

**TOWN OF YORK PLANNING BOARD
THURSDAY, NOVEMBER 13, 2003, 7:00 P.M.
YORK PUBLIC LIBRARY**

Chairman Glenn Farrell started the meeting at 7:00. Dave Marshall, Dan Remick, Glen MacWilliams, and alternates Richard Smith and Tom Manzi, who voted in place of absent Barrie Munro, attended. Town Planner Steve Burns represented the Planning Office. Patience Horton took Minutes. The meeting was televised. The meeting was a workshop. There were 4 motions made during the meeting.

Public Input

Open to the public to address any issue other than issues scheduled for public hearings on this agenda.

No one spoke during Public Input.

Old Business

Glen MacWilliam's memo on professional certifications.

Steve Burns explained that "conditional approvals" dictate that not only do final plans have to be stamped, plans have to have professional stamps from the onset. Glen MacWilliams said that architectural applications of 3,000 feet or more, or those located in the zone that requires architectural approval, need seals and signatures by the licensed professionals, even from the start. Glenn Farrell said that, if the plans have not been stamped and signed, they should be returned to the applicant as repeatedly as necessary, until the applicant complies. Steve Burns said that the rule should be put into the codes, so there is no debating it.

Applications

TAGT, Inc. 360 U.S. Route One. Map 53/Lot9B. Public Hearing. Application for Route One Use Permit and Site Plan Review to construct new wholesale and retail building.

The application was moved to a different meeting, because there had been an error in notifying the abutters.

Motion Glenn MacWilliams moved to table the TAGT application until November 20 meeting. Dan Remick seconded the motion, which passed, 5-0.

York Housing Authority—Village Woods Phase2. 117 Long Sands Road. Map 44/Lot 50. Public Hearing. Application for final approval of Phase 2 of their affordable senior housing project.

John Mitchell, Mitchell Associates, said that plan notes had been added describing land ownership and control of the different phases. A plan note had also been added about the

use of Pine Grove Lane, which will be gated off and was only to be used for emergencies. He described an underscoring buffer of rhododendrons around the proposed building, about which a plan note had also been added. Six parking spaces had been added to the design, as had a pedestrian courtyard next to the entrance. The appropriate surveyor and engineer had stamped the plan.

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

Easement exchanges were discussed between Steve Burns and Patricia Martine of York Housing. The exchanges will take place after the plans are signed and before occupancy permit will be available.

Tom Manzi asked about Phase 3, because it wasn't defined anywhere. Patricia Martine said that Phase 3 includes between 12 and 24 future elderly housing units, the infrastructure for which has always been taken into consideration.

Motion Dave Marshall moved to accept the Final Plan for review. Dan Remick seconded the motion, which passed, 5-0.

Motion Dave Marshall moved to approve the final application and Findings of Fact pending execution of all easements and final approval of the Town Engineer and the Town professionals. Dan Remick seconded the motion, which passed, 5-0.

Randy Small—York Fitness Center. 1090 U.S. Route One. Map 94/Lot 49. Application to expand existing fitness center and eliminate approval to construct self-storage building on back of lot. Continued from October 23, 2003 Planning Board meeting. Final deliberations and decision only—not a public hearing.

Steve Burns explained that the applicant did not have the DOT/Public Works sign off, though the required traffic information had been gathered. A Memo from Bill Bray said that he had not received enough information and needed more before making his decision. The potential peak-hour generation had been summarized into a memo, which was reviewed by the Board. Randy Small said that he did everything Bill Bray had asked him to do, but that Bill Bray had continually asked him for more. Because of this, everything could not be delivered as complete in time for that evening's Planning Board meeting. Glenn Farrell said that he was sympathetic with and supportive of Randy Small. Regardless of whether all the requested information has been delivered, the trip count met the requirement established at the prior hearing. Dave Marshall pointed out that the applicant had been through 3 delays caused by the Planning Board, and any further postponement was not warranted. The application was approvable. A possible change in the access could be dealt with at a later meeting.

Motion Glenn Farrell moved to approve the application, as written up for the October 23, 2003 Planning Board meeting with the subsequent condition that if Bill Bray submits any traffic findings with new requests, as in a change in the driveway, the submissions will go directly to Steve Burns. The requests must come within 30 days, and Randy Small will

return to the Planning Board, if changes are required. Glen MacWilliams added the friendly amendment that there will be a waiver of the DPW requirement, if Bill Bray doesn't respond in timely manner (30 days) or if the Board determines the response isn't reasonable. Glen MacWilliams seconded the motion, which passed, passed unanimously, 5-0.

Other Business/Adjourn

Steve Burns brought up a quandary between two separate groups who want to direct the road improvement engineering for Oak Wood Subdivision. An apparent solution would be the change of the project engineer through a bidding selection process. The criteria for a new engineer could be best understood if Wright Pierce were to explain to the Board their own criteria. Glenn Farrell and Steve Burns agreed to come up with a letter to begin the process.

The meeting was adjourned at 8:30.