

COMPLIANCE
REVIEW LETTER

May 19, 2023

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

Application: Jewett Farms & Co. — New Building Addition
55 Witchtrot Road (Tax Map 89 Lot 43-A)

Amended Site Plan Review

Review Status: New Application

(Comments since April's letter in red)

Board members and Mr. Brown,

The following information has been provided for preliminary and final plan review:

1. Application form dated 3/29/2023.
2. Submission entitled *Site Plan Amendment – Jewett Farms & Co. / Witchtrot Holdings, LLC, 55 Witchtrot Road, Tax Map 89 Lot 43-A*, dated March 29, 2023; includes cover letter, Project Data Summary and Project Description narrative, traffic memo, correspondences, plans, and etc., prepared by Altus Engineering, Inc.
3. Plan set entitled: *Jewett Farms & Co., 55 Witchtrot Road, York, Maine, 03909* ... prepared by Altus Engineering, Inc. Date 3/29/2023. [Includes cover sheet, existing conditions, boundary survey, site plan, grading plan, and details]
4. *Response to Comments: Re: Compliance/Peer Review Letter Responses Site Plan Amendment Application – Jewett Farms & Co. 55 Witchtrot Road (Tax Map 89, Lot 43-A) prepared by Altus Engineering, Inc., dated 5/15/2023.*
5. *Previously Approved Plan: Site Plan, Maine Wood & Design, Witchtrot Road, York, Maine, revision date: 10/13/23.*

6. Revised Stormwater Report: *Stormwater Management Plan, Commercial Facility – Jewett Farms + Co., 55 Witchtrot Road, York, Maine, revision date: 5/15/23.*
7. Revised Plan set entitled: *Jewett Farms & Co., 55 Witchtrot Road, York, Maine, 03909 ... prepared by Altus Engineering, Inc. REV date 5/16/2023.*

With review of the above information and the Town’s Zoning ordinance and the Site Plan and Subdivision regulations, and in collaboration with peer-review engineer Gorrill Palmer, I offer the following comments on compliance with the Town’s ordinances.

PROJECT DESCRIPTION

The applicant is seeking approval to construct a new 8,000 ± square-foot single story building (9,600 sf gross floor area with mezzanine) and a 4,500 ± square-foot addition at the rear of the existing premises where Jewett Farms & Co, manufactures cabinets. The existing gravel parking/loading area is to be expanded to accommodate the addition. This amendment is to the previously approved 1998 site plan. The site is located in the General Business-1 zoning district with residential lots to the west and south.

REVIEW SUMMARY/HIGHLIGHTS

The application is before the Planning Board as required by the York Zoning Ordinance (YZO) (Sec. 18.15.B.1.A and D) for review of non-residential building with 5k or more of gross floor area and any change that amends a site plan previously approved by the Planning Board. The following is a summary of the review comments:

1. The existing conditions plan in regard to existing vegetation line (tree line) does not appear to be accurate/up-to-date when compared with current aerials. **The plans have been revised.**
2. Existing tree line along front setback seems somewhat sparse and is unlikely to provide adequate buffering of proposed building and expanded parking. **See attached street-views.**
3. The proposed grading for the new building is steeper than the allowed 20% (proposed at 3:1) slope. The applicant is requesting a waiver from Sec. 7.3.1.D New Slopes in the Site Plan / Subdivision Regs.
4. No previously approved plan set has been submitted, as required by Sec. 5.6 of the Site Plan and Subdivision Regs. This should be submitted. **An approved plan has been submitted.**
5. The proposed impervious surface ratio/coverage is close to the maximum allowed. It is difficult to determine compliance with the current calculations without more specificity. **More specificity has been provided.**
6. The proposed expanded use (manufacturing) is permitted in the GEN-1.

COMPLETENESS REVIEW

The applicant has provided a checklist of required submittal items for preliminary (6.3) and final (6.4) review. The following are submittal requirements that have not been submitted and not included among the waiver requests:

1. 5.6.2 A copy of the previously approved plan to be amended. This has not been submitted. **An approved plan has been submitted.**
2. 6.4.6 Landscaping Plan. This has not been submitted or requested to be waived. Landscaping for screening is required by non-residential performance standards (6.1 YZO) unless waived.
3. 6.3.14 Regarding historic resources... **No responses from the HDC or MHPC have been submitted. (Only requests for information have been submitted). No waiver has been requested.**

COMPLIANCE WITH THE TOWN'S ORDINANCES

ZONING ORDINANCE

1. Article 4 Use Regulations, Section 4.1.4. The proposed use appears to be manufacturing in nature and is permitted in the GEN-1 zoning district under Industrial Use Category.
2. Impervious Surface Ratio/Coverage Calculations. Per Article Five in the zoning ordinance the maximum coverage in the GEN-1 district is 25%, 24.13% is proposed. It is not clear if all of the impervious surface areas are accounted for, and it would be helpful if a more detailed breakdown by type is provided in the calculations (plan note #11 on the Site Plan). With the values so close to the maximum, it may be prudent to have the peer-review engineer check confirm the areas. **The detailed breakdown has been provided. The value is 23.93%. It is recommended that the peer-review engineer reviews the calculations and electronic drawings to verify the values.**
3. Screening. The Nonresidential Performance standards in the Zoning Ordinance anticipate parking to be screen from the public way. The existing trees along the road are somewhat thin (see attached street-view images) and likely would need additional evergreens and shrubs to provide for a more year-round effective screen of the development. Perhaps a landscape plan should be required. **See attached street-view images from Google. While the drop in elevation due to the slope provides some relief pertaining to overall view of the building and parking from the street, the proposed structure is 20 feet plus, and the difference in grade from the street to the finish floor is only 10 feet. The applicant should demonstrate in writing that all the performance standards (Sec. 6.1 YZO) applicable to the proposed development are met. The most recent submittal provides some information on screening for the Board's consideration.**

4. Article 15 Parking. As stated on the plans the parking required for the proposed and existing manufacturing use is 0.6 parking space per 1 employee. Since the number of employees is the basis for the minimum off-street parking regulations, the applicant should confirm the total number of employees for the site. **The applicant confirmed that 40 employees are at the facility.**
5. ADA accessible parking. The plan depicts a single space with a 5-wide aisle, when a van accessible space is required. **The plans have been revised.**
6. Electrical service. Service for the new building appears to be overhead. If the Board concurs a waiver is needed from Sec. 7.7.2. **The applicant is requesting a waiver.**

SITE PLAN AND SUBDIVISION REGULATIONS

7. Engineering-Peer Review. Gorrill Palmer reviewed the application their comments are attached. Post-construction stormwater requirements have also been reviewed by Integrated Environmental Engineering, and those comments are also attached. **Applicant has responded to previous comments and Gorrill Palmer and Integrated Environmental Engineering plan to review prior to the meeting.**
8. Section 7.3 Preservation of Natural and Historic Features. As a result of the location of the proposed building, proposed slopes of greater than 20% is incurred by the site design. The applicant has requested a waiver (from Sec. 7.3.1.D) to exceed the maximum slope. Sec. 7.3.1.F requires and an alternative grading plan that preserves the natural landform. The applicant may need a waiver from this as well if the Board concurs.
9. The proposed plan should be titled 'Amended Site Plan'. And other plans should reflect the amendment as well. **The plans have been revised.**
10. The Boundary Plan should be revised to reflect the total acreage of the lot. **The plan has been revised.**
11. The Existing Conditions Plan:
(Plans have been revised)
 - a. Plan should be stamped/certified by a Professional Land Surveyor.
 - b. It should include the existing impervious surface/coverage areas calculated for the site.
 - c. The existing vegetation/tree line should be revised to reflect the current conditions.

New Comments

12. **Dumpster(s) location should be depicted on the plan.**

WAIVER REQUESTS

The applicant has requested the following waivers (see applicant's submittal for rationale):

Site Plan and Subdivision Regulations.

1. Section 6.3.32 - A high intensity soil survey signed and sealed by a Maine Certified Soil Scientist.
2. Section 7.3.1.D –New slopes established by re-grading a site shall not exceed 20%, except for the allowed 33% shoulder slope along proposed roads.
3. Section 6.2.3- The developer of a Minor Site Plan or Minor Subdivision application may elect to submit the Preliminary and Final Plans simultaneously. All major plans must go through the twostep process.
4. Section 7.7.2- Utilities shall be installed underground.

CONCLUSION

The application submitted to amend the previously approved plan appears to have some issues that need to be addressed, however, generally seems straightforward with consideration of the comments above. Perhaps, rather than reviewing the application as a combined preliminary and final review, a preliminary review may be more reasonable. With other comments and questions from Board members and the applicant and public testimony, the Board may want to consider conditional preliminary approval, providing expectations and direction for the final plan.

Feel free to contact me with questions.

Best regards,



Christopher Di Matteo



← 55 Witchtrot Rd
York, Maine
Google Street View
Aug 2011



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