

York Planning Board
Thursday, April 12, 2012, 7:00 P.M.
York Public Library

Call to Order, Determination of Presence of Quorum

Chairman Lew Stowe conducted the meeting. A quorum was determined with five people voting: Todd Frederick, Tom Manzi, Tom Prince, Lew Stowe and Dave Woods. Torbert Macdonald, Jr., and alternate Dave Glazebrook were absent. Town Planner Christine Grimando represented the planning office. Patience Horton took minutes.

Public Input

Open to the public to address any issue other than the scheduled public hearing.
No one came forward to speak.

Field Changes

There were no field changes.

Minutes

Review and approve draft minutes.

The March 22, 2012, minutes were reviewed, and board members requested corrections.

Motion: Dave Woods said, I make the motion that we accept the minutes of Thursday March 22, 2012 as corrected. Todd Frederick seconded the motion, which passed, without discussion. 5-0.

~~**Sannella Shoreland Permit. 9 & 13 Loop Road, 45 Ossipee Rd. 0012-0007T, 0012-0011-T. Revision to a previously approved subdivision plan, specifically a proposal to relocate a existing ROW and combine two lots into one. This application will be heard on April 19.**~~

Sohier Park Visitor Center Expansion: 11 Sohier Park Rd. Map & Lot 0029-0020
Review of a revision to a previously approved plan for an application for an expansion of the existing visitor center.

Christine Grimando said this is an amendment to a previous approval. The last submission was inconclusive. The applicant was sent away to address some issues that were raised. The proposed expansion for the existing visitor center will have the building consistent with what is there now. One issue is whether the lot coverage is nonconforming. That non-conformity cannot be exacerbated. Some of the new impervious surface has to be offset. The complexity is caused by the master plan. This is an interim proposal. We want to make sure it is conforming when the master plan achieves build out.

The applicant has addressed the project's position in the Shoreland zone. There are some ways the site has been altered, including use of the drip strip. The board wanted to make sure the chosen type of vegetation would survive.

Nick Isaak from Isaak Design said he has been working on this project for several months with Park & Rec. manager Michael Sullivan. He showed that the footprint of the souvenir store/public restroom building doubles in size. The building has a wrap around porch. Construction would begin in the fall.

Todd Richardson spoke next. His firm designed the landscape for the master plan in 2006. Has been working on the impervious surface calculations. He has color-coded information on different plans so the plans match up. He showed the new building with new pavement and the drip strip. Ramose Rose and Bayberry will do well in the adverse conditions of that the site, he said. He showed the pavement to be removed and the relocation of vegetation. The goal is to have no less-nonconforming. The existing coverage is 26%. Lew Stowe opened and closed the **public hearing**. No one came forward to speak.

The drip edge is crushed stone. There are about 50 parking spaces. David Woods said handicapped parking has to be marked on the plan. The bike rack should be moved to the front. Todd Frederick asked what the outlet location for the drip strip discharge would be. Nick Isaak said there was a catch basin it will run to, but he was not sure where that catch basin drains. Christine Grimando said they did not need to do full stormwater because there is no increase of impervious. Nick Isaak said the master plan has a sheet detailing all the drains. Christine Grimando said there was a negligible alteration of drainage patterns. Dave Woods said a level spreader could be applied against the water from that roof. Todd Frederick said that if they don't have to tie into the subsurface basin at this time, but it turns out that they have to later, they could to do a field change.

Christine Grimando said the five items that need to come back are: the drip strip detail; a plan note indicating that plantings will be replaced if necessary; the delineation of the handicapped parking spaces next to the gift shop; all three sheets that come back for signing will be professionally certified; plus the bike rack. The applicant will prepare the findings of fact.

The hearing turned into a discussion about procedure. Dave Woods said he had never voted on a plan being presented in a final form that was other than the Mylar. The board should give final approval when it has received the final plan. Christine Grimando said that this is an amendment to the Sohier Park Master Plan. This is a master plan that is being altered because the gift shop is expanding.

The board discussed changes to the interim plan and the master plan and at what points they should be approved. When it became apparent that the plans would have to be changed before being approved, Parks & Rec. director Michael Sullivan said that the plans brought before the board this evening were exactly what the board had asked them to submit.

Todd Frederick asked the general question of how many hours went into creating the plan before it came to the planning board. Mike Sullivan said it took three years. Mike Sullivan also said it would be smart to move forward and complete the final master plan as soon after getting approval for the interim plan.

Christine Grimando said she understood that the board wants to see the proposed changes on the master plan updated. The interim can come forward at the same time. The master plan should be voted on first. Then will come approval of the interim plan and the signing of the findings.

Dave Woods asked that unlabeled symbols come off the plan. Todd Frederick suggested a possible conflict of interest between the Planning Department and Parks & Rec. due to their mutual employment by the Town. Christine Grimando and Michael Sullivan both assured the board there has been no request for special treatment.

The three sheets that will need to be changed are the Site Planning and Improvement Sheet, the Interim Sheet, and the Detail Sheet. All board members agreed to review the new plan set either electronically or at Town Hall.

York Storage Solutions II. 1950 & 1948 US Route 1. Map & Lots 0100-0100-0029-B. Final Site Plan Review and revision to a previously approved Site Plan for three additional storage buildings.

Owner Jonathan Hall and project engineer Ken Woods of Attar Engineering represented the application. Christine Grimando said this is an amendment to a previously approved site plan. Three commercial storage buildings are being added. The preliminary approval was given at the last meeting. This is the final plan submission. It is complete. They have DEP stormwater approval. I have asked for phasing notes, she said.

Ken Wood said the applicant seeks two waivers. §6.3.13, Building and Design Standards, requires certain architectural standards. The waiver is sought because the three proposed storage buildings would be the same type as the one already on the site. Also, said Ken Wood, the buildings in Phases 2 and 3 are not visible from the road.

The second waiver is §6.4.17, Hydrologic Study. None of the new buildings have a bathroom or wastewater system, he said. There is a bathroom in the manager's office that uses about 130 gallons per day. This creates no additional load. The waivers are on the Mylars with the three waivers previously granted.

Note 8, which is already added on the Mylar, regards maintenance on the bufferyard. The vegetated bufferyard meets or exceeds the required number of plant units per Zoning Ordinance 6.3.10. Landscape architect Roberta Woodburn has outlined that.

There are three phases. Phase 1 is complete. Phase 2 is the proposed addition of a 12,000 square foot storage building. Phase 3 is the proposed addition of two buildings at the rear, 3,600 square feet and 6,050 square feet, respectively.

The cost-plus-25% performance guarantee has been sent to Christine Grimando, said Ken Wood. That consists of \$103,000 for the single Phase 2 building, and \$80,000 for the two Phase 3 buildings. Christine Grimando said that to save the applicant bank interest, the Phase 3 note would be submitted when that phase is ready for construction. The amount will be reevaluated if two years have passed. Dave Woods pointed out there is no pop-up system for detecting that two-year period. Christine Grimando said a permit could not be pulled if the time period has expired.

Todd Frederick was concerned that the performance guarantee note was listed as Note 11 on Sheet 6. Maybe we'll put that in a more prominent location, like on the 1st sheet, instead of buried in the plan, he said.

Motion: Dave Woods moved that we grant the two waivers. The first waiver is for Zoning, 6.3.13, building and design requirements. The second waiver is for Site Plan and Subdivision 6.4.17, which is the hydrogeology data for significant sand and gravel aquifers. Todd Frederick seconded the motion. There was no discussion. The motion passed, 5-0.

Motion: Todd Frederick made the motion to accept the York Storage Solutions II, 1950 U.S. 1, Map and Lot 0100-0029, as complete for final review. Tom Prince seconded it. The motion passed without discussion, 5-0.

The applicant has DEP approval.

Motion: Dave Woods made a motion that we approve the application of York Storage Solutions II, 1950 U.S. Route 1, Map & Lot 0100-0029. Final review of a previously approved site plan for three additional storage buildings, acceptable zone Route 1-6, wetland protection overlay district flood Zone A. Todd Frederick seconded the motion. There was no discussion. The motion passed 5-0.

Project Engineer Ken Wood thanked the chairman and said that with their very tight two-day turnaround to get the permit from DEP and get it signed. He cited Christine Grimando for her excellent help in every way.

Maine Lobster Outlet. 2 Market Place Drive. Map & Lot 0053-0009-B. Application for a revision to a previously approved Site Plan for an additional building.

Christine Grimando explained that this application has a prior approval that is being modified for the second time. The first modification was a minor departure from the original approval, but this is a significant departure.

Project engineer Bill Anderson said there is no change in the impervious from what was previously approved in the original stormwater review. No change is being made for the flow of water and the impervious. The building is in the same location, but a different configuration. We upgraded to the 100-year storm, he said. We have modified the plan to include a level spreader. The impervious areas are identical. Mick Cuomo updated the wetland map. The plantings were located and they are shown on the plan. We have letters from Water and Sewer.

Bill Anderson continued. Last time we were here for the lobster cooker and the addition paving. Those are finished. The lobster cooker is about to be installed. The new building will have the same make-up as the front level with trim and colors. David Woods asked about building composition. The vertical looks like T1-11. Todd Frederick read from §6.3.13.4 listing the possible exteriors of wood, clapboard, wood shingles, stone, or brick. Bill Anderson said they would change that section of siding and not use the T1-11.

Lew Stowe asked about the parking lot being graded. Bill Anderson said there was some insignificant grading. He explained the level spreader. There will be some refrigeration in the new building with compressors outside to the rear.

The chairman opened and closed the **public hearing**. No one came forward to speak. Christine Grimando said the applicant had submitted a plan documenting the required parking. Lighting was noted. There was no major issue there. Bill Anderson said the all lights are shown on the plan and detailed on the detail sheet. There will probably some building lights.

Tom Prince said that if this is an all-day all-night operation, will there be more truck traffic with back up alarms going off from trucks going in? Greg Tsaeris said there are lights that advertise the shopping center up a ways, but there really isn't anyone coming right there onto Route 1. This newest building will no have any operation at night.

Motion: Dave Woods said, I'd like to make the motion that we approve the revision to a Previously Approved Site Plan and Route 1 Use Permit for the Maine Lobster Outlet, 2 Market Place Drive, Map 0053-0009-B, Route 1-3 Zoning District. Todd Frederick seconded the motion. There was no discussion. The motion passed 5-0.

New Business

There was no New Business

Old Business

- **Signing of BAIT Shed for Town Dock #1 Mylars and Findings of Fact**

Motion: Todd Frederick moved to authorize the Chairman of the Planning Board to sign the Findings of Fact for inclusion of law decision of the planning board to Town Dock, Two Harris Island Road. Dave Woods seconded the motion. There was no discussion. The motion passed, 5-0.

- Lew Stowe said that the Police Station and connector roadway hearings will be before the Planning Board in one week, on Thursday, April 19.
- He also said that a Harbor Committee will be formed when the activity of the Village Committee slows. It will include a member of the board.
- Dave Woods said the Beach Committee should be officially disbanded and recognized by the Chairmen of the Planning Board and the Selectmen with a formal letter.
- Board members spent twenty minutes discussing the master plan application process compared to the site plan application process.

The meeting ended at 10:10.