

**York Planning Board**  
**Thursday, February 18, 2016, 7:00 P.M.**  
**York Public Library**

**Call to Order, Determination of Presence of Quorum; Appointment of Alternates**

A quorum was determined with four people voting, Chairman Peter Smith, Board Secretary Gordon Eldridge (who represents the York Beach area), Lew Stowe, and alternate Kathleen Kluger, who was assigned as a voting member. Al Cotton, Vice Chair Amy Phalon, and alternate Wayne Boardman were absent. Lee Jay Feldman of the Southern Maine Planning and Development Commission represented staff for the High School Auditorium application, as he does for all applications when the Town of York is the applicant. Scott Hastings represented staff for all other business.

**Public Forum**

The Chairman opened and closed the public forum. No one came forward to speak.

**Minutes**

The January 28, 2016, Minutes were reviewed and changes were requested.

**Motion:** Lew Stowe moved to approve the Thursday, January 28, 2016, minutes as corrected. Gordon Eldridge seconded. The motion passed, 4-0.

**Field Changes**

**York Hospital Retail Care Facility. 343 US Route 1. Map & Lot: 0059-0001**

Application representative Bill Anderson requested a field change to move dumpsters from the approved location to a nearby location that has stockade fencing.

**Motion:** Lew Stowe made the motion to accept the relocation of the dumpsters for York Hospital Retail Care Facility. Gordon Eldridge seconded the motion. The motion passed 4-0.

**Application Reviews and Public Hearings:**

**York High School Auditorium. 1 Robert Stevens Drive**  
**Map & Lot 0038-0005; Owner: Town of York. Preliminary plan review for proposal to demolish the existing auditorium and mixed-use room at the York High School and replace it with a larger auditorium, lobby, and additional small rooms. This was postponed from the January 14, 2016 meeting by the board.**

This application to build a 750 seat auditorium was represented by Holly Sargent of the Building Committee, architect Jeffery Larimer, and Zak Harding, Director of Facilities.

**Motion:** Gordon Eldridge moved to take the High School Auditorium application off the table. Kathleen Kluger seconded. The motion passed 4-0.

Lee Jay Feldman said the school has agreed to the two required conditions. One that is required by the clerk is that no school or public event will be scheduled on election days. This will make adequate parking for the voters.

The Planning Board requested the second condition which is that a Police officer will direct traffic and parking during large events. The school will also notify the York Fire Department of large events, so quick response can be anticipated.

It was noted that the existing retention pond at 89,000 square feet will surpass the final storm water storage requirements of 83,324 square feet.

Based on official School Department policy, there will be no concurrent scheduling of large-scale activities. This will be a condition of approval recorded on the Plan, noting that it cannot be changed in the future.

The school is used for some non-school functions, like Medicare workshops for 20 to 30 people.

Another plan note must be added to the Plan stating that "Debris from demolition may not be stored on the property."

Lew Stowe felt parking should not be allowed on Robert Stevens Drive. Holly Sargent replied that there is parking on Robert Stevens Drive when there are a large number of voters. A plan note must be added stating that "Parking will be prohibited at all times along Robert Stevens drive between the school and Long Sands Road."

Chairman Peter Smith opened and closed the **Public Hearing**. No one came forward to speak.

**Motion:** Lew Stowe moved to accept the application for the auditorium for review. Kathleen Kluger seconded. The motion passed 4-0.

**Motion:** Lew Stowe moved to give preliminary approval for the application, York High School auditorium, 1 Robert Stevens Drive, Map & Lot 0038-0005, including the conditions listed in Lee Jay Feldman's memo of February 3, 2016 and those stated during the meeting. Kathleen Kluger seconded. The motion passed 4-0.

**Stoney Brook Landscaping, 1680 Route 1; Map & Lot 0100-0024; Owner Stone Brook Realty LLC. Applicant seeks a Route 1 permit for a landscaping business and associated office space while retaining the current residential unit. The applicant also is asking for site plan approval for improvements to the site including access and parking.**

Ken Wood of Attar Engineering and applicant Tom Dunn represented the application. The Stoney Brook property has three buildings, a barn, a house, and a small building, formerly El's clam shack. The house will remain residential. The barn is intended to house the family-owned landscaping business. The small building will be torn down and rebuilt with the same footprint a few feet back from the right of way.

Two driveways will be consolidated. There will be parking for 12 vehicles, including four company trucks, tenant parking, and one handicap space. An EPA stormwater permit is required. Two bio-retention cells are planned for stormwater management. Approval letters were received from Police, Fire, and HDC. Two waivers for the landscaping plan have been requested. The board agreed with Kathleen Kluger that a landscaping plan will be required, but the requirement that it be prepared by a licensed landscape architect could be waived.

The barn will have one outside light. The operation hours will be within ordinance requirements. The noise ordinance will be respected for the sake of the neighbors. Fuel will not be stored on the premises.

The Chairman opened and closed the **Public Hearing**. No one came forward to speak.

### **In Other Business**

- The new Shoreland Subcommittee has had its first meeting. Members include Lew Stowe, Kathleen Kluger, Wayne Boardman and Leslie Hines.
- The Planning Board discussed the idea of composing a letter for immediate delivery to Code Officer Amber Harrison to show solidarity with her investigation that, per the Findings of Fact, the construction plan for the Cliff House accounts for no more than 226 rooms. The letter is intended to go in the public record.

**Motion:** Gordon Eldridge moved to authorize the Chair to send a letter to the Code Office to confirm and assure and that the plans for the Cliff House construction project do not exceed 226 lodging rooms. Lew Stowe seconded. There was no board discussion. The motion passed 4-0.

### **Adjourn**

**Motion:** Lew Stowe moved to adjourn the meeting. Kathleen Kluger seconded. The motion passed 4-0. The time was 9:10.