-cost housing options.

The existing housing stock does not fully align with changing demographic and economic conditions. There is increasing demand for smaller and more attainable housing options that can serve young adults entering the workforce, municipal employees, older residents seeking to downsize, and households currently priced out of the community where they work or grew up.

Consistent with Maine’s Growth Management Act, Cumberland will encourage a range of housing types, densities, and price points in areas identified for growth and served by existing or planned infrastructure. Expanding housing choice in designated growth areas can help reduce development pressure on rural lands while improving housing opportunities for households of varying ages, incomes, and sizes.

Cumberland has a high rate of home ownership. Constrained supply in town and across southern Maine has elevated rental rates and home prices. The U.S. Department of Housing and Urban Development (HUD) defines housing as affordable when a household spends no more than 30 percent of gross income on housing costs, including utilities; households above that threshold are considered cost-burdened. By this measure, approximately 45 percent of Cumberland renters and 15 percent of homeowners are considered cost-burdened.

Housing costs in Cumberland now exceed what many working households can afford. In 2025, the median home sale price

HOMEOWNERSHIP AFFORDABILITY

Source	Annual Income	Max House Price ¹
Cumberland Area Median Income	\$154,375	\$592,417
80% Cumberland Area Median Income	\$123,500	\$473,934
Portland Metro Area Median Income	\$129,800	\$498,110
80% Portland Metro Area Median Income	\$103,850	\$398,526
Cumberland Patrol Officer starting salary	\$72,758	\$279,210
Cumberland Experienced Fleet Mechanic salary	\$68,640	\$263,407
Cumberland Firefighter/EMS starting salary	\$52,146	\$200,111
MSAD #51 Teacher starting salary	\$49,677	\$190,636

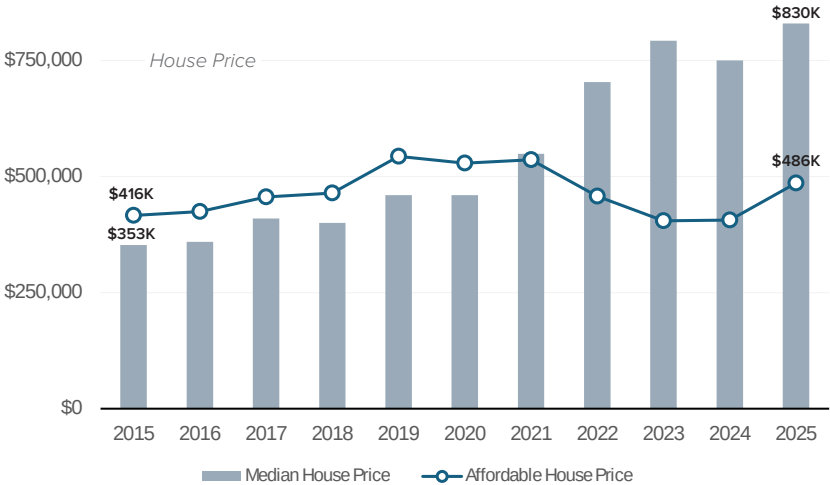
¹Maximum home price affordable relative to Cumberland’s 2025 median home sale price of approximately \$830,000.

Sources: Town of Cumberland; Maine Education Association; MaineHousing Housing Affordability Index; U.S. Department of Housing and Urban Development

Notes: Assumptions used in calculations above include: 30-year mortgage; 20% down payment; 6.1% interest rate (current as of 3/17/2026); 1.5% property tax; 0.5% insurance; 1.5% estimated annual maintenance expenses; 30% debt-to-income ratio; and the state-assumed mortgage interest rate.

reached about \$830,000, compared with about \$537,000 countywide. Under typical mortgage assumptions, even households earning the local area median income (\$154,375) or the regional area median income (\$129,800) struggle to buy a home in Cumberland. This affordability gap is particularly evident when compared to local wages. Many municipal employees, teachers, first responders, tradespeople, and service workers earn incomes that support home purchase prices significantly below current market conditions in Cumberland.

MEDIAN HOUSE PRICE vs. AFFORDABLE HOUSE PRICE



Source: MaineHousing Homeownership Affordability Dashboard

With a median 2025 home sale price of ~\$830,000, affordability is an increasing challenge in Cumberland.

Housing affordability challenges also affect renters. Rental housing represents a relatively small share of the town’s housing stock, and vacancy remains effectively nonexistent.

Together, these trends indicate a need for additional housing opportunities in Cumberland, particularly housing that is attainable to households earning at or below area median income levels.

PROJECTED HOUSING DEMAND

The combination of an aging population, limited housing supply, and increasing housing costs has intensified the need for additional housing options in Cumberland. This includes housing for older adults, moderate-income households, young families, municipal employees, and residents seeking smaller or lower-maintenance housing options.

Historically, large-scale housing developments have often generated significant public concern about scale, traffic, infrastructure, and compatibility with surrounding neighborhoods. At the same time, smaller-scale multifamily developments and mixed housing types have become more common in certain areas of town.

Future housing production will likely require a combination of approaches, including smaller-scale multifamily housing, accessory dwelling units, conservation subdivision design, and incremental increases in residential density within designated growth areas.



New Village Green development off Drowne Road in Cumberland Center.

IMPACT OF LOCAL ZONING REGULATIONS

Existing zoning regulations in Cumberland generally favor low-density residential development on large lots. Much of the town requires minimum lot sizes of two to four acres, even in areas where existing development patterns are substantially denser.

These regulations contribute to higher development costs and can limit opportunities for smaller homes, multifamily housing, and workforce housing. Development patterns characterized by large lots and dispersed subdivisions also increase infrastructure costs

and contribute to the continued fragmentation of undeveloped land.

Recent state legislation requiring municipalities to allow additional residential density is intended to reduce some of these barriers and encourage housing production in areas with appropriate infrastructure and services. These changes may increase density in areas that historically developed at lower intensities, creating both opportunities and challenges related to infrastructure, traffic, open space, and neighborhood compatibility.

ADDITIONAL HOUSING CONSIDERATIONS

Cumberland's housing discussion is closely tied to the community's identity and development pattern. Historically a rural and agricultural community, Cumberland has evolved into a primarily residential community with strong regional access, high-performing schools, and a high quality of life. Continued housing demand exerts pressure on residential development, particularly in undeveloped and formerly agricultural areas.

Within the past decade, many new subdivisions in the Rural Residential 1 and Rural Residential 2 districts have utilized conservation subdivision design standards that require the preservation of at least 50 percent of the parent parcel as open space. This development pattern has helped preserve scenic character, reduce fragmentation of forested land, and maintain larger blocks of undeveloped land.

While conservation subdivision design has helped preserve open space and community character, it has generally not produced housing at price points affordable to moderate-income households.

Encouraging a broader range of housing types and directing additional density toward designated growth areas may help accommodate future growth while reducing pressure on rural lands and preserving open space elsewhere in the community.

Community Survey

Community survey results demonstrate support for expanding housing opportunities while preserving community character.

A 2022 townwide survey showed support for lower-cost housing options for seniors and workforce housing for young families. Respondents also expressed support for requiring workforce housing within new developments or allowing contributions toward affordable housing initiatives elsewhere in town.

The 2025 Comprehensive Plan survey reinforced many of these findings. More than half of respondents reported being either uncertain or not confident about their ability to afford housing costs over the next decade. Respondents also expressed support for modifying local ordinances to encourage affordable housing development, investing Town resources toward housing initiatives, and utilizing Town-owned land for future housing opportunities.

Survey responses additionally demonstrated support for more compact and walkable development within Cumberland Center and other mixed-use areas, as well as support for a wider range of housing types, including townhouses, duplexes, and multiplexes.

Overall, survey responses suggest that residents generally support expanding housing opportunities when development is thoughtfully designed, appropriately located, and consistent with broader community goals related to open space, infrastructure, and neighborhood character.

Goals & Actions

1 EXPAND HOUSING DIVERSITY AND CHOICE

- A. Support mixed-income, multi-generational housing in growth areas through flexible zoning, targeted incentives, and partnerships.
- B. Amend zoning to allow more housing types (townhouses, duplexes, multiplexes, small clustered, and mixed-use).
- C. Encourage clustered and conservation developments (about 10–30 dwellings) on appropriately sized parcels.
- D. Adopt and promote an accessory dwelling unit ordinance with clear standards and streamlined permitting.
- E. Advance at least one deed-restricted workforce/affordable housing project, including evaluation of Town-owned sites.

2 ENCOURAGE CONTEXT-SENSITIVE HOUSING DEVELOPMENT IN RURAL AREAS

- A. Require that future subdivisions adjacent to permanently conserved and Town-owned lands be conservation subdivisions.
- B. Amend the Subdivision of Land Ordinance to define minimum contiguous open-space requirements and reduce minimum lot frontage within conservation subdivisions.
- C. Increase use of conservation subdivision through targeted outreach, a simple design guide, and a prioritized review process.

A landscape photograph of a field at sunset. The sun is low on the horizon, casting a warm glow over the scene. The field is filled with tall grasses and wildflowers. In the background, there is a line of trees and a small building. A large, semi-transparent blue graphic, resembling a stylized letter 'A' or a cross, is overlaid on the left side of the image. The text 'FUTURE LAND USE' is written in white, bold, sans-serif capital letters across the center of this graphic.

FUTURE LAND USE

Cumberland's historic pattern of directing growth toward established corridors, such as Route 1 and Route 9 (Main Street), will be reinforced over the next 10 years. Cumberland's Future Land Use strategy balances the creation of additional housing density with the long-term protection of open space and natural resources. Residential development within Cumberland is ongoing and is expected to continue both within and outside designated growth areas. Recent state statutes will require changes to existing zoning, which will allow for greater density; these changes are expected to have an impact on the rate of development. The town acknowledges that additional housing capacity at a range of price points is needed; the challenge is how to accommodate additional housing, implement new state statutes, all while preserving the rural character and natural resources that are so important to residents.

This chapter builds on Cumberland's existing growth framework while refining it to reflect current land use patterns, infrastructure availability, and conservation priorities. It has been written with the intent of creating a livable, inclusive community with growth focused on existing developed areas in order to align with the community's stated desire to preserve rural character while increasing the sense of community.

State Land Use Designations

State statute requires municipalities that adopt comprehensive plans to identify geographic territory within a municipality as either growth areas or rural areas. Municipalities have the option to designate critical rural areas and/or transition areas. These terms are defined in law as follows.

The Future Land Use framework supports adjustments that allow already developed areas to sustain additional density without expanding the growth area footprint.

A **growth area** is land designated in a municipality's comprehensive plan as suitable for orderly residential, commercial, or industrial development, or any combination of those types of development, and into which most development projected over 10 years is directed

A **rural area** is a geographic area that is identified and designated in a municipality's comprehensive plan as an area that is deserving of some level of regulatory protection from unrestricted development for purposes that may include, but are not limited to, supporting farmland and agriculture, forest land and forestry, mineral resources and mining, open space, erosion mitigation, water retention, wildlife habitat, fisheries habitat, natural resources, open land and scenic lands, and away from which most development projected over 10 years is diverted.

A **critical rural area** is a rural area that is specifically identified and designated by a municipality's comprehensive plan as deserving maximum protection from development to preserve natural resources and related economic activities that may include, but are not limited to, significant farmland, forest land or mineral resources; high-value wildlife or fisheries habitat; scenic areas; public water

supplies; scarce or especially vulnerable natural resources; flood buffer areas and flood-prone areas; and open lands functionally necessary to support a vibrant rural economy.

A **transitional area** is land designated in a municipality's comprehensive plan as suitable for a share of projected residential, commercial or industrial development but that is neither intended to accept the amount or density of development appropriate for a growth area nor provide the level of protection afforded in a rural area or critical rural area. No transitional areas are included in this plan.

Growth and rural areas were first designated in the 2009 comprehensive plan; the 2015 ad hoc land use plan revised the boundaries slightly. Cumberland has not identified any critical rural areas to date. The broad framework used to identify these areas is based on the state definitions and the following criteria:

- Maintain residential development patterns that avoid the use of existing large undeveloped tracts of land and scenic landscapes that define Cumberland's rural character.
- Identify high-value natural resource areas and wildlife habitat blocks that complement and connect with existing conserved lands in Cumberland and neighboring towns.
- Protect current agricultural and forestry lands with a focus on areas accessed primarily by local roads rather than major corridors.
- Protect groundwater resources.

Growth Areas

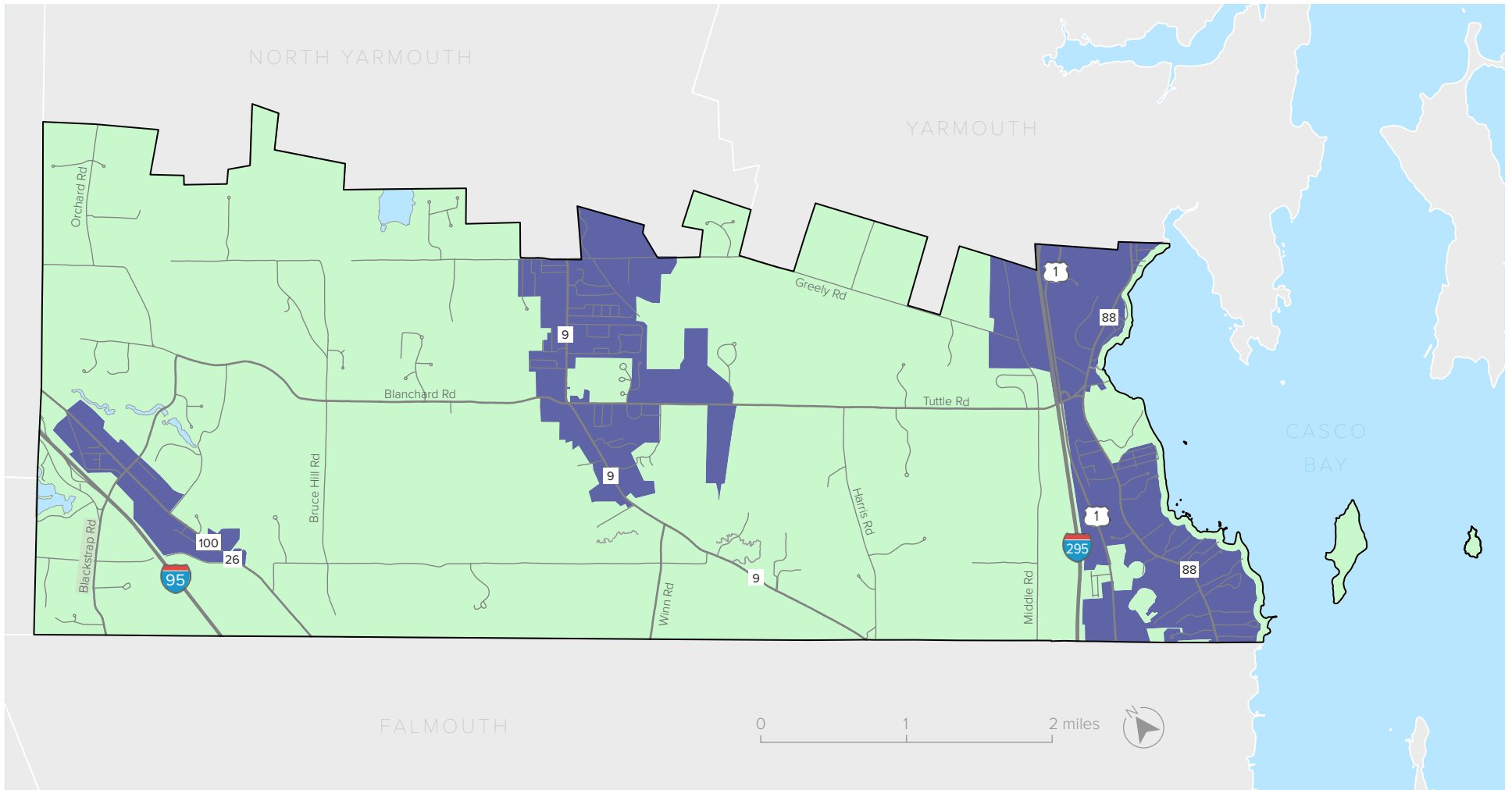
Cumberland's growth areas were created with the intent to capitalize on existing development patterns and with the intent of limiting development in more rural areas. The growth areas have existing infrastructure, transportation access, commercial and municipal services, and can support additional residential and commercial development. Growth in these areas should prioritize diverse residential and commercial uses to provide a broad range of housing and commercial opportunities.

Cumberland continues to organize future land use around three growth areas: the West Cumberland Growth Area; the Cumberland Center Growth Area; and the Foreside Growth Area. Each has distinct infrastructure conditions, environmental constraints, and development patterns that warrant tailored policy responses.

GROWTH AREA BOUNDARY APPROACH

The overall growth boundary strategy emphasizes incremental and targeted adjustments rather than wholesale redrawing of growth area maps. Growth area boundaries are refined to better align with existing development patterns and on-the-ground conditions. Logical physical boundaries, including parcel lines, road corridors, and infrastructure, are used to improve clarity and defensibility.

A key refinement from the 2014 Comprehensive Plan is a corridor-based approach to growth area delineation. Parcels that directly abut significant transportation corridors (Route 1, Route 26/100, Route 88, Route 9, Tuttle Road, I-295, and I-95) remain within growth areas, reflecting their access, visibility, and development potential. At the same time, interior lands that do not abut these



GROWTH & RURAL AREAS MAP [2026 UPDATE]

■ Growth Area ■ Rural Area

corridors were removed from growth areas.

Growth area boundary refinements intentionally exclude permanently protected land, the Town Forest, and the municipal golf course to protect contiguous habitat blocks and important open space linkages. This approach creates clear distinctions between growth areas and rural lands while maintaining continuity along key transportation corridors throughout all three growth areas.

West Cumberland Growth Area

The West Cumberland Growth Area remains an important long-term growth area due to its proximity to Route 26/100 and I-95. This area has the highest potential for mixed-use growth in town, as it is the least developed growth area.

Cumberland Center Growth Area

Boundary refinements in the Cumberland Center Growth Area focus on omitting protected lands while maintaining continuity along Route 9. Particular attention has been given to areas connected to local streets, where development patterns are already established. The Cumberland Center Growth Area is expected to accommodate a share of future housing through infill, redevelopment, and modest increases in density.

The Committee recognizes that there are relatively few vacant lots within the Cumberland Center Growth Area and that existing minimum lot sizes in much of the Town Center and Medium Density Residential zoning districts do not reflect current conditions, as many existing lots are nonconforming. In order to facilitate denser development in this area, zoning will need to be aligned with

existing development and new state requirements. The Future Land Use framework supports adjustments that allow already developed areas to sustain additional density without expanding the growth area footprint.

Foreside Growth Area

The Foreside Growth Area is shaped by its proximity to the coast and Route 88, shoreline zoning requirements, and infrastructure capacity. As in Cumberland Center, the development patterns have already been developed along the coast, but some infill housing opportunities exist. The Foreside Growth Area was updated to omit protected, environmentally sensitive lands that are not suitable for growth.

Rural Area

A large portion of the town is designated as a Rural Area. Residents of the town have consistently stated and strongly supported the preservation of rural areas since the first comprehensive planning process in 1958. Over the last several decades, the town, land owners, and conservation organizations have worked to preserve rural areas, wildlife corridors, and agricultural activities through the acquisition of land and conservation easements. This approach has preserved a significant portion of the town and helped to maintain its scenic vistas and rural character. The combination of increased development pressure and new state laws requires the town to revisit the methods it utilizes to preserve rural areas.

Critical Rural Area

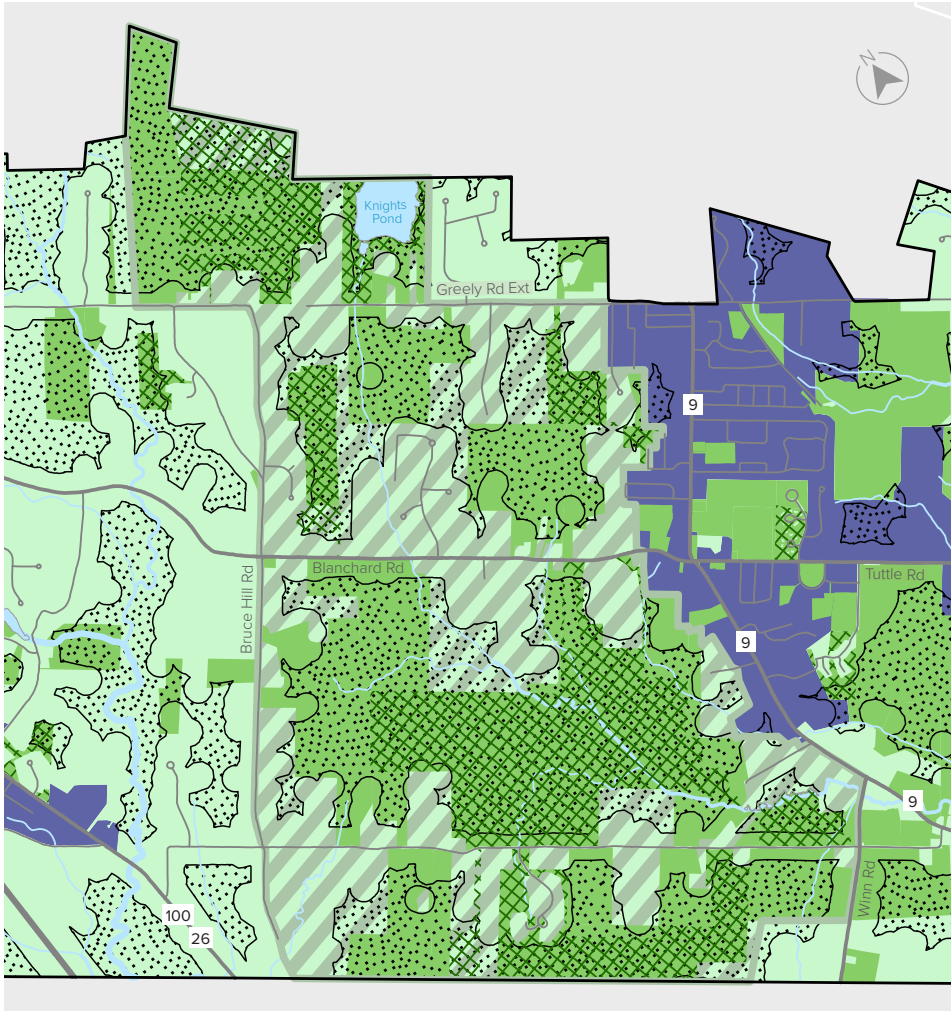
As stated previously in the chapter, state statute also allows for the designation of Critical Rural Areas, or those areas deserving of maximum protection from development in order to conserve natural resources and related economic activities.

Cumberland, neighboring towns, CCLT, and other organizations have long worked toward the shared goals of preserving rural character, protecting natural resources, and open space based on the continued support of residents. Fifty-six percent of the respondents to the 2025 Community Survey supported land acquisition for open space, apart from recreational uses. In the same survey, approximately 75 percent of residents reported that clean air and water mattered most to them, and approximately 45 percent felt equally strongly about the protection of wildlife and habitat.

To support the desires of residents and build on the conservation work completed to date by the town and others, the Comprehensive Plan Committee has identified a Critical Rural Area depicted in the map on the next page that includes both sides of Range Road from Bruce Hill



Knight's Pond



CRITICAL RURAL AREA DETAIL MAP

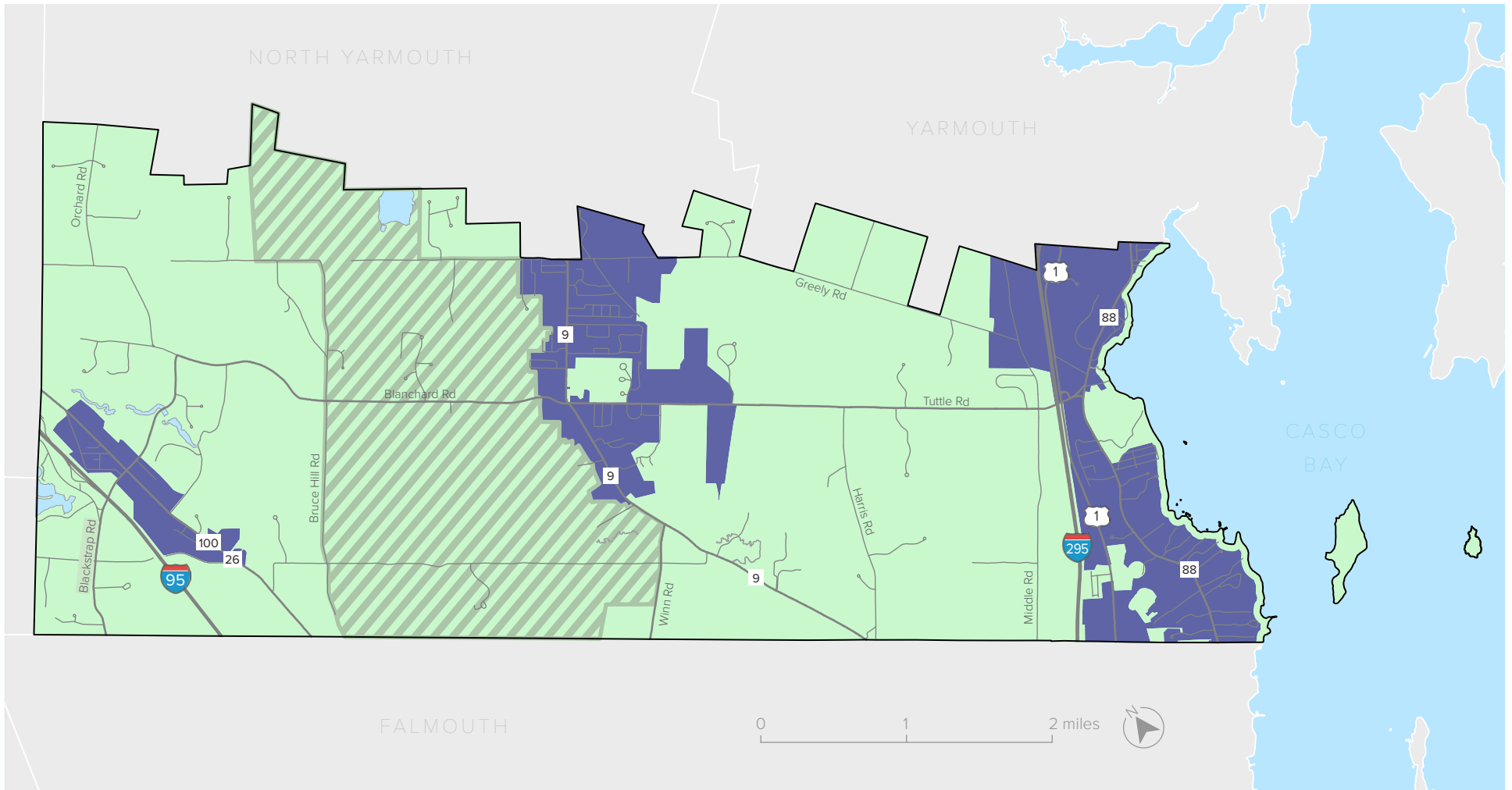
- Growth Area
- Rural Area
- Critical Rural Area
- Permanently Conserved
- Open Space*
- BwH Undeveloped Habitat Blocks

**Open Space includes parcels designated as open space, as well as farmland, Town-owned lands, and tree growth properties.*

Road to Winn Road, extending north across Blanchard Road and across the western portion of Greely Road Extension. The Critical Rural Area contains:

- Cumberland's largest habitat block (791 acres between Range and Blanchard Roads);
- Cumberland's portion of the habitat block it shares with Falmouth (1,314 acres total, on the southern side of Range Road);
- A large section of Cumberland's portion of the habitat block it shares with North Yarmouth (1,603 acres total, on the northern side of Greely Road Extension);
- The existing preserved areas of Rines Forest, Watson Woods, Read Family Farm, Knight's Pond, and Farwell Forest;
- Multiple parcels that are in current use tax programs, such as tree growth, farmland, and open space;
- The Cross Cumberland Trail, which connects to the Cross Town Trail that Cumberland shares with Falmouth, North Yarmouth, and Windham. The extent of additional protection for this Critical Rural Area will be developed by the Implementation Committee for consideration by the Town Council.

Areas for future consideration for Critical Rural Area designation could include Cumberland's other large habitat block (595 acres between Longwoods and Tuttle Roads, including the Town Forest), undeveloped riparian areas, significant farmland, scenic areas, or other areas in compliance with state statute.



GROWTH, RURAL, AND CRITICAL RURAL AREAS MAP

■ Growth Area ■ Rural Area ■ Critical Rural Area

This map shows Cumberland's updated growth and rural areas, along with a critical rural area.

Goals & Actions

1 PRESERVE RURAL AREAS.

- A. Limit the number of building permits in Rural Areas, and remove all exemptions from the building permit cap in Rural Areas.
- B. Update all digital maps on the Town's website.
- C. Update the 2000 Open Space Plan.
- D. Continue coordination between the Town, neighboring communities, land trusts, and conservation programs to identify or acquire or conserve significant properties that expand or connect to existing conserved lands, create wildlife corridors, and enhance connectivity and public access between properties.
- E. Develop an outreach program to engage with large land owners to explain the benefits of conservation easements, current use tax programs, and transfer of development rights in an effort to protect undeveloped land.

2 DEVELOP CRITICAL RURAL AREAS GUIDANCE.

- A. Create ordinances that define the maximum protection of Critical Rural Areas.
- B. Establish criteria compliant with state statute for lands to be considered a Critical Rural Area in the future.

Goals & Actions [CONT'D]

3 SIMPLIFY AND STANDARDIZE TOWN ZONING ORDINANCES.

- A. Update zoning and growth management ordinances to comply with recently enacted state statutes.
- B. Reduce the number of zoning and overlay districts to simplify zoning while ensuring consistency.
- C. Revise zoning ordinances to encourage a variety of housing types for different income levels and ages, within connected neighborhoods, focusing on Growth Areas or areas with existing infrastructure.
- D. Update residential zoning in already developed areas to reflect existing lot sizes, while allowing for subdivision of lots to support denser housing in Growth Areas.
- E. Review Route 1 and Route 26/100 and the Town Center District Design Standards to ensure consistency.
- F. Consider requiring public infrastructure, such as pedestrian access and regional issues, for future developments with design standards.
- G. Review conservation subdivisions and zoning policies generally to favor additional concentrated density while preserving the remaining area for public access and connectivity to other conservation areas where possible.

4 EVALUATE TOWN-OWNED LANDS FOR DIVERSE USES.

- A. Evaluate the use of Town-owned lands or strategically acquire new land for use in the development of deed-restricted workforce and multigenerational housing.
- B. Identify land in conjunction with MSAD #51 and North Yarmouth for future school facility expansion.
- C. Implement restrictions on Twin Brook that prevent development and maintain the property for public recreation.

ADDENDUM TO CHAPTER 10: FISCAL CAPACITY

This section will be updated before final adoption of the Comprehensive Plan to reflect recent and pending fiscal developments in Cumberland. Since the Fiscal Capacity chapter was drafted, the Town has completed its revaluation, the Town Council has adopted the FY 2026–2027 municipal budget, and voters have approved the school budget. A new mill rate is expected later this summer, with the tax commitment anticipated by late August.

The final addendum will provide a brief factual update on the Town's assessed valuation, mill rate, total FY 2026–2027 budget, and other relevant fiscal information. This addendum will not include new goals or implementation actions.

IMPLEMENTATION MATRIX

TIMEFRAME: Short-term = 0-2 years, Mid-term = 3-5 years, Long-term = 5-10 years

Historic & Archaeological Resources

GOAL 1	Action	Timeframe
Identify and inventory Town assets.	A. Update the 2000 Historical Buildings Survey	Short-term
	B. Identify significant buildings on website; educate owners on National Register.	Short-term
GOAL 2	Action	Timeframe
Preserve historical assets.	A. Consider creating/adopting a Historical Preservation Ordinance.	Mid-term

Recreation & Town-Owned Land

GOAL 1	Action	Timeframe
Maintain diverse programming and facilities.	A. Support the Parks & Recreation Advisory Board.	Ongoing
	B. Evaluate Val Halla for expanded year-round use.	Ongoing
	C. Collaborate on eventual renovation of Greely Pool.	Long-term
	D. Ensure success of Active Living 55+ program.	Short-term
GOAL 2	Action	Timeframe
Improve pedestrian/bike access to recreation.	A. Partner with CCLT for inter-property trails.	Mid-term
	B. Form citizen committee to prioritize sidewalks/bike lanes.	Short-term

Marine Resources

GOAL 1

Protect coastal water health and habitat.

Action

- A. Coordinate with DMR on water quality/shellfish.
- B. Status reports on shellfish populations.
- C. Educate residents on fertilizer/septic/waste.
- D. Support state changes for aquaculture oversight.
- E. Continue Healthy Beaches monitoring at Broad Cove.

Timeframe

Ongoing
Ongoing
Mid-term
Mid-term
Short-term

GOAL 2

Plan for environmental changes.

Action

- A. Assess coastline vulnerability to sea level rise.
- B. Amend Shoreline Zoning Ordinance as needed.
- C. Update Climate Action Plan for marine water quality.

Timeframe

Short-term
Short-term
Short-term

Water Resources

GOAL 1

Strengthen aquifer protection.

Action

- A. Require subdivision finding for aquifer protection.
- B. Review/amend zoning aquifer protection provisions.
- C. Ordinance revisions for permanent recharge area protection.

Timeframe

Mid-term
Short-term
Short-term

IMPLEMENTATION MATRIX

TIMEFRAME: Short-term = 0-2 years, Mid-term = 3-5 years, Long-term = 5-10 years

Water Resources [cont'd]

GOAL 2	Action	Timeframe
Protect groundwater/ surface water quality.	A. Map point-source contamination risks.	Mid-term
	B. Regional collaboration for watershed protection.	Short-term
	C. Educate residents on pesticides and pet waste.	Mid-term
	D. Coordinate with state on pesticide regulation.	Mid-term

Natural Resources

GOAL 1	Action	Timeframe
Preserve critical natural resources.	A. Align Shoreland Zoning with neighbors (Falmouth/Yarmouth).	Short-term
	B. Require BwH data in developer submissions.	Short-term
	C. Protect Variable Sedge on the Foreside.	Short-term
	D. Protect the Salt-Hay Saltmarsh at the northern end of Broad Cove.	Short-term
	E. Invest in invasive species management.	Short-term

GOAL 2	Action	Timeframe
Protect and connect habitat blocks.	A. Partner with CCLT for inter-property trails.	Mid-term
	B. Educate residents about the significance of large habitat blocks.	Short-term
	C. Improve aquatic connectivity (culvert replacement).	Long-term
	D. Integrate wildlife signage/traffic calming.	Mid-term

Natural Resources [cont'd]

GOAL 3 Integrate housing and conservation.	Action	Timeframe
	A. Pursue creative housing/conservation partnerships.	Short-term
	B. Consider a land conservation fund via fees.	Mid-term
GOAL 4 Document resources via partnerships.	Action	Timeframe
	A. Maintain GIS maps of resources/conserved areas.	Ongoing
GOAL 5 Climate neutral by 2050.	Action	Timeframe
	A. Complete and update Climate Action Plan.	Short-term

Agriculture & Forestry Resources

GOAL 1 Preserve agricultural/forest lands.	Action	Timeframe
	A. Partner with land trusts/state agencies.	Short-term
	B. Educate landowners on current use/management.	Short-term
	C. Manage Town forests for ecological health.	Short-term

IMPLEMENTATION MATRIX

TIMEFRAME: Short-term = 0-2 years, Mid-term = 3-5 years, Long-term = 5-10 years

Agriculture & Forestry Resources [cont'd]

GOAL 2 Foster farm/forestry resilience.	Action	Timeframe
	A. Allow flexible accessory uses (agritourism).	Short-term
	B. Explore state Farm Support Program.	Short-term
	C. Revise zoning for agricultural consistency.	Short-term
	D. Reduce/eliminate permitting fees for ag use.	Short-term
	E. Solicit farmer input on ordinance changes.	Short-term
GOAL 3 Encourage conservation development.	Action	Timeframe
	A. Density bonuses for conservation subdivisions.	Short-term
GOAL 4 Promote agriculture in community life.	Action	Timeframe
	A. Post list of active farmstands.	Short-term
	B. Provide space for Farmers Market.	Short-term

Economy

GOAL 1 Strengthen local economy.	Action	Timeframe
	A. Direct growth to village centers/Growth Areas.	Ongoing
	B. Lower barriers for home occupation permits.	Short-term
	C. Engage economic development orgs.	Short-term
	D. Explore shared co-working spaces.	Short-term
	E. Explore tourism-based commercial growth.	Short-term

Economy [cont'd]

GOAL 2 Update zoning for economic development.	Action	Timeframe
	A. Allow mixed-use in growth areas/office zones. B. Reduce dimensional/parking requirements.	Ongoing Short-term
GOAL 3 Align infrastructure with priorities.	Action	Timeframe
	A. ID priority areas for water/sewer expansion. B. Support fiber broadband townwide.	Mid-term Mid-term

Fiscal Capacity

GOAL 1 Strengthen/diversify tax base.	Action	Timeframe
	A. Encourage mixed-use to increase non-res valuation. B. Remove barriers to non-residential development.	Ongoing Mid-term
GOAL 2 Manage spending/investments.	Action	Timeframe
	A. Maintain multi-year CIP.	Ongoing
	B. Evaluate projects on lifecycle costs.	Short-term
	C. Coordinate planning with MSAD #51.	Short-term

IMPLEMENTATION MATRIX

TIMEFRAME: Short-term = 0-2 years, Mid-term = 3-5 years, Long-term = 5-10 years

Fiscal Capacity [cont'd]

GOAL 3 Expand non-property tax revenue.	Action A. Periodically review all fees/service charges. B. Pursue state/federal/private grant funding.	Timeframe Mid-term Ongoing
GOAL 4 Optimize service delivery.	Action A. Explore regional collaboration/shared services.	Timeframe Ongoing

Public Facilities & Services

GOAL 1 Well-maintained roads.	Action A. Funded annual paving plan implementation. B. Partner for state (MaineDOT) and federal (PACTS) funds.	Timeframe Ongoing Ongoing
GOAL 2 Expand water and sewer services.	Action A. Extend water to Corey Road Business Park. B. Extend water to upper Bruce Hill/Pleasant Valley. C. Fund separating residential drains from sewer.	Timeframe Long-term Mid-term Mid-term
GOAL 3 High quality services.	Action A. Explore further regional consolidation.	Timeframe Ongoing

Transportation

GOAL 1 Eliminate fatal/serious injury crashes.	Action	Timeframe
	A. Adopt Vision Zero resolution/framework.	Short-term
	B. Prioritize high-conflict corridors for safety.	Short-term
	C. Implement traffic calming/redesign.	Mid-term
	D. Improve crossing visibility at destinations.	Mid-term
GOAL 2 Safe/connected sidewalk network.	Action	Timeframe
	A. Adopt Sidewalk Expansion Priority Order.	Short-term
	B. Fill sidewalk gaps beyond Cumberland Center.	Long-term
GOAL 3 Improve bicycle/trail connectivity.	C. Integrate pedestrian needs into road projects.	Mid-term
	Action	Timeframe
	A. Support rail-trail/multi-use path development.	Short-term
	B. Widen shoulders on priority corridors.	Long-term
GOAL 4 Maintain/improve infrastructure.	C. Connect trails to civic destinations.	Mid-term
	Action	Timeframe
	A. Prioritize pavement management.	Short-term
GOAL 5 Expand mobility via partnerships.	B. Integrate safety into routine maintenance.	Short-term
	C. Upgrade crosswalks with RRFB treatments.	Short-term
	Action	Timeframe
	A. Pursue Metro Connect On-Demand pilot.	Short-term
	B. Monitor regional rail/transit expansion.	Mid-term

IMPLEMENTATION MATRIX

TIMEFRAME: Short-term = 0-2 years, Mid-term = 3-5 years, Long-term = 5-10 years

Housing

GOAL 1

Expand housing diversity and choice.

Action

- A. Support mixed-income housing in growth areas.
- B. Amend zoning for more types (townhouses/multiplex).
- C. Encourage clustered/conservation developments.
- D. Adopt ADU ordinance with streamlined permitting.
- E. Advance one deed-restricted affordable project.

Timeframe

Short-term
Immediate
Ongoing
Short-term
Mid-term

GOAL 2

Context-sensitive rural housing.

Action

- A. Mandate conservation subdivisions near conserved lands.
- B. Define contiguous open space requirements.
- C. Use design guides for conservation subdivisions.

Timeframe

Short-term
Short-term
Short-term

Future Land Use

GOAL 1

Preserve Rural Areas

Action

- A. Limit building permits in Rural Areas; remove exemptions.
- B. Update all digital maps on the Town website.
- C. Update the 2000 Open Space Plan.
- D. Coordinate land conservation for connectivity/access.
- E. Landowner outreach on easements and tax programs.

Timeframe

Short-term
Immediate
Short-term
Short-term
Mid-term

Future Land Use [cont'd]

GOAL 2 Develop Critical Rural Areas (CRA) guidance.	Action	Timeframe
	A. Create ordinances defining maximum protection for CRAs.	Short-term
	B. Establish state-compliant criteria for future CRA designations.	Short-term
GOAL 3 Simplify and standardize zoning.	Action	Timeframe
	A. Update lot size/growth management for state law compliance.	Immediate
	B. Reduce/simplify zoning and overlay districts.	Short-term
	C. Revise zoning for varied housing types in Growth Areas.	Short-term
	D. Update residential zoning to reflect existing lot sizes/support density.	Short-term
	E. Review/unify design standards for major corridors.	Short-term
	F. Consider requiring public infrastructure for new developments.	Short-term
GOAL 4 Evaluate Town-owned lands for diverse uses.	Action	Timeframe
	A. Evaluate/acquire land for workforce/multigenerational housing.	Short-term
	B. Identify land for future school expansion with MSAD #51.	Long-term
	C. Implement restrictions on Twin Brook to prevent development.	Mid-term