

Sustainable  
Structural  
Mechanical  
Fire Protection  
Electrical  
Civil  
Controls  
Architecture



47A York St  
Portland, Maine  
04101 USA  
colbycoengineering.com

January 31, 2022

## **RE: Review of Submitted Amended Site Plan**

Following please find a response to the Peer View Letter that were issued January 21, 2022, from Chris Di Matteo, Long Meadow Planning & Landscape Architecture, LLC. A response from CCE follows each comment in bold. January 21, 2022

Dylan Smith, Planning Director Town of York  
186 York Street  
York, Maine 03909

### **COMPLETENESS REVIEW**

1. 6.4.7 A plan showing the location and dimensions of all proposed development improvements and alterations. The applicant has submitted plans. **Complete**
2. 6.3.8 Initial assessment of traffic impacts, where required per Zoning Article 15-A. There appears to be no correspondence to the DPW. Contacting Dean Lessard to determine what, if anything, needs to be submitted for review should be considered. **A traffic study was done as a part of Phase I & II. The Phase I & II traffic study included a single-family home which was never constructed. The storage garage is to be used by Shoreline Construction, current owner and tenant of one of the commercial units, for storage of vehicles, equipment and materials and will not add any additional trips to the project. In fact, the single-family home was not constructed, a decrease of 1 trip in the am and pm peak hour will be realized.**

**Peak Hour Trip Generation Summary**

<u>Proposed Land-Use</u>	<u>Proposed Number of Units</u>	<u>AM Peak Hour</u>		<u>PM Peak Hour</u>	
		<u>Trip Rate</u>	<u>Total Trips</u>	<u>Trip Rate</u>	<u>Total Trips</u>
General Office Space	7,801 square feet	1.56 trips/1,000sf	12	1.49 trips/1,000sf	12
Residential Apartments	4 units	0.51 trips/unit	2	0.62 trips/unit	3
Single-Family Home	1 unit	0.75 trips/unit	1	1.00 trips/unit	1
<b>Total Trips</b>	-	-	<b>15</b>	-	<b>16</b>

3. 6.4.24 Elevation drawings for each side of each non-residential building if the building is either new or is to be altered pursuant to this application. The applicant has submitted plans. **Please see sheets A0, A1, A2 and A3.**
4. 6.3.26 A letter from the Fire Chief is required. No letter has been submitted. **Impact Statement b & d – The fire department will not require sprinklers for the proposed development. It is anticipated that the impact on emergency services will be minimal. See email dated from Fire Chief. The Email is appended to this letter.**
5. 6.4.27 Findings of Fact, Conclusions of Law, and Decisions. A draft has not been submitted. **A draft of the Findings of Fact will be submitted as a condition of approval. See section 16 of the application.**
6. Architectural Plans as required by Sec. 6.3.13 (Zoning Ord.) Buildings and Site Design Requirements. The applicant has submitted renderings, floor plans and building elevations. **Please see sheets A0, A1, A2 and A3.**
7. Previously approved Plan per Section 5.6.2 (Site Subdv Regs). Signed plans have not been submitted, though the final plans provided by the applicant have been posted to the Town’s website along with a signed Findings of Fact. **Signed plans and signed Findings of Fact for phases I & II were submitted to Mr. Di Matteo on January 20, 2022.**



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COMPLIANCE WITH THE TOWN'S ORDINANCES  
ZONING ORDINANCE

The site is located in the Route One- 5 District. More details on the use were discussed by phone with the applicant. The new use, *storage/shop garage*, is proposed as an accessory use to the currently approved commercial (construction-trade related) use associated with the mixed-use building unit occupied by Shoreline Construction, Inc. It is assumed that the principal use for Shoreline Construction, Inc. is Commercial Use Category: Plumbing, Electrical or Carpentry Shop or Other Similar Service or Repair Establishment – With Less than 2,500 square feet of floor space. Route One Use Permit from Planning Board required. Storage or manufacturing that is *customarily incidental* to the principal use (construction/building industry) in the proposed garage is compliant with the zoning as long as the total square area is less than (subordinate to) the principal use. The principal use (existing commercial unit) is approximately 2,400 SF in floor area, while the proposed accessory garage is 1,400 SF (footprint), total floor area for both first floor and loft need to be calculated. The proposed garage as an accessory structure is permitted under Miscellaneous Use Category: Structures Accessory to Permitted Uses – Route One Use Permit from either Planning Board or CEO required, based on permitting procedure required for primary use.

- 1) Review by the Code Enforcement Office, however, may be necessary to confirm that the accessory garage's 1,400 SF is not subject to the *less than 2,500 SF of floor space* requirement in the Route One-5 zone, and that this requirement is exclusively principal use floor area. In addition, the applicant needs to demonstrate that the total floor area of the proposed garage is less than the total floor area for the existing commercial unit occupied by Shoreline Construction, Inc. which is the principal use. **The Shoreline Construction Office is known as the main building occupied by Shoreline Construction, Inc. The total gross floor area of the main building is 7,700 Sf. The storage garage is considered an accessory to the main building and has a total gross floor area of 2,388 Sf.**

**Main Building (Building 1) - 7,700 SF**

**Storage Garage – 2,388 SF**

**2,388 >> 7,700 → Compliant**



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6.3 Performance Standards Applicable to all Non-Residential and Multi-family uses in the Route One- Zoning Districts. The applicant has addressed conformance to the performance standards in writing. The following are comments and/or request for clarification

- 2) Buildings and Site Design Requirements (6.3.13): The proposed building is subject to the design requirements. The applicant has submitted architectural elevations, however, is requesting a waiver from using the required building materials. **This waiver was granted for the previous project. CCE is requesting to use vinyl siding rather than Wood Clapboard, wood shingle, stone, or brick. See section 12 of the planning board application for the waiver request.**

#### 6.3.13.4 – Building Exterior

Parking requirements. It is stated that 6 parking spaces is planned for in front of the garage doors. Typically required parking is accommodated by dedicated parking stalls. As the garage is proposed as accessory to the approved use, additional parking may not be required. Code Enforcement should review prior to issuing a building permit. **There does not appear to be any required parking for this project. The driveway of the storage garage has been designed to allow vehicles to park to load and unload without blocking the driveway.**

- 3) Calculation of Net Buildable Site Acreage (6.3.25): Has the calculations been updated with the proposed development? Revised calculations should be provided for staff review. **This calculation has been updated to match the proposed design. Net Buildable Site Calcs have been on C-102 and have been provided below. Lot coverage allowed on sites not on sewer with very poorly draining soils = <50%.**

**Impervious Area = 28,313 SF (0.65 Ac)**

**Net Buildable Site Acreage = 141,570 SF ( 3.25 Ac)**

**Lot Coverage = 20% ---- Lot is compliant**



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## SITE PLAN AND SUBDIVISION REGULATIONS

- 4) Engineering Peer-review. Gorrill Palmer is in receipt of the plans and stormwater report and are satisfied with the plan's compliance to stormwater and erosion control measures. See attached email.
- 5) Is there any landscape plantings proposed? Is the proposed building visible from Route 1? The previously approve landscape plan should be revised to reflect the proposed changes to the development, and appropriate changes to planting and proposed clearing. **Using the existing landscaping, the storage garage is not visible from Route 1. The existing landscape design provides buffer yards that meet or exceed the requirements stated in section 6.3.9. See section 15 of the planning board application for the Landscape Plan that illustrates the plantings that have been installed to create the required buffer.**
- 6) The plan note should describe the changes to the approved plan and the title of the plans should reflect that this is an amendment; e.g. *Site Plan Amendment, Brookside Landing, 1400 U.S. Route 1, York, Maine*. The plans have been updated to utilize this title. **The title of the plans has been changed to SITE PLAN AMENDEMENT. See Sheet G-001 of the plan set.**

## WAIVER REQUESTS

- 7) Sec. 6.3.13 (YZO) Buildings and Site Design Requirements, Subsection 4, Exterior building materials. The use of vinyl siding in lieu of either wood clapboard, wood shingle, stone or brick. **This waiver was granted for the previous project. CCE is requesting to use vinyl siding rather than Wood Clapboard, wood shingle, stone, or brick. See section 12 of the planning board application for the waiver request.**  
Sec. 5.3 Two Step Process (Does not appear to be needed since the amendment is not a major subdivision). **As stated above, the project can be approved in one meeting. This waiver request is no longer needed.**



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Please do not hesitate to contact me with any questions or comments to the  
aforementioned comments.

Sincerely,  
Lee Allen, P.E.



Colby Co. Engineering  
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207.553.7753 (Main)  
207.553.7792 (Direct)

CC: Gary Collete, Colby Company Engineering



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David Manzo <davidm@colbycoengineering.com>

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## Fwd: YBFD Fire Chief planning board letter

1 message

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**Lee Allen** <leea@colbycoengineering.com>  
To: David Manzo <davidm@colbycoengineering.com>

Thu, Jan 27, 2022 at 8:26 AM

FYI

----- Forwarded message -----

From: **Gary Woods** <gary@shorelineconstructionmaine.com>

Date: Thu, Jan 27, 2022 at 7:58 AM

Subject: YBFD Fire Chief planning board letter

To: Lee Allen <leea@colbycoengineering.com>, Christopher Di Matteo <chris.a.dimatteo@gmail.com>, Dylan Smith <dsmith@yorkmaine.org>

Hi Chris and Dylan,

Here is the response from the York Beach fire Chief you requested.

Thank you,

Gary Woods

**From:** Jeff Welch <jwelch@yorkmaine.org>

**Date:** January 26, 2022 at 10:21:09 PM EST

**To:** Gary Woods <Gary@shorelineconstructionmaine.com>

**Subject: RE: planning board letter**

Hi Gary,

I have reviewed the plans provided by you in reference to the additional garage being added to your site plan. I do not have any additional requirements for this building as it does not have any living space or office space. If you need anything further, please do not hesitate to reach out.

Thanks,

Jeffrey J. Welch

Fire Chief

York Beach Fire Dept.

207-363-1014

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Lee Allen, P.E.

Civil Engineer

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