

**TOWN OF YORK PLANNING BOARD
THURSDAY, NOVEMBER 29, 2001—7:00
GRANT HOUSE**

Chairman Al Bibb began the meeting at 7:00 P.M. by introducing Planning Board members Dave Marshall, Torbert Macdonald and alternate Dan Remick. Town Planner Steve Burns represented "Staff." Patience Horton was the recording secretary. The meeting was also televised. Mr. Bibb asked Mr. Remick to vote in place of absent Barrie Munro.

MINUTES

The Board members had not reviewed the minutes of the November 8, 2001 meeting, and the discussion and acceptance of those minutes were put off until the next meeting.

PUBLIC HEARINGS

York Sports Center, U.S. Route One, Map 94/Lot 51. Continued public hearing on Site Plan and Route One Use Permit for new facility.

Mr. Burns introduced the issues surrounding this matter, which included correspondence from Police Chief Bracey regarding the 5-lane configuration apparently recommended. The turning lane on Route One remained the biggest matter. He recommended approval conditional to the Maine Department of Transportation lane crossing, which appeared to be for 5-lanes. Correspondence from Police Chief Bracey also recommended a street light rather than lights in the front buffer, due to deer hazards. The Town Engineer's final sign-off would be needed. CEO Tim Decoteau's approval was also necessary. There was question as to how much space would be necessary in the parking lot when the field is divided up into three fields and there are presumably more kids playing. He also wondered if the use should be limited and if the Board should limit the use.

Chairman Bibb asked the applicant to speak. John DeStefano, who designed the facility, stated that traffic consultants working with the DOT had come to believe that 3-lanes might be the best way to go. The 5-lane plan might not be final. Mr. Bibb asked Mr. DeStefano if he plans to go along with what the Police Chief and DOT agree to, and Mr. DeStefano said, yes. Mr. Burns said that if the Police Chief signs off on the 3 lanes, it would be good. Mr. Bibb agreed that the issue could be left open.

Kevin Barrett, President of York Sports Center, spoke next. He said that the size of the parking lot is based on the code for gymnasiums with a parking space-per-spectator seat ratio. He said that two teams would populate the full field. Otherwise, when Parks and Recreation comes in with more kids, those kids will most likely be dropped off. He felt strongly that 65 spaces would be enough.

Mr. DeStefano verified that the parking analysis is based on the Parking Ordinance, and they will have more spaces than required. Mr. Barrett reiterated that the traffic consultants have strongly recommended the 3-lane turn, and that they are discussing this with DOT. The Police Chief will receive updated information on this recommendation, soon, he said. The agreement will be a collaborative between the Sport Center, the Police Department, and the Maine DOT.

Mr. Bibb closed the public hearing. Mr. Macdonald moved to approve the application conditionally, fully considering the conditions Mr. Burns had outlined in his memo to the Planning Board of November 29, 2001, and with the understanding that the number of possible turning lanes remained pending. Mr. Marshall seconded the motion. Discussion led to an amendment to the motion. The amendment stated that there would be "no parking" signs added to the sides of the access road. Mr. Bibb asked for a vote to add the amendment to the motion, which passed unanimously, 4-0. Mr. Bibb then asked for the vote on the motion, which then passed, 4-0.

OTHER BUSINESS

The next discussion, that of Capital Planning, was introduced by Steve Burns, who, referring to a second November 29, 2001 memo to the Planning Board, said that the matter would be incomplete due to inadequate preparation time on his part. However, the Sewer District Superintendent, Tim Haskell, was there for a presentation, and the Board discussion could be completed during the Planning Board Meeting of December 13, 2001.

Mr. Haskell, relatively new to his position, stated that he planned to work closely with Code Enforcement. His immediate intention was to finish up current projects. He had been holding informational meetings in the areas they are going into. The Master Plan needs to be updated, and economic feasibility has to be considered for all projects. Questions and answers about specific projects, like Meadowbrook, the Little River area, and York's concerted dedication not to dump raw effluent into the ocean were all brought up. When Mr. Macdonald asked if Mr. Haskell would be seeking federal grants for outfall at sea, Mr. Haskell spoke of a willingness to research everything he did not already understand, like that issue.

When Mr. Haskell finished his presentation, Mr. Macdonald moved the panel's attention to his experience as a new member of the Shoreland/Wetlands Committee, stating he has learned that the York Shoreland process is so difficult to maneuver, a Portsmouth firm is charging \$15,000 to see an application through the system. At the first meeting he attended, November 14, 2001, all applicants had been sent back because applications were incomplete. With Vallana Pratt-Decker, he hoped to develop a checklist with a finite number of items for which any applicant is responsible. It had also occurred to him to make information about the process available at the library.

Mr. Burns stated that in the cases of backlogged applications, the bar needs to be lowered to get the backlog out of there. He said that the committee is "choking it off."

Mr. Macdonald then described how the issues that came up during the Shoreland meeting clarified for him how he and Mr. Moody have opposing approaches to solving applicant problems. Basically, Mr. Moody does not want to discuss process with the applicant, but Mr. Macdonald does. He referred to Mr. Moody's comment during the November 14 meeting, that the Committee is not there to educate the applicant. Mr. Macdonald feels that they are there to educate and assist the applicant. Mr. Bibb reminded Mr. Macdonald that a majority vote of two-out-of-three was enough to pass a permit application. Mr. Macdonald assured Mr. Bibb that he "would be seeing a number of those."

Mr. Burns then warned about checklists, calling them an abbreviated version of the code. He said that people should read the ordinance. People using a checklist do not necessarily know what they mean, because abbreviation loses the meaning. Mr. Marshall suggested Mr. Macdonald hand out sections of the code, rather than a checklist. Mr. Macdonald said that accompanying material could be a guide.

All business for the evening completed, Mr. Marshall motioned, and Mr. Remick seconded, adjournment of the meeting. It was 8:00 P.M.