

York Planning Board
Thursday, July 10, 2014, 7:00 P.M.
York Public Library

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

Chairman Todd Frederick called the meeting to order at 7:00. A quorum was determined with five people voting: Chairman Todd Frederick; Vice Chairman Al Cotton; Board Secretary Lew Stowe; Peter Smith; and alternate Amy Phalon, who was asked to vote as a full member. Town Planner Dylan Smith represented staff. Planner Lee Feldman and Engineer Steve Bradstreet represented staff for the York Police Station hearing. Patience Horton took minutes.

Election of Officers

Motion: Peter Smith nominated Al Cotton for chairman. Seconded by Todd Frederick. Passed unanimously.

Motion: Todd Frederick nominated Peter Smith for vice chair. Seconded by Lew Stowe. Passed unanimously.

Motion: Peter Smith nominated Todd Frederick for board secretary. Seconded by Lew Stowe. Passed unanimously.

Public Forum No one came forward.

Field Changes There were no field changes.

Application Reviews and Public Hearings

York Police Station 414 Ridge Road. Map & Lot 0094-0077. Consideration for final review and approval of the York Police Station and Connector road

Lee Jay Feldman walked through the final submission and recommended approval.

1. The applicant proposes to construct the whole road to Route One, but not open onto Route One until the traffic mitigation items have been solved.
2. Traffic control information for the Ridge Road end will be presented on a plan. The Route One improvements will be reviewed by MDOT.
3. ADA tip-downs transitioning from the sidewalk to the police station are shown on the plan.
4. A revised detailed planting plan showing the areas previously cut has been prepared.
5. The applicant will revise the plan to show the water line to Caddy's Way.

6. A survey report will be provided as part of the final submission.
7. All issues raised in the engineering comments will be addressed.

Waiver Request

A waiver for 2% grade within 75' of the Route One intersection is sought.

Conditions

1. The applicant retains a third-party independent construction inspector.
2. The applicant provides an agreement between CMP and the town for vehicle access under the power lines. It has been approved.
3. The applicant provides traffic impact studies and recommendations.
4. The applicant obtains all permits and signoffs prior to construction work access to Route One.
5. Access to the connector road from Route One will not be allowed until the traffic study is complete and improvements are put in place.

Public Hearing

- **Torbert Macdonald** read the Notice to Proceed, dated July 11, 2012, from Robert G. Yandow, town manager, to Mark Donovan, project manager, PC Constructing Company. That memo is attached to these minutes.
- **Bill Keenan**--The homeowners association has spent \$325 thousand building a private road with water, sewer, and a fire hydrant. A pond with a dam has been disturbed and the water is backing up.
- **Ted Little**--The town has waited since 2009 for the police station. It is time to act.

According to Tom Gorrill, a traffic impact study was done March 13, 2014, addressing access for the police station from Ridge Road, but not at the connection to Route One.

Motion: Todd Frederick moved to approve the York Police Station, 414 Ridge Road, Map & Lot 0094-0077, as amended this evening for final approval review. Seconded by Lew Stowe. In discussion:

- Eleven monuments have been pinned and put on the corners of the wetland sites. The twelfth is in the restoration area and will be added.
- The cost of the final project has not been determined.
- Financial capacity has been received from the town finance director. It is not the Planning Board's responsibility to account for the dollars being spent.

The motion passed unanimously.

Beaudry Shoreland Building Replacement 26, 30k & 32 Juniper Road; Map 0033 Lots: 0004, 0005, and 0011, continued application from June 12th. Proposal to raze existing building and construct a new home within the required 100' shoreland setback

Proposal: Engineer Bill Anderson contended the only way two houses can be arranged to meet the setbacks is to turn three lots, including one unbuildable lot purchased from the town, into two by removing a lot line.

Response: In Lew Stowe's words, the Board can't take that position.

Public Hearing

- Abutter Patricia Callahan, 25 Pascal Way, has been told by soil scientist Mike Cuomo that her town land is unbuildable.
- Sheila Cunningham does not understand how the town land was added to Beaudry's deed.

Outcome: No action was taken. The application was withdrawn. Bill Anderson applied Article 18, which says a vacant lot of record that can't meet the setbacks can go to the Board of Appeals. A house can be built there if the footprint is not more than 1,000 square feet.

Wiggly Bridge Distillery—Route One Use Permit; 441 US Route One; Map & Lot 0054-0010-B Consideration for final review and approval for change of use for an existing hardware store to a distillery with retail space

Motion: Todd Frederick moved to accept the application for Wiggly Bridge Distillery, Route One Use Permit; 441 US Route One; Map & Lot 0054-0010-B as complete for purposes of review. Peter Smith seconded. Passed unanimously.

Public hearing: No one came forward to speak.

Engineer Ryan McCarthy is the application representative.

- The change of use is from hardware store to distillery.
- Secondary uses are retail sales and tasting room.
- Only interior renovations
- The water main will be bored under Route One.

Motion: Todd Frederick moved that we approve the application for the Wiggly Bridge Distillery—Route One Use Permit 441 US Route One; Map & Lot 0054-0010-B. Seconded by Amy Phalon. Passed unanimously.

Motion: Todd Frederick moved to authorize the chair to sign the findings of fact for the Wiggly Bridge Distillery. Seconded by Peter Smith. Passed unanimously.

Waivers

Motion: Todd Frederick moved to grant waiver requests to Wiggly Bridge distillery under Site Plan Regulations 6.4.7 landscape plan; 6.3.16 wildlife analysis report; 6.3.32 high intensity soil survey; 6.4.6 landscape plan; 6.4.15 sediment plan; and 6.4.16 storm-water management. Peter Smith seconded. Passed unanimously.

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Motion: Todd Frederick moved to grant a waiver request to Wiggly Bridge Distillery for Zoning Ordinances 6.3.22 parking; 6.3.8 erosion control; 6.3.9 buffer yard; 6.3.10 landscaping of bufferyard; 6.3.11 landscaping requirement for parking area; 6.3.13 building and site design requirements; 6.3.17 preservation of landscape; 6.3.18 open space; and 6.3.21 performance guarantee. Seconded by Peter Smith. Passed unanimously.

Other Business

Application Scheduling and Reviews/next meeting:

- York Fields requests to extend
- Two sketch plans
- Comp Plan hearing

Adjourn 10:20