

York Planning Board
Thursday, November 14, 2013, 7:00 P.M.
York Public Library

Call to Order, Determination of Presence of Quorum

Chairman Todd Frederick called the meeting to order at 7:00. A quorum was determined with five people voting: Todd Frederick; Board Secretary Lew Stowe; Brud Weger; Al Cotton, Jr.; and alternate Peter Smith. Christine Grimando, the Town Planner, represented staff. Patience Horton took Minutes.

The application for **Pine Ledge Residential Subdivision, 4 Turner Drive, Map & Lot 0099-0001-E** was taken off the Agenda

Public Input

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

No one came forward to speak.

Field Changes

- **Bangor Savings Bank, 460 U.S. Route 1; Map & Lot 0048-0024**

Town Planner Christine Grimando said the approved plan indicates the building will be sprinkled. But, this building is not in the definition of buildings requiring sprinkling. The Fire Chief agreed that it doesn't have to be sprinkled. The applicant came before the Planning Board this evening to make sure the non-sprinkled building will line up with the approval as given.

Project Engineer David Latulippe described a second field change for Bangor Savings. The sign on Route 1 had to be repositioned. The original grade of the landscape tipped the sign and a better location had to be found. The location falls within the requirements.

Motion: Brud Weber moved that we approve these two field changes. Peter Smith seconded. There was no discussion. The approval passed, 5-0.

- **Sea Latch Motor Inn, 227 Long Beach Avenue Map & Lot 0036-0082**

Christine Grimando described the approved catch basin that was proposed but not suitable in its original setting. Engineer Ed Brake (Attar) plans to replace it with a 2 by 2 foot field inlet. The replacement does not change any drainage functions or stormwater patterns. Instead of a round catch basin 4-foot in diameter, this would be a two-foot by two-foot square structure placed at the same elevation as it was intended, and it will be level with the ground.

Motion: Brud Weger moved that we approve the Sea Latch Motor Inn change as proposed to the board tonight. Al Cotton seconded. The approval passed, 5-0.

Minutes

Minutes of October 10, 2013 were discussed and corrections were requested.

Motion: Al Cotton moved to approve the October 10 minutes as amended. Lew Stowe seconded the motion. The approval passed, 5-0.

Minutes of October 24, 2013 were discussed and corrections were requested.

Motion: Al Cotton made a motion to approve the minutes of October as amended. Brud Weger. The approval passed, 5-0.

New Business

Application Reviews and Public Hearings

Tara Way Lot Line Adjustment, 1 Tara Way, 3 Tara Way. Map & Lot 0099-0044-H, 0099-0044-J. Lot line adjustment to a previously approved subdivision.

Town Planner Christine Grimando described the application as a simple modification of two existing lots originally approved in 1998. At this meeting, the applicants proposed to exchange identical amounts of land so that a building could be put up with a conforming setback line. The applicant was not creating any additional non-conformity.

Matthew Searock represented Don and Barbara Michelle. They are in a contract to sell the property. They are swapping like properties in order to conform to the original subdivision plan. The Chairman opened and closed the **Public Hearing**. No one came forward to speak.

Motion: Lew Stowe made a motion to approve adjustments for Tara Way 1 and 3, Map and Lot 0099-0044-H and 0099-0044-J. Brud Weger seconded. There was no discussion. The approval passed, 5-0.

Motion: Lew Stowe made a motion that we authorize the Chairman of the Planning Board to sign the Findings of Fact as presented to us today. Brud Weger seconded. There was no discussion. The approval passed, 5-0.

Todd Frederick then signed the Findings of Fact.

Pine Ledge Residential Subdivision, 4 Turner Drive, Map & Lot 0099-0001-E

Taken off the agenda

Other Business

- **Davis Findings of Fact and Mylar signing**

Davis Drive Subdivision Amendment; 1 & 3 Davis Drive; Map & Lot 0040-0023/0040-0023-B

Motion: Lew Stowe made a motion that we sign and authorize the chairman to sign the Findings of Fact on Davis Drive Subdivision Amendment, Tax Map & Lot 0040-0023/0040-0023-B. Brud Weger seconded the motion. In discussion, Peter Smith pointed out an extra word in the text. The motion passed, 5-0. Todd Frederick struck and initialed the extra word before signing.

- **BeachWalk Subdivision Findings of Fact and Mylar Signing**

Beachwalk at Long Sands, 27 Paul Street, Map & Lot 0094-0086-B

Town Planner Christine Grimando said the applicant had sent its own notes to her, which replaced ones she had made. She walked the board through the changes. Note 11 said individual property owners would address 7.3 at the time of their application for a building permit. It also said that any new plants that die must be replaced within one growing season.

Brud Weger commented that though there was landscaping and grading plans on the drawing, it is not a landscaping plan. They had gone further than they need to go with the note, he said.

Motion: Brud Weger moved that we approve the proposed minor subdivision for BeachWalk at Long Sands, 27 Paul Street, York, Maine, as presented to us tonight, dated March 26, 2013, with revisions up to 11/5/13. Lew Stowe seconded. The approval passed, 5-0.

Motion: Lew Stowe made a motion, to authorize that the Chairman to sign the findings of fact for Breakwater Realty, LLC, for Beachwalk at Long Sands. Al Cotton seconded. The approval passed, 5-0.

In Other Business, Christine Grimando said there would be board training with Steve Burns on December 5. Meetings in December will be held the 12th (in the regular meeting room) and 19th (in a smaller room in the library).

Todd Frederick said we might “see something” of the Police Station application before the New Year.

Lew Stowe said the GEN area on the east side of Route 1 is largely residential. It goes all the way to the ocean and from the Village to Cape Neddick, and it covers most of the

land in town. He said he wants to set up and lead a subcommittee to look into changing the GEN area. Todd Frederick said the west side of Route 1 is no less vulnerable.

Lew Stowe said the Comprehensive Plan has to be changed first, or there should be a new Comp Plan. The current one was adopted in 1999. Town Planner Christine Grimando asked if there should be a new visioning process for the Town, or should the board keep chipping away at the current Comp Plan.

Al Cotton said there were signs for 128 acres available on Route 1. Someone could put a Walmart there. Christine Grimando said that one of the ways to set priorities would be to find out what land is for sale. Todd Frederick volunteered to work with the IT director and develop a map showing what is available, what is already built on, and what could be allowed. An example was that a granite quarry had already qualified to go into a GEN zone neighborhood. It was an allowed use. The developer changed their mind. Christine Grimando said that most applications are going to be in a rural area, where there is no water or sewer. That is why we would never have a Walmart out there.

Adjourn

8:15