



MEMO

TO: Planning Board
FROM: Dylan Smith, Town Planning Director
DATE: September 12, 2017
RE: Application Review – Gulf Hill
1780 US Route 1
Map & Lot: 0100-0027

OVERVIEW

This is a sketch plan review of a proposed cluster development of 50 residential lots on a 192 acre parcel. This is required to be done prior to submittal of a formal application. The site is located in the Route 1-6 zoning district with portions of the lot in the Shoreland Overlay District and FEMA Flood Zone.

JURISDICTION

This is an application for a sketch/conceptual plan, which as stated in (Site/Sub 5.2) as well as (§7.6- Cluster Housing Subdivision Application) is to allow the Board to ask questions and make suggestions to be incorporated by the applicant into the formal application. The applicant shall obtain no vested rights by submittal or review of a sketch plan. Jurisdiction is limited by (Site/Sub §5.2) as well as (Zoning §7.6, and §18-A.5-A).

RECOMMENDATIONS

1. Application Acceptance. I have reviewed all application materials and believe there is enough information to review the application as a sketch/conceptual plan.
2. Public Hearing. Following the application acceptance vote or lack thereof, conduct the public hearing to identify any issues or concerns relevant to the decision-making process. The Board, at its discretion, can allow a public hearing for a sketch and or conceptual plan.
3. Substantive Review and Deliberation. I believe the relevant issues for the Planning Board to discuss as part of this application include:
 - A. Per the Cluster Ordinance, the PB should perform a thorough review of the Existing Site Resources Map and although these plans contain road layouts and lot lines, which they should not, the plan still gives the Board an idea of significant

natural features that are on the lot. It appears the site contains significant portions of ledge, wetlands, streams, vernal pools as well as shoreland overlay areas. During this portions of review it is essential to decipher the importance of the open space (i.e. what is the main purpose of it, what's unique about it (see zoning §1.3.12)? Open space shall be designed first as part of the cluster option and therefore the PB needs to really weigh in on this. This is a very large lot and I think Cluster is a great option if this area is to be developed. Gulf Hill, from what I have heard, used to be a state park (of sorts) so I think that theme should in some way play a part in this development and the potential recreational aspects or uses of the open space. I definitely think a site visit will be needed to get an idea about this lot, the view sheds, development constraints and the critical resources that should be part of the open space. Again, open space and focusing on its importance as part of this development is paramount to a cluster subdivision and this conceptual review.

- B.** Comment from York Conservation Commission should be solicited during conceptual design review.
- C.** The visual yield plan has been submitted. I have not gone over it with a “fine tooth comb” but on first glance it appears to be in keeping with the requirements and seems reasonable. Ensuring it complies with density standards for a conventional development will be important.
- D. Traffic** – The applicant will need to ensure safe site distances and DOT approval is needed. I highly recommend the applicant meet with Dean to scope out any issues that he sees in moving forward and the traffic studies that will be needed as part of this development.
- E. Road design:** The proposal will need to meet the street design requirements. The applicant is aware that if the goal is to eventually petition the road be accepted by the town that road acceptance standards are separate from the Site/Sub standards. Any waivers granted by the Planning Board would not change the standards the road is held to under later public acceptance review. (see footnote 4 in Site/sub §9.5.9)
 - a) At a base line site/sub §9.5.9 requirements will need to be followed.
- F. Stormwater** – Given topography, and presence of wetlands, vernal pools, and streams, stormwater management will be important on this site. Also, stormwater features should not take up much, if any, of the dedicated open space. The applicant will need to submit a detailed stormwater management plan as part of a full application. See Site/Sub §6.3.27, §6.4.16, §9.8, and §9.9.

G. Buffers – The applicant will need to ensure that §7.6.4-E will be adhered to as it relates to buffers and the abutters. This should not be tough to adhere to given the size of the lot.

H. Other items of concern for full application: The applicant should review §6.3 and §6.4 of the Site and Subdivision regulations for full submittal requirements. The following are some areas in the regulations that may be of concern even at this stage in the process.

- a) **Impact statements:** See Site/Sub §6.3.5. These statements will cover financial, infrastructure, utility capacity, traffic, water quality, and other impacts to the Town, School Districts, and local utilities.
- b) **Natural resources:** Protection of natural resources will be a big concern on a more detailed review. This site contains wetlands, shoreland areas, vernal pools FEMA flood zones etc. Setbacks will need to be adhered to and the net developable area will need to be carefully calculated.
- c) **Changes to grading:** The applicant should note that if there are any proposed changes that result in a 10ft difference between pre- and post-construction ground elevation Site/Sub §7.3.1.C requires that they justify the need for this change and provide analysis to ensure there are no adverse impacts.
- d) **Open Space:** Again this is the most important aspect of the cluster ordinance and a primary reason for the conceptual review. The PB will need to focus and review this part of the design carefully.
- e) **Erosion Control:** A detailed erosion control plan must be submitted per Site/Sub §6.4.15 and §9.10
- f) **State and Federal Permits:** The applicant will need to show that they have received all relevant state and federal permits for the proposed work. This will include MDEP permits, perhaps an Army Corps of Engineer permit for work near vernal pools, and certainly a DOT access permit.
- g) **Timeline/Phasing:** The applicant will need to provide an estimated timeline for construction and any proposed phasing of the development per Site/Sub §7.30.
- h) **Performance guarantee and Financial Capacity:** The applicant must submit documentation of financial capacity to undertake the project (Site/Sub §6.4.28). They must also determine an appropriate performance guarantee per Site/Sub §10 and submit information as to the type of performance guarantee that will be provided per Site/Sub §6.4.25 and §10.
- i) **Other:**
 - Who will be the open space holder/steward?
 - Septic system locations are very important and key to ensuring the development is successful as there will be a combination of private

and shared systems. It will be important for the applicant to meet with the LPI to ensure test pits are satisfactory for the intended septic design(s).

- Meeting with York Water ahead of time to discuss the expansion of public water will be important and what their requirement might be.