

**York Planning Board**  
**Thursday, March 8, 2012, 7:00 P.M.**  
**York Public Library**

**Call to Order, Determination of Presence of Quorum**

Chairman Lew Stowe conducted the meeting. A quorum was determined with five people voting: Todd Frederick, Torbert Macdonald, Jr., Tom Manzi, Lew Stowe and Dave Woods. Alternates Dave Glazebrook and Tom Prince, and were present. Town Planner Christine Grimando represented the York Planning Department. Patience Horton prepared the minutes.

**Public Input**

**Open to the public to address any issue other than the scheduled public hearing.**

No one came forward to speak.

**Field Changes**

There were no field changes.

**Minutes**

**Review and approve draft minutes.**

The February 23, 2012, minutes were reviewed, and board members requested corrections.

**Motion:** Todd Frederick moved the February 23, 2012 minutes be accepted as amended. Dave Woods seconded the motion, which passed, 5-0.

**Bait Shed for York Town Dock #1. 2 Harris Island Rd. Map & Lot 0057-0055-A**  
**Review of a Floodplain Management Ordinance Conditional Use Permit for a bait shed/Revision to a previous approval**

Town Planner Christine Grimando introduced this amendment to a previous approval application. **Dave Gittens** represented the harbor board and had brought this application before the planning board last fall. The proposed bait shed at Dock #1 requires a Floodplain Management Permit for 266 square feet. As an accessory structure, it is limited to 190 square feet. A proposed amended ordinance will allow for the larger shed if passed in the upcoming referendum of May, 2012.

Dave Gittens said the larger shed is a benefit because it has refrigerated storage. Currently, bait is salted or kept in barrels and goes bad quickly. Up to 66 barrels can be refrigerated. Everyone who has a lobster license can use the dock, he said. The **public hearing** was opened and closed. No one came forward to speak. Christine Grimando said an engineered plan and narrative had been requested of the engineer.

**Motion:** Torbert Macdonald made a motion to approve the conditional use permit for a 266 square foot bait shed at York Town Dock No. 1. Todd Frederick seconded the motion.

**Friendly Amendment:** Tom Prince added the language “Pending the approval of the May referendum,” which Torbert Macdonald accepted.

**Vote:** The motion passed with a 5-0 vote.

**Ridge Road Parking Lot Amendment 416 Ridge Road. Map & Lot 0094=0084-A. Revision to a Previously Approved Site Plan for a Parking Lot and Easement Reconfiguration.**

**JoAnn Fryer** of CLD Engineers came forward, representing the Town of York in this land swap application, related to the new police station application. Patrick Craigin owns the parking lot, which is used by the Union Bluff Meeting House. JoAnn Fryer put the original, approved plan side by side with the amended site plan on the easel, showing the change. The land swap will move the easement, preventing 10,000 square feet of wet-land impact in the construction of the connector road. The width of the new easement is greater than that of the original easement. That explains the need for the land swap. She showed a plan of the “old” lot, with an overlay of the new lot, and with that, an overlay of the final parking lot. It clearly explained the case.

The **public hearing** was opened and closed. No one came forward to speak. JoAnn Fryer said that 43 spaces take up 28% of the lot coverage, with 30% allowable. The lot will be gravel and not hot-topped. It is seldom used in winter. There is a garage where lot maintenance equipment is stored. It is included in the application.

The board discussed possible changes in the entrance and egress pattern for the lots. There are three exits and entrances within a short span of the post office, said Torbert Macdonald. Dave Woods suggested one-way into the lot from Ridge Road with the exit onto the new connector road. JoAnn Fryer said the owner plans this configuration in case the use changes from parking lot. The property will need a drive-through. Anyway, the current change is to accommodate the new road, she said. The lot is more difficult to utilize, she said, and anything that can be done to mitigate the difficulty would be appreciated.

**Motion:** Todd Frederick said, I move we approve the Ridge Road Parking Lot Amendment, 416 Ridge Road. Map and Lot 0094-0084-A revision to a previously approved site plan for a parking lot and easement reconfiguration. Dave Woods seconded the motion. It passed with a 5-0 vote.

**Police Station and Access Road 1051 US Route 1; Map & Lot 0094-0007 Preliminary Review of a major site plan application for a new public safety building and a connector road.**

Town Planner Christine Grimando said the preliminary review was accepted in February, 2012. The board suggested the application be split into two phases, and the applicant has done so by submitting the police station portion of the plan by itself, this evening. Christine Grimando's general issues are stormwater, traffic, and road impacts. The site walk had been the day before with 18 people following the well-marked path for the one-mile +/--connector road.

Christine Grimando had reviewed 6.3, and found it complete. She commented on the full stormwater management plan, which is enormous and covers both Phase I (the police station) and Phase II (the road) of the entire project. The plan is currently in peer review. Waiver requests include high intensity soil survey. The land swap, which was just presented ahead of this, is pending planning board approval. There is a traffic assessment from Gorrill Palmer, continued Christine Grimando. Police station traffic will not trigger improvements to Ridge Road. The road will cause for needed turning lanes at the intersection will be the connector road, itself.

Project engineer **Andrew Johnston** discussed features of the police station, including a rendering of the building by architect **David Lay**, also of SMRT. The property backs up against York's Wild Kingdom's parking lot. There is one wetland crossing leading to the police station.

The water main, and sewer line, and underground power run down the connector road to Ridge Road. There is a transformer behind the building, as well as an emergency generator, and a propane tank pad, and geothermal for heating and cooling. A low-impact stormwater system drip strip runs the perimeter of the roof. Small rain gardens are situated around the building. A pipe drainage system takes the runoff from the upper, large staff parking lot to the catch basin on the front side of the building. There are several other catch basins around the property. The Chair opened the **public hearing**. No one came forward to speak.

Tom Manzi asked if the communication tower would fit in the proposed footprint and be out of the flood plain. Christine Grimando said the selectmen are reviewing a proposal by a private company to build the tower. It is going to be designed for the purpose in mind, but the location is not fixed.

Christine Grimando tied up some loose ends in planning board business. There had been an apparent inconsistency in the Comp Plan for the location of the police station at the last meeting. Two different sections were being referenced. They were not the same sections. Also, she said that other sites had been considered for the new police station, and an earlier report was sent out listing the various properties with potential. Also, datum information had been put in the board members' packets. Previous flood inundation extents are to be discussed.

Andrew Johnston said some property lines are defined by the rights-of-way of the new road. It is difficult to state the property line as on the deed as until planning board approval. Dave Woods was concerned the propane tanks were not being buried. Andrew

Johnston said this might be an ownership, maintenance, or convenience issue. Todd Frederick said the February 24 package showed a rendering that had a “different building.” He asked for clarification on building design. He would also like to see bicycle racks at the police station. Architect David Lay (SMRT Architects) said they are still working on the design and will be for another month. The new iteration will be in the Town offices on Monday. Color hasn’t been decided. There is input from the building committee. Dave Glazebrook asked about the generator and the gravel road, concerned about propane trucks traveling on a gravel road in winter. David Lay said propane will be used for hot water and as backup for the geothermal. Andrew Johnston said the gravel drive is on a dry and high part of the site where trucks drive over the rocks to get to the propane tanks.

Dave Glazebrook asked about connectivity at the emergency operations center. **Police Chief Doug Bracey** said the station is a 911-dispatch center. TV trucks have satellite connections and power generators, and will not have to connect through the police station. If the station needs generators, the fire department has them. A section of the training room is the location for the emergency operations center.

Andrew Johnston described the drip strip, which is 30 feet wide. It catches all the runoff from the roof and is suitable in a 25-year storm. Under the strip is a sandy, loamy soil layered material, topped with topsoil, suitable for tilling when the top layer clogs up. Under is an under drain that weeps the flow out into the general drainage system. There are large and small catch basins around the property. The pond off the parking lot will have to be maintained every year.

**Joe Barbari**, who owns York’s Wild Kingdom, said he is at the low point for all the water that flows through the wetland. It leaves his land and goes toward the beach. His parking lot is so compacted that water can’t seep into the soil. Lew Stowe said the dam across the ice pond could deteriorate. It is held back with concrete blocks. Andrew Johnston said he doubts that the pond holds a lot of water. The depth might be 1 to 1 ½ feet. But if the gap widens, the water will continue to trickle down. If the pond eventually drains all the water, the rubble in the pond will stop most of the water from coming out. There are headwalls on either sides of the connector road because, in the event that the water surges upstream, the road and utilities will be enclosed in those headwalls, which are secure and protective structures.

David Lay said the light fixtures could possibly be historic fixtures, as there are in York Beach. Todd Frederick requested that the silver chain link fence be changed to black. Christine Grimando said landscaping units will have to be replaced if they die within one year of planting.

Lew Stowe and Christine Grimando reviewed **Section 6.3**.

**Boundary Survey:** Finished, said Lew Stowe.

A series of maps of **current conditions** has been included. There are six sheets of detail.

**Existing development.** There is nothing where the police station is now, said Lew Stowe.

The **property boundaries** have been identified. The zones are identified. Todd Frederick asked that the chain link fence be changed from silver to black.

**Impact statement** is located in first binder, said Christine Grimando. These are from the Fire department, Water department, and Sewer department. Lew Stowe asked about the looping path of the water main. The Town in conjunction with the Water Department has done that work, said Andrew Johnston. There will be better circulation of the water.

6.3.6 The plan showing **planned proposed development** has grading landscaping and design. There isn't a lot of fill going in there.

**Proof of ownership.** We have that, said Lew Stowe. We will have the deeds. A quick claim deed was one of the questions from before.

**Pollution in the watershed** is possible due to phosphates pollution caused by parking lots, and cars, said Lew Stowe. Christine Grimando said that this is a standard for Great Pond. This one is not applicable.

**Scenic Resources:** Christine Grimando said that there are statements in the binder addressing this.

**Historical and Archeological:** Christine Grimando said that there are letters.

6.3.15 **Watershed Map.** Grimando said it is in the binder.

6.3.16 A narrative that addresses each of the maps, begging with **habitat data**, has been received, said Christine Grimando.

6.3.17 Christine Grimando said this identifies locations and names of **existing streets** that are adjacent and will be used to access to the development.

**6.3.18 Reserved**

6.3.19 These are **proposed lot lines**, approximate dimensions, and net developable acreage. This was also in one of the written submission binders.

6.3.20 All parts of the land dedicated to **public use**.

**6.3.21 Reserved**

6.3.22 **Floodplain** shall be delineated. Done

**6.3.23 Reserved**

- 6.3.24 **Type of sewage disposal.** This is public sewage disposal, said Christine Grimando. There is a written statement from the Sewer District stating they have capacity, which letter we have.
- 6.3.25 **Water supply** is also a requirement for a letter from the Water District that they have adequate supply for the project, which we have.
- 6.3.26 **A letter from the Fire Chief.** We have correspondence from the Fire Chief, and he has been involved with this project for months. Tom Prince asked about the problem Chief Bridges had concern with over vegetation. Christine Grimando said the earlier iteration of the parking lot had not shown the location of the new trees. He was worried about site distance issues with the new trees at the parking lot. She received an email saying where they are being placed is fine with him.
- 6.3.27 The narrative on the **storm water design** has been received. We have full storm water in *final* stage, so the standard has been exceeded. Lew Stowe asked to have the direction of the stormwater placed on the plan with arrows.
- 6.3.28 Location and size of exiting and **proposed sewer and water main, culverts, and drainage ways.** That is on the plan, said Christine Grimando.
- 6.3.29 **Temporary markers** will enable a site walk. It is very well marked.
- 6.3.30 Requirement for **sight distances** to be marked on the plan: done.
- 6.3.31 Reserved**
- 6.3.32 **High intensity soil survey requirement.** A waiver has been granted.
- 6.3.33 Requirement for **traffic analysis.** We have it.
- 6.3.34 All **waiver requests** shall be in writing. This has been done.
- 6.3.35 Planning board **review fees.** This is not applicable.

Lew Stowe asked it would be a good idea to have granite boundary markers. Andrew Johnston said it would be a good idea once we've got the geometry of the road. We want to monument the corners for the land swap.

Dave Woods suggested widening Ridge Road where it intersects to the connector road. Andrew Johnston explained that the connector road turning lanes are installed ahead of completion of the road to Route 1 so, if we get the approval for the project, they are there for future connection. Dave Woods said Ridge Road won't be wide enough. Traffic engineer **Ralph Norwood** of Gorrill Palmer said the turning radius down the access road

and turning out onto Ridge Road is very good. Ridge Road will not have to be widened. Andrew Johnston said we'd look at it again.

Lew Stowe opened the public hearing. No one came forward to speak.

**Motion:** Todd Frederick moved to approve the police station and access road from the police station to Ridge Road complete for preliminary review as a major site plan application and moving on for final review. Dave Woods seconded the motion. There was no discussion. The motion passed 5-0.

**York Storage Solutions II 1950 & 1948 US Route 1 Map & Lots 0100-0029 & 0100-0029-B. Preliminary Site Plan Review and revision to a previously approved Site Plan for three additional storage buildings.**

Town Planner Christine Grimando said this is an amendment to a previously approved plan. The board did a site walk. The application is complete per 6.3. The proposal is to adding three additional storage buildings behind three others in the front. It is on Route 1.

There is a temporary stockpile, permitted since October, 2011. There are two waiver requests: ground elevation, which exceeds 10 feet; and slope steepness, which exceeds 20%. There is a landscape preservation issue, 6.3.7, which Christine Grimando referenced at the beginning of the meeting and the board did not cover.

The stormwater report had been submitted to DEP and had been peer-reviewed favorably. The fire chief had approved of the turning radii for trucks. Police had responded; HDC was about to; and DPW was not yet heard from.

**Motion:** Todd Frederick moved to accept the application for York Storage Solutions II as complete for preliminary review. Dave Woods seconded the motion, which passed 5-0 (no discussion).

Engineer Joe Cheever (Altus Engineering, Eliot) said that the stormwater system had been changed substantially. Better treatment will be provided if the whole original area flows into the treatment pond system that is already built. Previously, all stormwater was to be directed to the new pond. This will mean reconstructing the current pond, built as a detention pond, into a treatment pond. In Phase II, the current application, the runoff from the new building will be treated by a completely new system. Joe Cheever told Torbert Macdonald that the pond elevation is 73 at the bottom, and 76.1 at the top of the berm. There are 3 feet of free boarding, not including solid media. The pond is 3.1 feet deep. Joe Cheever said that they had been permitted 4,000 cubic yards of fill, and used 3,800.

The waiver on 7.3.1.D treats a 400 square foot area where the fill has to hold the existing 10-foot grade at the point of storage locker doors, preventing potential flooding.

The waiver on 7.3.1.D will allow slopes to exceed 20%. Along the shoulders of road, 33% slope is permitted. This does not suit the steep slope off the back of the new storage building, said Joe Cheever. The steep slope for the original building (Phase I) had also required a 50% grade. The board deliberated on the 7.3.1.C steep slope waiver. Christine Grimando asked if the slopes are comparable to those in Phase I. Are we matching what was previously developed? Joe Cheever answered that the 2/1 slope exists along the back of the first building, built in 2006) and runs along the wetland. The board decided to approve the waiver.

The hiss waiver, 6.3.32, was waived. The buildings are on private water and private septic. There is one small residential waste field is designed for 180 gallons per day.

The applicant had not submitted written request to waive the Route 1 architectural standard. It will be reviewed during final review.

**Motion:** Dave Woods moved that we grant the three waiver requests 7.3.1.C (fill); 7.3.1D (slope slopes); and 6.3.32 (high intensity soil survey). Todd Frederick seconded the motion. It passed without discussion, 5-0.

**Motion:** Dave Woods made a motion that we grant preliminary approval to York Storage Solutions II, 1950 & 1948 US Route 1. Map & Lots 0100-0028 & 0100-0029-B preliminary site review and revision to a previously approved site plan for 3 additional storage buildings. Todd Frederick seconded the motion. The motion passed without discussion, 5-0.

## **New Business**

## **Old Business/Adjourn**

The meeting ended at 10:40