

York Planning Board
Thursday, September 27, 2007, 7:00 PM
York Public Library

Call to Order, Determination of Presence of Quorum

Chairman Glen MacWilliams began the meeting at 7:05 PM and determined presence of a quorum. Members present included Chair Glen MacWilliams, Vice-Chair Tom Manzi, Secretary Barrie Munro, David Woods, and Alternate Lew Stowe. Lee Corbin phoned in advance that she would be absent. Community Development Director Steve Burns represented staff and took minutes. The meeting was televised.

The Chair appointed Lew Stowe to vote in Lee Corbin's absence.

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

No input was received.

Field Changes. Consider field changes to approved plans.

Cape Neddick House. The Board reviewed a proposal to move the location of the approved sign for the Cape Neddick House on Route One. The design engineer prepared a cover letter describing the change, which would move the sign location from the small parking lot in front of the building to the north at the entrance to the main parking lot.

Motion. Barrie Munro moved to approve the field change as proposed. Motion seconded. Motion passed 5-0.

Minutes. Review and approve draft minutes

The Board reviewed the minutes of the August 23, 2007 meeting. On the second page a typo was corrected as follows: under the discussion of the fourth Comprehensive Plan amendment, "natural" was changed to "national" to read, "national flood insurance program."

Motion. Tom Manzi moved to approve the minutes as amended. Motion seconded. Motion passed 5-0.

Application Review

1. American Legion, 9 Hannaford Drive. Map & Lot: 0053-0026. Application for Route One Use Permit

Glen MacWilliams recused himself from sitting on this application, and left the room. Tom Manzi assumed the Chair for this portion of the meeting.

Tom Manzi re-opened consideration of this application, which was continued from the prior meeting.

Motion. Barrie Munro moved to accept the completed application for concurrent preliminary and final review. Motion seconded. Motion passed 4-0.

A brief overview of the project was presented by Steve LaPointe of the Legion and by Mike Livignston, the design engineer. Waiver were considered.

Motion. Barrie Munro moved to approve the waiver of §6.3.3(A)(2) & §6.4.20 to permit the applicant to use an alternative vertical datum. Motion seconded. Motion passed 4-0.

Motion. Barrie Munro moved to approve the waiver of §6.3.3(A)(7) to permit the applicant to omit showing areas with a seasonally high water table. Motion seconded. Motion passed 4-0.

Motion. Barrie Munro moved to approve the waiver of §7.3.1(D) to waive the maximum slope requirements. Motion seconded. Motion passed 4-0.

The Board discussed other issues. Lew Stowe questioned the adequacy of a single access for the facility, suggesting two might be safer. The driveway width is 26' as drawn, which was decided to be suitably wide. The Board encouraged the applicant to think about traffic control and pre-plan to avoid problems. David Woods raised the issue of vinyl siding on the exterior of the building. John Powers, the architect, discussed the proposal for cultured stone wainscoting and vinyl clapboard siding above, with vinyl clad windows and azak trim. His proposal was based on the location of the site and building, well off Route One. He proposed a 0.44 mil thick vinyl, which is the 2nd highest grade manufactured. Hardiplank was discussed as an option. The Board asked the applicant to address this issue at a later date, but intended to do so as a condition of approval.

Motion. Barrie Munro moved to grant conditional approval of the concurrent preliminary and final application subject to 4 precedent conditions, as follows:

1. obtain easements or other written permission to construct drainage improvements on the drainage pond lot.
2. provide a written agreement regarding on-going maintenance of the off-site drainage pond.
3. obtain sign-offs on the mylars from Police, Village Fire, Public Works, York Water District and York Sewer District.

4. require further review and Planning Board approval of finish materials on the exterior of the building prior to installation on the building.

Motion seconded. Motion passed 4-0.

Glen MacWilliams returned to resume his position as Chair.

Other Business/Adjourn

Steve Burns distributed a series of handouts and correspondence to the Board members.

Brixham Grange. The Board considered a recommendation by the Town Planner to make a non-substantive change to the approval for the change of use at the Brixham Grange. As one of the precedent conditions for the change of use for this site, the Board required the applicant to obtain a State Food Service License. The State can't issue that license until after the kitchen facilities are constructed and ready for occupancy. They can't be constructed until after the Town approval is granted.

Motion. Barrie Munro moved to change the condition that the applicant obtain a State Food Service License from a condition precedent to a condition subsequent. Motion seconded. Motion passed 5-0.

The Board signed mylars for the following applications: Sparhawk Subdivision amendments; DPW Realty Change of Use; and Scudiere Non-Conforming Lot.

The meeting was adjourned at 8:50.