

York Planning Board
Thursday, November 5, 2009, 7:00 P.M.
York Public Library

Call to Order, Determination of Presence of Quorum

Planning Board Chairman Tom Manzi introduced the board members and determined presence of quorum. Tom Manzi, Vice Chairman Lew Stowe, Todd Frederick, Torbert Macdonald and Alternate Tom Prince were present. Dave Woods was absent. Town Planner Christine Grimando was absent. Steve Burns represented Town planning staff. Patience Horton recorded minutes. This workshop meeting lasted two hours and was televised.

Public Input

Open to the public to address any issue other than the scheduled public hearings.

No one came forward to speak.

New Business

Lew Stowe read the Mission Statement charged by the Board of Selectmen to the Planning Board for development of the large block of land stretching east from Route 1 to York Beach, also known as the growth area. During the course of the next year, there will be several public town meetings to obtain community feedback. The Planning Board will also turn to department heads for partnership. Tom Manzi described this evening's workshop as a research phase for talking to the experts. Steve Burns served as the moderator for the six experts: **Brett Horr, Don Neumann, Tim Haskell, Dean Lessard, Doug Bracey, and Mike Sullivan.**

The Town has recently completed reviewed all Town Regulations and Ordinances. This required and extensive study of past Town Meetings and existing ordinances not included in the current zoning manual. Community Development Director Steve Burns said the Town's regulations and ordinances--68 codes in all have been complied through the years, including those passed in this week's referendum--are all on the Town web page. He plans to read and study them and make recommendations to the Town Manager about their usefulness. He introduced the guest experts who focused on the growth area.

Brett Horr, GIS System Manager, makes maps for the Town. He showed a slide of the parcels that compile the growth area, pointing out Wild Kingdom Road and York Beach Village. He showed a map he had made using 10-foot contours that illustrate the 60-or-so feet of elevation from the sand beach to Route 1. A FEMA map gave an idea about flood zones and the probable extent of the 500-year flood (with 0.5% likelihood) throughout the area. There were the estimated locations of wetlands, too, as well as maps charting out flow directions, catchments areas for the surface flow, and flat areas.

Natural resource soil data shows a range of soils including peat that is 32-inch deep. There are many ledge-y outcroppings. Woodlot Alternative had identified five different types of wetland systems, the chart of which was projected on the screen. Steve Burns said the system rates wetlands for noteworthiness using 17 criteria. It is the New Hampshire Method. Tom Prince asked about three-dimensional maps. Brett Horr said the Town has the capacity to convert maps to 3-D, but that may not be useful because the area is relatively flat. The different wetland zones will have to be identified. Data from a 1979 survey is being used as the source for much of today's information. The data from Woodland Alternative is more recent and accurate.

Don Neumann, Superintendent of the York Water District, said a 16-inch main would have to be tied in from the Beach Fire Station to Route 1. The developer would cover the main cost for a 12-inch pipe, and the Water District takes up the 4-inch difference. The cost of such a line is about \$1,000,000 per mile. Wild Kingdom is served with a 2-inch pipe and does not have fire. Ideally, the gap between Whippoorwill and Abbott's should be upgraded to 16-inches.

The water system has been tightened up in the past 30 years with water conservation. The available volume has been increased, but less has been used. Water supply is not a constraint. The flow required for the growth area can and will be achieved.

Tim Haskell, Superintendent of the Sewer District, said there are no pipelines that serve Wild Kingdom. Constraints occur when major, full capacity has been reached. Ground water can enter the clay sewer lines. They were constructed in the 1950s. When a sump pump is tied in, the capacity is reduced, because that water does not have to be treated. Pipelines exist on Railroad Ave and the beach area. He cannot estimate the cost for the new lines. There are too many variables. The pump station for the Beach is in the lighthouse in the parking lot. The pipes and pumps can only carry a certain amount of flow, and they are getting close to capacity. Sewer is not necessary for some areas like Rogers Road, where there are no failed systems.

The amount of gallons flowing per minute increased at Long Sands when the pump was changed. The lines along Railroad Ave. should be replaced because they are clay and on the brink of collapse. Willow Ave. and lines up the to Nubble have clay piping. The modern material is high-density polyethylene and PVC. Lew Stowe asked for a ballpark of what cost percentage could be between private and public funding. It was too early for Don Neumann to know. The different soils and ledges mean very little can go on in the new district without public sewer. There are sewer projects in mind for Bay, Franklin, and Willow Streets.

Someone asked if a specific chart of the water and sewer lines is available. Steve Burns said, per Homeland Security, water and sewer details cannot be disclosed. The board estimated a \$5,000,000 cost for Water and Sewer, if the area is built out in five years.

Dean Lessard, Public Works Director, said access has everything to do with a parcel this size. A roadway is necessary for transportation from Route 1 to York Beach. Access to

homes and business requires a second type of road. When two roads with different purposes are combined into one, the whole thing falls apart, he said. To maintain the pavement for the 136 miles of road in York, it would take over \$900,000 a year, but there is only \$500,000 in the budget. Cracking pavements and potholes are the major problems. Torbert Macdonald asked if there is a way to keep water out of the roadbed. Dean Lessard said the road goes through a wetland now. There isn't structure under the pavement. It should have a light fill of blasted rock.

People get to the Beach, and they can't get into the area, continued Dean Lessard. If the parking could be out by Route 1, there could be a light rail to get them in. Fire Chief Dave Bridges then said that he went through Wild Kingdom in his truck during the Mother's Day storm. The water came up four feet to the windows of his truck. Tom Manzi was surprised the truck had no snorkel.

Doug Bracey, Chief of Police, said parking at York Beach is confined. Where are you going to put people? Crosswalks with DOT standards require elimination of parking spaces. This development is a golden opportunity to shape things. The police station could be moved onto the big parcel. A parking lot has to be put somewhere. Trolleys are possible. An access road should tie the Beach to Route 1. Route 1 should be safer. It is four-lanes and marked 55 MPH. People go much faster. The area has no evacuation road. The Beach, Nubble, and Long Sands all evacuate on Ridge Road. Two-foot shoulders are planned for Ridge Road. Right now, cars go over on their sides when they hit the shoulders. That road is not developed for that kind of traffic. York and York Beach are about families—safe, nice, family friendly. The center of the police workload is in York Beach in the summer. He described walkways to amenities and a partnership between Wild Kingdom and the Town. The quality of life with kids is paramount.

York Beach Fire Chief **Dave Bridges** said separate access and residential roads are paramount. Currently people drive around, clogging the roads so fire trucks cannot get through. Parking in the new area would eliminate traffic that hinders pedestrian flow. The police station needs to be moved from Main Street. The fire station is used as an information center by thousands. The police station would have its own location with access to Route 1, but the two would not be together.

Park and Rec Director **Mike Sullivan** would like to see open space with bike and pedestrian rights-of-way. The new area makes a great space for open space community parks and bike and pedestrian paths. The project is not on his radar screen, currently, because it is private property. York Beach is one great playground, he said. Open it up, he said. Take the congestion out. York is horrific for bicycling. Creating a connective corridor is significant, especially from a safety standpoint.

There is commonality in what was presented, said **Steve Burns**. Police, Fire, Public Works—they get the same problems from different perspectives. As you get into details, it gets more difficult. This has been the view from 10,000 feet. Plotkin had this big thing about parking. He had 3,000 spaces. He was going to sell parking. He was talking about light rail. Should there be a connector to the Beach, or just have parking by Route 1?

The land is the wettest right in the middle of the property. The water was 4-feet deep. With the Coastal Resiliency Project, we'll have a steering committee looking at when the sea level comes up two feet. There will be technological predictions and data.

Doug Bracey spoke again. The new Police Station does not have to be just a police station. The Senior Citizen Center has been related to it for 25 years. Multiuse facilities are better than stand-alone. Put some into multiuse like Harvest Fest. Those are the things that bring big families.

Steve Burns said the Municipal Capacity Chapter of the Comp Plan encourages are community center opportunities, like the skating rink suggested by Plotkin.

Old Business

- Torbert Macdonald said the elimination of the growth ordinance and acceleration of the submission for subdivision review will be reviewed in a future workshop.
- Tom Manzi said the Comp Plan looks for development to be conserved.
- Steve Burns said Christine Grimando is looking into TDR, transfer of development rights.
- Steve Burns said these are the opportunities to solve the problems. Torbert Macdonald said the constraints are the opportunities.

Other Business/Adjourn

The meeting adjourned at 9:10.