

COMPLIANCE
REVIEW LETTER

February 17, 2023

York Planning Board
DeCarlo Brown, Land Use Planner
Town of York
186 York Street
York, Maine 03909

Application: Gulf Hill Subdivision – DLJ Corp
Tax Map 100 Lot 27

Plan Amendment Review

Review Status: New application.

Board members and Mr. Brown,

The following application information has been provided for review:

1. Application form dated 1/25/2023.
2. Memorandums and Submittal Information: *Roadway Revision Memo – Project: 1629500 Gulf Hill Subdivision, York, Maine*, (includes, cost estimate, final plan application checklist, correspondence to public works and water district, site evaluator, the previously approved MDEP site location application and other exhibits, etc..
3. Previously approved plan set entitled: *Gulf Hill Subdivision, 1780 U.S. Route 1, York, Maine, Final Subdivision Application*. Prepared by Civil Consultants Engineers, dated 1/22/2021.
4. Application for a minor revision to Site Location Subdivision (L-28488-L3-A-N) to MDEP dated 1/6/2023.
5. Draft Findings of Fact.
6. Supplemental Information: This includes a waiver request from the 17-day submittal deadline and two revised sheets, C2 and R2.

With review of the above information and the Town’s Zoning ordinance and the Site Plan and Subdivision regulations, I offer the following comments on compliance with the Town’s ordinances.

PROJECT DESCRIPTION

The application is seeking approval for amending a previously approved plan to allow for revisions to a portion of the roadway design. The proposed changes in grade does not affect the approved horizontal alignment of the roadway nor any changes to the lot lines.

REVIEW SUMMARY/HIGHLIGHTS

The application is before the Planning Board as required by the Zoning Ordinance, Sec. 18.15.B.1.D for review of any changes to a previously approved plan. The following is a summary of the review comments:

1. The applicant has provided a final plan application checklist for submittal items required by the Site Plan and Subdivision regulations. The application appears to be complete.
2. The amendment is for a change in roadway grading design. Stormwater management, road horizontal alignment, or septic designs are negatively impacted and Gorrill Palmer is satisfied followed by the peer-review. The lot lines are not proposed to change.
3. As a result of the peer-review two plans were revised and submitted after the 17-day deadline. The applicant has submitted a waiver from this requirement so the Board can consider the most up-to-date plans.

COMPLETENESS REVIEW

The applicant has provided a final plan application checklist for submittal items required by the Site Plan and Subdivision regulations. The applicable plans and correspondence coordinating with the appropriate agencies and officials has been submitted. **The application appears to be complete.**

COMPLIANCE WITH THE TOWN'S ORDINANCES

The proposed changes are technical in nature and have been reviewed by both the Town's peer-review engineer and Public Works Director. No issues have been identified.

WAIVER REQUESTS

The applicant is requesting a waiver from Sec. 5.10 (17 day prior to the meeting submittal deadline) of the Site Plan and Subdivision Regulations.

CONCLUSION

The submitted application to amend the previously approved plan for grading changes to the roadway appears to be complete and ready for the Board's consideration.

Feel free to contact me with questions.

Best regards,


Christopher Di Matteo

Subject: Re: 1629500 Gulf Hill Site Plan Modification
Date: Friday, February 17, 2023 at 10:48:02 AM Eastern Standard Time
From: Christopher DiMatteo <cdimatteo@longmeadowpla.com>
To: Will Haskell <whaskell@gorrillpalmer.com>
Attachments: image001.png, image002.jpg

From: Will Haskell <whaskell@gorrillpalmer.com>
Date: Thursday, February 16, 2023 at 11:50 AM
To: Neil Rapoza <njrapoza@msn.com>
Cc: DeCarlo Brown <dbrown@yorkmaine.org>, Christopher Di Matteo <cdimatteo@longmeadowpla.com>, Kristie Rabasca <krabasca@integratedenv.com>, James Attianese <jattianese@gorrillpalmer.com>
Subject: RE: 1629500 Gulf Hill Site Plan Modification

Hi Neil,

This seems reasonable.

Thank you,

William C. Haskell | Principal



300 Southborough Drive, Suite 200 | South Portland, ME 04106
207.772.2515 x235 (office) | 207.800.4511 (direct) | 207.318.7052 (mobile)
www.gorrillpalmer.com

From: Neil Rapoza <njrapoza@msn.com>
Sent: Thursday, February 16, 2023 8:43 AM
To: Will Haskell <whaskell@gorrillpalmer.com>
Subject: Fw: 1629500 Gulf Hill Site Plan Modification

Hi Will,

See below for response comments. My email to you bounced back, trying with a different account. We have had some server issues lately. Please let me know if you receive this. Thanks for your time!

Neil

From: neil@civcon.com <neil@civcon.com>
Sent: Thursday, February 16, 2023 8:38 AM
To: Neil Rapoza <njrapoza@msn.com>
Subject: FW: 1629500 Gulf Hill Site Plan Modification

*Neil J. Rapoza, PE
Civil / Structural Engineer
Vice President Engineering
603.973.9231*



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From: neil@civcon.com <neil@civcon.com>
Sent: Thursday, February 16, 2023 8:37 AM
To: 'mailto:whaskell@gorrillpalmer.com' <<mailto:whaskell@gorrillpalmer.com>>
Cc: 'DeCarlo Brown' <dbrown@yorkmaine.org>; 'cdimatteo@longmeadowpla.com' <cdimatteo@longmeadowpla.com>; 'Kristie Rabasca' <krabasca@integratedenv.com>; 'jattianese@gorrillpalmer.com' <jattianese@gorrillpalmer.com>
Subject: FW: 1629500 Gulf Hill Site Plan Modification

Hi Will,

The grades of the swales will be modified to match the new roadway grades. This will result in a 125 ft run of 5.25% slope. The intent is to install stone check dams at the frequency shown in the detail on sheet R6. Looking at the plan, the check dams were not updated graphically to show this explicitly. We will update the final plans for signature if requested.

Thanks!

Neil

Neil J. Rapoza, PE
Civil / Structural Engineer
Vice President Engineering
603.973.9231



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From: Neil Rapoza <neil@civcon.com>
Sent: Thursday, February 16, 2023 8:09 AM
To: Neil Rapoza <neil@civcon.com>
Subject: Fwd: 1629500 Gulf Hill Site Plan Modification

Neil J. Rapoza, PE
CIVIL CONSULTANTS

Begin forwarded message

From: Will Haskell <whaskell@gorrillpalmer.com>
Date: February 14, 2023 at 11:41:03 AM EST
To: neil@civcon.com
Cc: DeCarlo Brown <dbrown@yorkmaine.org>, Christopher DiMatteo <cdimatteo@longmeadowpla.com>, "Kristie L. Rabasca (krabasca@integratedenv.com)" <krabasca@integratedenv.com>, James Attianese <jattianese@gorrillpalmer.com>
Subject: **FW: 1629500 Gulf Hill Site Plan Modification**

Hi Neil,

We agree that it does not appear that this revision will result in significant changes to the stormwater quantity. However, it is unclear to me whether the ditch grade/slope will change along the revised section of road or if it will match the existing ditch slope. If the

ditch becomes steeper, will there need to be additional armoring/protection?

Thank you,

William C. Haskell | Principal



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