

York Planning Board
Thursday, April 10, 2008, 7:00 P.M.
York Public Library

Call to Order, Determination of Presence of Quorum

Chairman Glen MacWilliams began the two-hour meeting at 7:00 by declaring presence of quorum. Beside Glen MacWilliams, Vice Chairman Tom Manzi, Barrie Munro, Lew Stowe, and alternate Todd Frederick were present. Dave Woods was absent, and Todd Frederick was asked to vote in his place. Town Planner Christine Grimando represented planning department staff. Patience Horton took minutes. The meeting was televised. Agenda items **Highland Farm Phase 2** and **Bayberry LP/Walgreens Pharmacy** were postponed.

Public Input

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

No one came forward to speak.

Field Changes

- **American Legion 9 Hannaford Drive. Map & Lot: 0053-0026. A new 11,400 square foot community center.**

Glen MacWilliams recused himself because of possible conflict of interest. Vice Chairman Tom Manzi conducted the hearing. Steve LaPointe represented the American Legion. He asked for a waiver to the Route 1 Ordinance for building siding by proposing a combination of vinyl siding and stone for the new American Legion building. A lifecycle engineering study comparing vinyl with shingles, clapboard, stone, and brick revealed a saving to the Legion of between \$15,000 and \$20,000. That, plus the \$24,000 installation cost, would lower the overall cost by 25% to 40% for the \$1.3 million building. Not only would the initial cost be lowered, but the maintenance cost would lower also. During the life of the siding, \$40,000 to \$50,000 would be saved not having to paint it.

The legion hall is not on Route 1, but is on a private road, Steve LaPointe continued. The vinyl building would be sitting between a metal building and a concrete one. He cited SIS, York Oil, and Cottage Place as nearby buildings with vinyl siding.

Barrie Munro said Ordinance 6.3.13.1 does not refer to cost as the basis for ruling on the amendment. Instead, the applicant must show that the product meets aesthetic standards. The Comprehensive Plan under "Plan Recommendations" reads, "Route One should look good and serve the needs of both residents and visitors." In a section headed "Issues to Address in Looking to the Future," Item 1 reads, "All businesses should look good." Barrie Munro listed buildings in the zone that "look good," including Ledgewood Park, Mr. Mike's, Cottage Place, Atlantic Place, the Blue Canoe, Rite Aid, York Village Business Center, and York Oil, several of which have vinyl siding. Some have composite siding and some are wooden. From a distance they all look good, said Barrie

Reviewed and Approved by Planning Board

Munro. Textured vinyl siding can help satisfy the aesthetic requirement. Lew Stowe added that wood siding sometimes loses the quality look after five years.

Steve LaPointe said vinyl has a lower hazard in a fire and does produce the fumes suggested at an earlier planning board hearing. "It will be a gorgeous building," he promised. Todd Frederick recommended using the finest product possible, when selecting the siding, and having stone that accents the color of the siding. Barrie Munro asked for a specification of the thickness of the product and learned a .44-mil thickness had been selected.

Motion Barrie Munro moved to grant a waiver of Zoning Ordinance 6.3.13.4 with respect to vinyl siding on the American Legion Hall. Todd Frederick seconded the motion, which passed, 4-0.

Glen MacWilliams returned to the boardroom and conducted the remainder of the meeting.

Minutes

Review and approve draft minutes

The Minutes of **March 13, 2008**, were reviewed. Glen MacWilliams requested one vocabulary change to which the board agreed.

Motion Barrie Munro moved to approve the March 13, 2008, Minutes as amended. Todd Frederick seconded the motion, which passed, 5-0.

Application Reviews and Public Hearings

- **Highland Farm Phase 2 1 North Meadow one, and 250 Cider Hill Road. Preliminary review of a major subdivision**

The hearing was postponed until May 8, at the applicant's request.

- **Viele/York Library Driveway Connection 15 and 31 Long Sands Rd. Map & Lot 50/111A and 50/111. Revision to approved York Library Site Plan for a driveway connection to a neighboring lot**

Tom Viele said his family had been in the Emerson homestead, next door to the library, for 215 years. The flights of stairs were becoming difficult to maneuver for him, so the big house was being put on the market, and he and his wife planned to live in the adjacent one-story carriage house. When the family had sold the land for the library, an agreement had been made for an egress from the Viele property to the library parking lot.

His son, John Viele, explained the boundary between the big house and the carriage house and third house. Lew Stowe noted the importance of the Vieles' goodwill in letting go of part of their land for the community library.

Reviewed and Approved by Planning Board

The **Public Hearing** was opened and closed, but no one came forward to speak. Town Planner Christine Grimando said the plan was a revision of the original library plan. All the revisions have been addressed, including signage implementation onto Viele property, "Private Do Not Enter," plus fire chief, and police Okays.

Motion Todd Frederick moved to approve the changes to the existing York Library connection to the Viele property, in accordance with the submitted plans for Map & Lot 50/111A and 50/111. Lew Stowe seconded the motion, which passed, 5-0.

- **York Community Services Complex 834 US Route 1. Map 94 Lot 19. Sketch. Review of a new building construction plan for York community Services.**

Architect Scott Fiorentino had worked with York Community Association to initiate the design process of this new building, which has to be worked around a large ledge outcropping. The building will be used primarily as a food pantry, thrift store, and function hall. A building currently on the site would be razed.

The **Public Hearing** was opened and closed. No one came forward to speak.

Glen MacWilliams commented that instead of expanding the current Community Services site, the applicant had selected a new site. Barrie Munro said because of the location, §18.5.1.2 of the Route 1 use permit would apply.

The building plan cannot meet §5.2, for parked cars. It requires cars to park 90 feet back from Route 1. The proposed parking area in front of the building triggers nonconformity. Civil Engineer JoAnn Fryer of CLD said the parking setback would be the only nonconforming aspect of the community center. It was discussed that moving the structure further back from the edge of Route One would decrease the nonconformity.

Board members complimented Architect Scott Fiorentino for what they said looked like an old railway station. Glen MacWilliams said the board could take some liberty with the parking setback. A possible retention area was discussed, as were the location of the loading dock for service trucks and location of the dumpster. He said the requirements of §18.1.5.1 and §18.1.5.2, Findings of Facts, and an impact study per subdivision regulations would have to be met. JoAnn Fryer said input from the landscaping and lighting architect was pending, and the land is on public water.

Bayberry LP/Walgreens Pharmacy. 401 US Route 1. Map & Lot 00530002-A. Continued Sketch Review of a proposed Walgreens Pharmacy and additional commercial space.

Christine Grimando said the applicant delayed its hearing to incorporate more of the input from abutters into its plan. Barrie Munro thought a formal site visit before the next hearing would be appropriate. They agreed on **April 22, at 6:00 P.M.** Todd Frederick commented the board had not received the test-boring analysis for the property, which

Reviewed and Approved by Planning Board

would be instrumental in the movement of non-surface water and how it affects the downstream houses.

Barrie Munro brought up the possible parking default at Cottage Place. He said he could not see how the parking for Walgreens could be waived. Walgreens would have to change the plan. Lew Stowe said the actual owners of Bayberry LP were still unknown, and the board needs to know who they are.

New Business

- Christine Grimando discussed the April workshop and pending items, including public hearings for **Sections 9.3 and 7.1** changes. **York Beach Rezoning** will come back with the intention of placement on the November ballot.
- There will be a public hearing in May (for the November referendum) concerning the **York Harbor Board of Design Review**, though the design standards most likely won't be ready the November vote.
- The **Josiah Wood** site walk was delayed for the snow pack to melt. The board planned it for **Wednesday, May 7, at 4:00 P.M.**
- A **storm water management meeting** will be scheduled in May, when the new Shoreland officer comes on. A site walk would be needed.
- Glen MacWilliams recommended a study of **Area G in the York Beach area**, including part of York's Wild Kingdom, and extending onto the Nubble peninsula.
- Christine Grimando said a needed general map illustrating **impervious coverage on developed land** was in the making.

Old Business

- A request would be made to the town attorney with respect to the town's jurisdiction of the Turnpike Authority and the turnpike tollbooth.
- The planning board members signed Mylars and Findings of Facts approved for the **Anchorage**. Glen MacWilliams noted the Findings do note including the dates on the drawings.

The meeting ended at 8:50.