

**York Planning Board**  
**Thursday, July 7, 2016, 7:00 P.M.**  
**York Public Library**

**This meeting was scheduled for July 14, 2016, but the date was changed to accommodate the library's annual book sale.**

**Call to Order, Determination of Quorum; Appointment of Alternates**

Chairman Peter Smith called the meeting to order at 7:00. A quorum was determined with five people voting: Chairman Peter Smith, Board Secretary Gordon Eldridge, who represents York Beach, Lew Stowe, and alternates Kathleen Kluger and Wayne Boardman, who were asked to vote as members. Amy Phalon and Al Cotton were absent. Lee Jay Feldman, the Director of Planning for Southern Maine Planning and Development Commission, represented staff for the Bog Athletic Fields application. Assistant Town Planner Scott Hastings represented staff for all other matters on the agenda.

The election of Planning Board officers was not held tonight, as planned, and will be held on July 28, to accommodate absent Amy Phalon and Al Cotton.

**Public Forum.**

- This was not the public hearing for the Bog Road application, but Christopher Denen did not realize this and gave some of his testimony now. He said he had also attended the Planning Board public hearings last fall, when the fields were being expanded. He had asked for "no parking" signage along the road. Those were put in place since then. There should be speed limit signs and designated lanes put in now. He said there are 18-wheelers going down Bog Road for the construction project every day. If "they" want to put in a septic tank, it can't be done because the area is wetlands and cannot support the tank.
- For everyone's interest, Lew Stowe showed red customized tee shirts that some of the Planning Board members had worn when they took surveys of visitors to the beach some years ago.

**Minutes**

The Minutes June 23, 2016 Minutes were reviewed and changes were requested.

Motion: Lew Stowe moved to accept the minutes as corrected. The motion passed 5-0.

**Field Changes**

There was a field change for the Cliff House. Project engineer Christy Holmes from Gorrill Palmer said there was a discrepancy on the survey that had to be fixed. The grassy area behind the Ledges is 365 square feet smaller than depicted on the plan.

Motion: Wayne Boardman moved to accept the field changes for the Cliff House plan revision. Kathleen Kluger seconded the motion, which passed 5-0.

## **Application Reviews and Public Hearings**

**Bog Road Athletic Fields – 40 & 50 Bog Road; Map and Lot 0090-0084-X & 0090-0084-A.**  
**The applicant is the Town of York, is proposing a revision to a plan last approved in 2015.**  
**The proposal is to add a new septic system.**

Lee Jay Feldman represented staff for this application. Mike Sullivan, the Town of York Park & Rec director, described the proposed septic system for Bog Field. It has a 300 foot buffer from the nearest well. This septic system will treat gray water produced by the concession stand and a single employee bathroom in the maintenance shed.

Lee Jay had prepared the Findings of Fact for this project, which he discussed with the board. The board members did not ask for changes. There was an understanding that all construction equipment will be moved from Bog Field soon as possible, when construction ends.

Chairman Peter Smith opened the public hearing. Christopher Denen asked to see the location of the septic system on the plan. Project engineer Steve Blake from PH2M also showed him the location of the porta potties.

Motion: Gordon Eldridge moved to accept the application to add a septic system at Bog Field. Kathleen seconded. The motion passed 5-0.

**Public Hearing—Proposed Expansion of York Village Center Local Historic District**  
**The proposal is to change the boundaries of the York Village Center Historic District to include an additional 12 parcels as shown on the map “Proposed expansion of the Village Center Historic District,” dated June 17, 2016.**

Using a plan on paper he handed to board members, Scott Stevens of the York Historical Society described how the proposed boundaries of the Historic District are being enlarged. The district will now include Coventry Hall, and the Emerson House, which is where Ann Irving Sotheby’s is located. Several properties in the Historic District are registered in the National Register of Historic Places.

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

Motion: Kathleen Kluger moved to forward this proposed amendment to the selectmen for their consideration. Lew Stowe seconded. The motion passed 5-0.

## **Other Business**

There will be a joint meeting with the Selectmen before their Monday, July 18<sup>th</sup> meeting.

Personnel director Liam Gallagher has arranged for a legal training session of all the board members in town on July 12<sup>th</sup>.

There are still email problems. Scott Hastings plans to augment email addresses and include the private email addresses of the Planning Board members. Maybe everyone will get them, then.

Chairman Peter Smith reopened the public hearing. Ala Reid and Rozanna Patane, who both live in the Harbor, identified themselves as abutters to a proposed driveway project on Carriage Barn Lane. Rozanna explained that CEO Amber Harrison has asked Chairman Peter Smith to allow the Planning Board review the application. The Findings for that property's 1991 approved plan state that all future building projects shall be subject to Planning Board review. Peter Smith said he understands the board's responsibility to the Findings, and that the board should review it with respect to Amber Harrison as well.

## **Adjourn**

Motion: Wayne Boardman moved to adjourn. Kathleen Kluger seconded. The motion passed 5-0. The time was 8:30.