

Planning York Board
Thursday, September 14, 2017, 7:00 P.M.
York Public Library

Call to Order, Determination of Presence of Quorum; Appointment of Alternates. Chairperson Amy Phalon called the meeting to order at 7:00. A quorum was determined with five people voting: Amy Phalon, Vice Chairperson Pete Smith, Board Secretary Gordon Eldridge, Al Cotton, and Lew Stowe. Alternate Kathleen Kluger was present, but did not vote. She did not feel well and left after the Oak Ridge Terrace hearing. Alternate Wayne Boardman was absent. Patience Horton was the recording secretary. Planning Director Dylan Smith reviewed three of the four applications. The fourth application was Long Sands Bathhouse. Town of York was the applicant, and Lee Jay Feldman, Director of the Southern Maine Planning and Development Commission (SMPDC), reviewed the application and submitted the Planner's Memo. Lee Jay did not attend the meeting. The meeting lasted 2.25 hours.

Public Forum

No one came forward to speak.

Field Changes

Mark Graziano and Albert Whiting described changes to the canopy at the Shell Gas Station in York (U.S. Rte. 1) that are mandated by Shell Corporate. The changes will affect the yellow and red bands and LED lighting around the canopy. Decals of the Shell pecten insignia [scallop shell] will be placed strategically on the canopy. The effect is of a halo, Albert Whiting said. The lights at the Shell station automatically turn on when it gets dark in the evening, and they are turned off when the gas station closes at 9:00.

Motion: Pete Smith moved to approve this field change. Al Cotton seconded. There was no board discussion. The motion passed 5-0.

Public Hearings – Applications

Long Sands Bathhouse, 189 Long Beach Ave.

Map & Lot 0033-0152-A; Owner: Town of York

This is an amendment to a previously approved plan. The primary intent is to remove the cupola and remove the roof that overhangs the sidewalk on the north and on part of the ocean side of the building.

Project contractor Glen Farrell, Bathhouse Subcommittee Chairman Jim Bartlett, and York Recreation Department Director Mike Sullivan were present. Glen Farrell was spokesperson. As said above, Dylan Smith did not serve as Town Planner on this application. Lee Jay Feldman, SMPDC director, had prepared the Planner's Memo for review of this application. He was not present at the meeting.

Motion: Pete Smith moved to accept the application for Long Sands Bathhouse, Map & Lot 0033-0152-A, for review. Al Cotton seconded. There was no discussion. The motion passed 4-1, with Gordon Eldridge opposed.

Motion: Pete Smith moved to open the public hearing for the Long Sands Bathhouse, Map & Lot 0033-0152-A. Al Cotton seconded. The motion passed 5-0.

- Sue Larson lives at 177 Long Beach Avenue, across from the bathhouse. She asked what the meaning of the phrase “primary intent,” is. Those words are in the agenda language above. The chairperson closed the public hearing.

Glen Farrell explained that along with removing the cupola and part of the roof, further costs are being cut by changing the framing, the light fixtures (still keeping LED fixtures), and the exterior material on the ocean-side posts. There will be a year round restroom, and the drainage system remains as approved. There is no meaning to “primary intent,” he said.

Motion: Pete Smith moved to approve this amendment to the Long Sands Bathhouse, 189 Long Beach Ave.; Map & Lot: 0033-0152-A, as proposed. Al Cotton seconded. Discussion ensued.

Gordon Eldridge explained he would not support further votes in favor of the bathhouse. He said that the Town listened and talked about changes and improvements, but always went back to the original drawing that they started with. “I voted for it the first time because it is a good building, and we need it, but I’m not doing it this time.”

Al Cotton called the vote. The motion passed 4-1. (Gordon opposed)

Waniak Subdivision, 66 Witchtrot Road

Map & Lot 0089-0045-D; Owner: Robert Waniak

Application is a minor subdivision to divide a parcel with an existing house on it into two lots.

Motion: Pete Smith moved to accept the application for the Waniak Subdivision, 66 Witchtrot Road; Map & Lot 0089-0045-D. Al Cotton seconded. There was no discussion. The motion passed 5-0.

Motion: Pete Smith moved to open the public hearing on the Waniak Subdivision, 66 Witchtrot Road; Map & Lot 0089-0045-D. Al Cotton seconded. There was no discussion. The motion passed 5-0. No one came forward to speak. Chairperson Amy Phalon closed the public hearing.

Bill Anderson, Anderson Livingston Engineers, York, spoke for the application. In 2014, one lot of about 20 acres was carved into to two lots. This time, a third lot will be created out of the bigger one. Mr. Waniak lives on the property now. He plans to rebuild on the

new lot. Trees would be cut only for the purpose of building a house. The wetlands have been mapped. The sight distances are good. It is the last house on a gravel road right on the South Berwick line.

Code enforcement had found an issue with the septic test pits. Bill Anderson said those issues have been resolved with and approved by Town Stormwater Director Leslie Hinz and by the Licensed Plumbing Inspector. As recommended by the soil scientist, the depths of the test pits were increased, and the correct results were achieved.

Motion: Pete Smith moved to accept the following waiver requests on Waniak Subdivision, 66 Witchtrot Lane; Map & Lot 0089-0045-D:

1. § 6.3.3.3.4, Marking the location of trees at least 24” in diameter;
2. § 6.3.5, Impact Statement;
3. § 6.3.7, Landscaping and Grading Plan;
4. § 6.3.14, Historic Commission Review;
5. § 6.3.27, Stormwater Drainage Plan; and
6. § 6.3.32, High Intensity Soil Survey.

Al Cotton seconded. There was no further board discussion. The motion passed 5-0.

Motion: Pete Smith moved to accept the preliminary and final application for the Waniak Subdivision; Map & Lot 0089-0045-D, with two conditions subsequent: that test pit revisions are approved by the Licensed Plumbing Inspector of York; and that the applicant agrees not to cut any 24” trees during construction, except for the building’s footprint. Al Cotton seconded. The motion passed 5-0.

Oak Ridge Terrace, 140 Pine Hill Road

Map/Lot: 0100-0020; Owner: York Building and Design Center, Inc.

Application is for a proposed five (5) lot residential cluster subdivision and commercial use.

Michael Sudak of Attar Engineering, Eliot, was substituting for project engineer Ken Wood, for this hearing. Mr. Sudak agreed that the application was substantially incomplete and not ready for preliminary review. Chairperson Amy Phalon requested using the allotted meeting time for a sketch review.

The two parcel subdivision has a total of 21.9 acres. A commercial parcel situated on U.S. Rte. 1 will have two buildings on it, a six-bedroom dwelling and a storage / warehouse building and adjacent parking lot. The rest of the land will be used for a five-lot residential conservation/cluster subdivision and open space. The open space consists of 12.5 of the 21.9 acres. It is located behind Dawn Hill’s lot.

Motion: Pete Smith moved to open a public hearing for Oak Ridge Terrace, 140 Pine Hill Road; Map & Lot 0100-0020. Al Cotton seconded. There was no board discussion. The motion passed 5-0.

- Abutter Dawn Hill said she came to the meeting to be better informed and has no questions at the moment.

Motion: Pete moved to close the sketch plan review for Oak Ridge Terrace, 140 Pine Hill Road; Map & Lot 0100-0020. Al Cotton seconded. There were no other board comments. The motion passed 5-0.

The proposed roadway is a 20-foot paved travel way with two-foot gravel shoulders. Wells will be individually drilled and there will be individual septic. All the residential buildings will be sprinkler-ed. Stormwater will be serviced by a series of roadside swales and culvert crossings draining into stormwater detention basins.

The entire project will be reviewed as one application, not two.

Gulf Hill Subdivision, 1780 US Route 1

Map & Lot 0100-0027; Owner(s): Estate of Wayne C. Perkins

Application is a proposed sketch plan for a fifty (50) lot residential cluster subdivision.

Chairperson Amy Phalon noted that board member Kathleen Kluger had left for the evening, and there was still a quorum.

Duane Jellison, Jeffrey Jellison, and engineer Tom Harmon (Civil Consultants, S. Berwick) represented the application, with Duane Jellison as spokesperson. This is a 50-lot conservation/cluster subdivision with proposed architecture style similar to the Pine Ledge Residential Subdivision architecture on Logging Road, which was approved in 2013. This property has 200 acres, 150 of which will go into open space.

Duane Jellison said he plans to offer part of the 150 acres of open space for use by the White Pine [juvenile] camping project. He also plans to seek an easement so the residents at 1742 U.S. Rte. 1 can get to their home without crossing the campground.

Motion: Pete Smith moved to open the public Gulf Hill Subdivision, 1780 U.S. Rte. 1; Map & Lot: 0100-0027. Al cotton seconded. There were no board comments. The motion passed 5-0.

- Philip Bell, 1742 U.S. Route 1, is an abutter. He has walked extensively across the property and hopes that its natural features will be taken into consideration with the acceptance of the conservation/cluster design.

Motion: Pete Smith moved to close the public hearing. Al Cotton seconded. The motion passed 5-0. The motion passed 5-0.

A site walk was planned for Thursday, October 12, 2017.

Motion: Pete Smith moved to close the sketch review for Gulf Hill Subdivision, 1780 U.S. Rte. 1; Map & Lot 0100-0027. Al Cotton seconded. The motion passed 5-0

Minutes

Motion: Pete Smith moved to approve the minutes of August 24, 2017, as amended. Al Cotton seconded. The motion passed 5-0.

Other Business

Findings of Fact—York Beach Parkway

Motion: Pete Smith moved to approve the Findings of Fact for the plan amendments to the York Beach Parkway; Map & Lot 0094-0077, and to authorize the Chair to sign the Findings with the following corrections.

1. In Item 4, there is an empty building on a portion of the property fronting U.S. Rte. 1. The remainder of that parcel will lie fallow;
2. There is a CMP major transmission line that runs the length of the property;
3. In §1.2.5, Traffic, the intersection of Beach Parkway and Ridge Road may require further study;
4. The Beach Parkway access at its intersection with U.S. Rte. 1 will not open to the public until a traffic signal is in operation there; and
5. The date of the signing will be backdated to September 14, 2017.

Al Cotton seconded. There was no further discussion. The motion passed 5-0.

Other Business

- The Beach Parkway Mylars were signed.
- The York River Watershed study group is developing a Watershed Management Plan to go on the November 2018 ballot. They have been granted Federal money to finance the project.
- There is a consensus of the Planning Board members that, because of the excessive work load, the Town should provide additional support to the Planning Director.

Adjourn

Amy Phalon adjourned the meeting at 9:13.