

**York Planning Board**  
**Thursday, April 14, 2016, 7:00 P.M.**  
**York Public Library**

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

Chairman Peter Smith called the meeting to order at 7:04pm. A quorum was determined with five people voting: Chairman Pete Smith, Vice Chair Amy Phalon, Board Secretary Gordon Eldridge (representing York Beach), Lew Stowe, and Al Cotton. Alternates Wayne Boardman and Kathleen Kluger were present, but did not vote. Assistant Planner Scott Hastings and SMPDC Director Lee Jay Feldman represented staff.

**Public Forum**

No one came forward to speak.

**Minutes**

The March 24, 2016 minutes were reviewed. No changes were requested.

Motion: Al Cotton moved to accept the March 24, 2016 minutes as written. Amy Phalon seconded. The motion passed 5-0.

**Field Changes**

**Lighting at York Harbor Inn**

Frank Luther of Piscataqua Landscaping presented a plan for replacing the parking lot lighting at the York Harbor Inn. The new fixtures are dark sky compliant. The system switches off at 2:00 A.M.

Motion: Al Cotton moved to approve the field change for new lighting at the York Harbor Inn parking lot. Amy Phalon seconded. The motion passed 5-0.

**Hannaford Electric Vehicle Charging Station**

Matt Bush of Revision Energy presented a proposed vehicle charging station at Hannaford which will service one vehicle at a time. The customer uses a credit card to access it. It is available 24/7. The charge takes about ½ hour to complete.

Motion: Al Cotton moved to accept a field change for an electric vehicle charger at Hannaford Supermarkets at 5 Hannaford Drive. Amy Phalon seconded. The motion passed 5-0.

**Fence Replacement at the Cutty Sark Inn**

Owner, Peter Hughes presented a field change for the Cutty Sark Inn on Long Beach Avenue. A section of wood fence will be replaced with a low stone wall. The wall will be constructed of blocks that will be 2 feet wide and no greater than four feet high.

The raised cap will have a 1-½ inch reveal. It looks like a stone wall when it is finished on all four sides.

Motion: Al Cotton moved that we accept the field change for the Cutty Sark Inn to replace a wood fence with a stone wall at 50 Long Beach Avenue. Amy Phalon seconded. The motion passed 5-0.

### **Application Reviews and Public Hearings:**

#### **Town of York Police Station. 9 Hannaford Drive, Map & Lot 0053-0026;**

**Owner: Town of York**

**Applicant seeks a Route 1 use permit for a municipal office and a site plan amendment for a building addition, changes to the parking lot, and installation of a fence.**

SMPDC Director Lee Jay Feldman, who represents the Town for this application, said there are no changes in stormwater management as a result of this application. Removal and replacement of pavement will net only 204 square feet of added impervious surface. The 2,470 square building addition will be built where pavement exists today.

The applicant is seeking a waiver for two-foot contours, since they were provided when the site was originally developed. Fire, Water, and Public Works have signed off.

Motion: Amy Phalon moved to accept the application for review. Al Cotton Seconded. The motion passed 5-0.

Motion: Al Cotton moved to grant a waiver for the two-foot contours. Amy Phalon seconded. The motion passed 5-0.

Project Engineer Geoff Aleva described the 125' tower in back of the building. It will be just for police use. Town Manager Steve Burns described the 140' tower being put in behind the Senior Center in York Beach. It is available for co-location.

Motion: Lew Stowe made a motion for preliminary and final acceptance of the Route 1 change of use permit and site plan amendment for the new police station at 9 Hannaford Drive. Al Cotton seconded. The motion passed 5-0.

#### **Stoney Brook Landscaping. 1680 Route 1, Map & Lot: 0200-0024;**

**Owner Stoney Brook Realty LLC**

**Applicant seeks a Route 1 use permit for a landscaping business and associated office space while retaining the current residential unit. The applicant is also asking for site plan approval for improvements to the site, including access and parking.**

Planning Board members Lew Stowe, Pete Smith, and Al Cotton participated in a site walk with owner Tim Dunne, Town Planner Scott Hastings, and application engineer Ken Woods on March 10, 2016.

Waivers are sought to eliminate the requirement for two-foot contours and for the parking lot landscaping plan. A third waiver is sought concerning best face forward for the primary access to the front building.

Motion: Al Cotton moved to accept the application as complete. Amy Phalon seconded. The motion passed 5-0.

Motion: Al Cotton moved to waive Site Plan and Subdivision regulation 6.3.3.a, Elevation Data regarding a requirement for two-foot contours. Amy Phalon seconded. The motion passed 5-0.

Lew Stowe said moving the curb cut requires a DOT permit, which has been applied for. Approval should be conditional on the permit.

Public hearing was opened and closed. No one came forward to speak.

Kathleen Kluger and Lew Stowe were insistent that when the small building by Route 1 is torn down, pulled back and rebuilt, it must meet the ordinance design standards which calls for having the best face toward Route 1. Other board members agreed with the applicant that, for functional and safety reasons, the best face and entrance should face to the south and not toward route 1. Lew was also insistent that no landscaping materials can be stored in the buffer area.

Four waivers are sought in this application.

Motion: Al Cotton moved to waive Zoning Ordinance 6.3.10, that the Landscape Plan be prepared by a Maine State licensed landscape architect. Amy Phalon seconded. The motion passed 5-0.

Motion: Al Cotton moved to waive Zoning Ordinance 6.3.11.1, Parking Lot Landscaping Buffer requirements. Amy Phalon seconded. The motion passed 5-0.

Motion: Al Cotton moved to waive Site Plan and Subdivision 6.4.2.8, Documentation of Financial Capacity. Amy Phalon seconded. The motion passed 5-0.

Motion: Al Cotton moved to waive Zoning Ordinance 6.3.13.3, Design Standards with regard to the front building having its best face and primary pedestrian entrance face Route 1. Amy Phalon seconded. The motion passed 4-1, with Lew Stowe opposed.

Motion: Amy Phalon moved to accept the application for Stony Brook Landscaping, 1680 Route 1, Map & Lot 0100-0024 for preliminary and final approval. The motion passed 5-0.

**Cliff House, 591 Shore Rd., Map & Lot 0004-0029;**

**Owner RBDD Cliff House Acquisitions, LLC**

**Applicant seeks site plan amendment for addition of a hot tub, changes to impervious surfaces and access ways, and other minor site plan changes.**

Scott Hasting introduced this revision to an approved plan. The amendment has more than 10 minor engineering and field changes, including a drainage system around the family pool, and the reduction of impervious area around the spa terrace area. It also includes replacing an existing septic handling tank and pump station at the end of the service driveway.

Engineer Al Palmer represented the Cliff House. The entire amendment was reviewed by Ransom Consulting on behalf of the Town.

Motion: Al Cotton moved to accept the application of the Cliff House for the listed plan amendments. Amy Phalon seconded. The motion passed 5-0.

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

Lew Stowe said that, as a condition of the approval, the amounts of impervious surface being added and taken away must be shown in detail. Al Palmer agreed to add that information to the plan.

Motion: Al Cotton moved that we approve the revisions to the Cliff House application as listed in the memo of April, 2016, with two conditions. A condition subsequent requires that an official agency will inspect the solids tank and pump that are being installed. Also, a condition precedent specifies the impervious surface revisions be shown in detail on the plan. Amy Phalon seconded. The motion passed 5-0.

**Other Business**

There was no other business.

**Adjourn**

Motion: Al Cotton moved to adjourn. Amy Phalon seconded. The motion passed 5-0. The time was 9:30.