

York Planning Board
Thursday, March 10, 2016, 7:00 P.M.
York Public Library

Call to Order, Determination of Quorum; Appointment of Alternates

A quorum was determined with five people voting, Chairman Peter Smith, Board Secretary Gordon Eldridge (representing the York Beach area), Al Cotton, Lew Stowe, and alternate Wayne Boardman, who was assigned as a voting member in place of absent Amy Phalon. Alternate Kathleen Kluger was present, but did not vote. York Director of Planning Dylan Smith represented staff for the ordinance amendment preference votes. Lee Jay Feldman, Director of the Southern Maine Planning and Development Commission, represented staff in the High School Auditorium final approval. York Associate Town Planner Scott Hastings represented staff for the Union Bluff sketch review.

Public Forum

The Chairman opened and closed the public forum. No one came forward to speak.

Minutes

Motion: Al Cotton moved to accept the minutes for review. Lew Stowe seconded. The minutes were accepted for review by 5-0 vote.

The February 25, 2016, Minutes were reviewed and changes were requested.

Motion: Lew Stowe moved to approve the Thursday, February 25, 2016, minutes as revised. Gordon Eldridge seconded. The motion passed, 4-0-1. Wayne Boardman abstained as he had not attended the meeting and recused himself from this vote.

Field Changes

There were no field changes.

Preference Votes on May 2016 Proposed Ordinance Amendments

A. York Village Center Zoning Districts

B. York Village Affordable Elderly Housing Overlay District Expansion

Dylan Smith said the board has held the public hearings for these ordinance amendments. There will be one last public hearing with the Board of Selectmen on March 28, 2016.

Preference votes

Chairman Peter Smith asked for a preference vote regarding the York Village Center Zoning Districts amendment. All were in favor, 5-0.

Peter Smith asked for a preference vote regarding the York Village Affordable Elderly Housing Overlay District Expansion amendment. All were in favor, 5-0.

Application Reviews and Public Hearings:

York High School Auditorium.

1 Robert Stevens Drive; Map & Lot 0038-0005; Owner: Town of York. Final plan review for proposal to demolish the existing auditorium and mixed use room at the York High School and replace it with a larger auditorium, lobby, and additional small rooms.

This application to build a 750 seat auditorium expansion at the High School was represented by Holly Sargent, Vice Chair of the Building Committee, Zak Harding, Director of Facilities for the York School Department, and architects Jeffery Larimer and Frank Crabtree from Harriman. Lee Jay Feldman represented staff and led the Planning Board in review of the application and the Findings of Fact.

Since the last meeting, a letter was received from Fire Chief Chris Balentine. The National Fire Protection Association requires a list detailing pertinent design items. The list is not a condition of approval and is not included in the Conditions of Approval. It is part of the building code standards.

Since the last meeting, Police Chief Doug Bracey has had additional concerns about parking and traffic flow.

Lee Jay Feldman continued to outline the applicant's responses to conditions noted during the preliminary review. Demolition debris will be removed immediately, and not stockpiled on the property. The gym will be open and accessible for all election activities. Parking will be prohibited along Robert Stevens Drive from York High School to Long Sands Road [this point disavowed later in the meeting]. Multiple major events at York High School will not be scheduled at the same time. When single or multiple event attendance is expected to exceed 1,000 people, the York School Department will provide off-site parking and shuttle service. When available, stadium field parking will be available as additional parking for cast and crew.

The School Department will coordinate with the York Police Department for parking assistance for any events that may fill the parking lots. The School Department will coordinate with the York Fire Department for large attended events, to assure ready response, if needed.

Zak Harding added that a temporary handicap accessible entrance and temporary parking spots have been identified. Holly Sargent added that the parking policy submitted by the school board is part of the approval and can't be altered.

The Chairman opened and closed the Public Hearing. No one came forward to speak.

Zak further explained that offsite parking might be needed when there are simultaneous School Department events. Coastal Ridge is available for such parking with 95 spaces.

There is also parking at the Elementary and Middle schools. Offsite parking is not part of the traffic study and the School Department offers it voluntarily.

Lew Stowe requested that three items be added to the Findings of Fact. There is no mention of the special height requirement for the auditorium and the subsequent special election to allow for it. Neither the Planning Board nor the Appeals Board could grant a waiver, he said, so the school committee requested a special warrant by the town and changed the zoning. The zoning change allows principle municipal buildings to have building heights of 45 feet. He asked for that information to go into the Findings.

Lew also thought public comments made during the sketch review hearing should be reflected in the Findings of Fact.

Thirdly, he requested an inclusion of the facts about the stormwater requirement at the High School, which will be close to maximum capacity. He presented the math. The total maximum capacity is 85,500 cubic feet. The current, pre-auditorium requirement for treatment is 62,000 cubic feet and the new construction will require an additional 21,300 cubic feet. Those figures add up to a total requirement of 83,324 cubic feet — only 2,176 away from the maximum. As more pavement is added for more parking, the School Board will have to come back to the Planning Board for an engineering change, Lew Stowe concluded, and then made the following motion.

Motion: Lew Stowe moved to add three pieces of information to the Findings of Fact based on his recommendations. The first being relative to the issue of having the 35 foot height limit changed to 45 feet, the second being the addition of public comment, and the third being the impact of the stormwater calculations, relative to EPA permitting. Al Cotton seconded. Board discussion ensued.

Pete Smith noted there are already references to stormwater in Sections 6.3.27 and 6.4.16. He said the stormwater system was built to accommodate future building expansion, and is already adequately covered in the Findings of Fact. It again is stated in Section 1.2.16 of the Criteria of Approval. The Findings of Fact do not need more information about stormwater, he said.

Lee Jay Feldman responded about Lew Stowe's wish to add public comment into the Findings. People spoke at the sketch plan and not during public hearings, Lee Jay said. None of the review or discussion during the sketch review is binding on the application, which only became an application during preliminary review on February 18, three weeks ago. In fact, there was not one sentence of public input during application review. Despite this, Lee Jay did recommend placing public hearing discussion under Section 12 of the Findings of Fact in reference to the Town vote to change the building height from 35 to 45 feet.

In further discussion about Lew Stowe's request for three additions to the Findings of Fact, Lee Jay thought Lew's stormwater information should go under 1.2.16 of the

Findings indicating the threshold level of the stormwater requirement if any additional expansion occurs.

Interrupting the conversation for a moment, Lee Jay revealed a letter from Police Chief Bracey stating that he does not want to eliminate parking on Robert Stevens Road. That would require an ordinance change from the Selectmen. Therefore, that condition would not go into the findings.

In further discussion, Lew withdrew his motion and asked for the motion to be reworded based on the ensuing discussion.

Motion: Chairman Peter Smith asked for a motion to add information to the Findings of Fact. One piece would be in Section 9.A of the Findings under Sketch Plan Submission, which would document the fact that there was a requirement to change the building height ordinance in order to accommodate the High School auditorium. Secondly, an addition would be made to Item 2.16 of the Criteria of Approval that will describe details and calculations that indicate that storm water expansion will not impact the current stormwater plan, but could become a determining factor to any future plan. Wayne Boardman so moved. Gordon Eldridge seconded. There was no further discussion. The motion passed 5-0.

Motion: Chairman Peter Smith moved that the application be accepted for final approval. Al Cotton seconded. The motion passed 5-0.

Union Bluff Hotel. 8 and 10 Beach Street

Map & Lot 0024-1136 and 0024-0035; Owner Brent and Mary Jane Merritt. Sketch plan review for proposal to create a 20 room addition to the hotel, a parking deck, and associated site improvements.

This is a sketch plan. Scott Fiorentino is the architect of this project. Rick Lundborn of CLD Consulting Engineers described the proposed improvements. They hope to add 20 rooms to the existing 40 rooms and also renovate the lobby. There will be a small swimming pool in the new wing. A formalized terrace area, where weddings can take place, is planned for the end of the addition where there is now a lawn. A little one story wing is planned for storage and to facilitate catering. A parking deck off Seabury Lane would be built over the current parking off Seabury Lane. It will not be much higher than the existing street elevation.

Dean Lessard had told Rick Lundborn that storm water can go into the main storm drain/box culvert, but it must be pretreated. There is no need to widen the road. There is no change in the traffic pattern.

Chairman Peter Smith said that a public hearing is not required at a sketch plan.

Motion: All Cotton moved to open the public hearing. Lew Stowe seconded. The motion passed 5-0.

Jim Giardina bought “their” summer cottage two years ago. When they bought it, they were informed something would potentially be built in front of them that might block their view. Adding more parking to the Union Bluff property will be beneficial to the hotel. When there is valet parking, they are looking for spots.

Mr. Giardina would like to see a speed bump to keep cars to a minimal speed. There are kids on bikes and skateboards, and people are walking in the area. He is concerned about trash. The dumpsters are near him, but hotel management maintains them. He expects that they’ll be screened by fencing or shrubs. His issues are speed and trash. Maybe a speedbump on Freeman would keep the speed down, he said.

Mrs. Ellen Hall lives on the corner of Freeman and Beach Streets. Her concern is the “horrible looking parking deck.” That’s what she’ll look into when she is on her porch. The design doesn’t go with the character of the area. It will decrease the value of her property. She said she knew all these years something was going to be there, but the parking garage is not an asset to the area.

Dick Liberty of 21 Freeman Street lives across from Mrs. Hall. The existing parking creates a lot of dust. He asked if there will be gravel. Rick Lundborn answered there could be gravel, and the dust problem will go away. Speaking about the one-story wing used for storage and catering, Dick commented that the plan and elevation don’t “jive.” The public hearing ended. The sketch review ended.

In Other Business

Peter Smith had received a letter from selectman Torbert Macdonald suggesting a change in the verbiage in an amendment that had already been sent to the Selectman for final review, suggesting it was too late for the planning board to make any changes.

Adjourn

Motion: Lew Stowe moved to adjourn the meeting. Al Cotton seconded. The motion passed 4-0.

9:10