



To: Town of York Planning Board
From: Lee Jay Feldman, Director of Planning
Date: 4/6/2017
Re: Amendment to the York Police Station-9 Hannaford Lane

Proposal

As you recall, this location was previously approved on April 6, 2016 as an amendment to the original approval of the property back in 2007. At the time the Police station was originally approved there were only minor site adjustments being made. At this time, the applicant is proposing a 3,600 sf single story garage is proposed for emergency equipment and vehicle storage. An additional 120 sf covered kennel area will be utilized for animal control. There is approximately 18,000 sf of new pavement proposed, as well as a short retaining wall around the northern edge of the pavement. A fence will be installed surrounding a 1,500 sf portion of pavement for impoundment and temporary vehicular evidence storage.

The building will have siding that matches the police station, with a sloped roof and asphalt shingles. The building will have garage doors for police department storage.

A small office will be located adjacent to the kennel location. The building will have a bathroom.

The York Police Station currently has a driveway that accesses Hannaford Drive, which terminates at Route 91 to the west and Route 1 to the east. The garage will be accessed from the internal police parking lot. No significant traffic changes or impacts are anticipated with the new development.

A storm water report and maintenance plan has been prepared for this impact area. The storm water maintenance requirements cover the entire Police Department project.

The Maine DEP approved a Site Law Permit to the existing development. The DEP has been notified of the proposed site expansion. We are working with them to determine what if any review they may have on the project. All storm water BMP maintenance requirements that were previously required under the approval will be the responsibility of the Town. The proposed site addition will not have a significant impact on municipal services.

Ransom Engineering Comments

Ransom Consulting, Inc. (Ransom) has reviewed the re-submission provided by Geoff Aleva of Civil Consultants. The package was received on April 4, 2017, as emailed from Geoff Aleva. The review focused on response to Ransom's April 4, 2017 comments on stormwater grading, drainage and erosion control. The following comments are reflective of our review.

The applicant's engineer has satisfactorily addressed our comments and Ransom has determined that the revised design meets the Town's stormwater ordinance requirements.

General

1. This project is an amendment to an existing DEP Site Location of Development permit. The amended permit approval shall be submitted to the Town and Ransom for their files.

Waivers

The applicant has not requested any waivers for this application

The Process

As I noted previously, this project is an Amendment to an approved project. I would suggest that this project could be reviewed and approved in 1 meeting. The applicant has provided a full complete application with both the Application form and materials as well as the Impact Statement from section 6.5.3 of the Ordinance.

- Find the application Complete
- Hold the public hearing
- Act on the Application
- Draft Findings of Fact are attached

Department Reviews

The applicant has sent review letters to:

- Fire
- Police
- Water District
- Sewer District
- Public Works

Fire, Water and Sewer have all responded with minor requests that will be built into the conditions of approval. Public Works has indicated they have no issues with the expansion as proposed.

The applicant has also reached out to:

- Local Historic District Commission
- Maine Historic Preservation
- Maine Inland Fisheries and Wildlife

Maine Historic Preservation has signed off on their review with no issues, the others have not yet responded.

Recommendation

There is nothing at this time that would preclude the planning board from approving the amendment to the Police Station site. The following conditions are part of the recommended approval:

1. Any new connections to the sewer district lines must be inspected at the time hook ups are made during the construction period
2. The water district is requiring isolation valves be located near the existing service entrance on the site, this will allow each of the two buildings to be shut off separately if there is ever a need to do so. The locations shall be worked out with the water district prior to construction.
3. ABC type fire extinguishers be included in the new building at the urging of the Fire Department.
4. This project is an amendment to an existing DEP Site Location of Development permit. The amended permit approval shall be submitted to the Town and Ransom for their files.