

## MEMO



**TO: Planning Board**  
**FROM: Heather Ross, Land Use Tech**  
**DATE: June 21, 2019**  
**RE: Application Review – York Hospital**  
**38 Woodbridge Rd**  
**Map & Lot: 0050-0063-B**

### OVERVIEW

This is a submission for review as an expansion of a non-conforming use of land.

### JURISDICTION

The Planning Board has authority to review an application for an expansion of a non-conforming Use of Land or Structures in all Base zones per Article 17.1.6. This is an application to expand the non-conforming use of the land as a parking lot.

### RECOMMENDATIONS

1. Application Acceptance. I have reviewed all application materials and believe there is enough information to review the application as an expansion of a non-conforming use of land.
2. Public Hearing. Following the application acceptance vote or lack thereof, conduct the public hearing to identify any issues or concerns relevant to the decision-making process. The Board, at its discretion, can allow a public hearing for a sketch and or conceptual plan.
3. Substantive Review and Deliberation. I believe the relevant issues for the Planning Board to discuss as part of this application include but are not limited to:

A. **Zoning:** This property is wholly located within in the YVC-2 Zone.

Per zoning Article 17.1.6:

17.1.6 Non-Conforming Use of Land or Structures in all Base Zones

A non-conforming use of land or a structure in which a non-conforming use occurs, may continue to exist and may expand within the lot boundaries, existing as of March 13, 1982 in the Route One base zones or existing as of November 7, 2006 in other base zones, provided the expanded use or structure meets the setback requirements, to the greatest extend practical as determined by the Planning Board, of the zone in which it is located. All such expansions must conform, to the greatest extend practical as determined by the Planning Board, to the applicable performance standards. Such expansion shall be permitted within an overlay district only if the expansion is in full conformance with the overlay district. All such expansions of a non-conforming use or structure are subject to

review and approval by the Planning Board. - AMENDED 11/07/2006

- B. **Traffic:** The applicant should be aware that they will need to meet with DPW to review traffic impacts. (See zoning Article15-A). Based on this being a registered dispensary, there could be a traffic impact.
- C. **Other items of concern for full application:**
- a) Snow removal areas should be marked on the plan, and the location of snow storage to assure that snow will not be stored in the shoreland overlay portion of the lot.
  - b) Access widths should be discussed. Per site/sub article 8, on a medium volume access, two way access should be a minimum of 24 feet wide. One way access shall be no less than 15 feet wide. Will the paved drives be one way or two way? Signage should be added to indicate entrance and exit of the lot.
  - c) The throat length of the entrances should be discussed, and general parking spaces shown in order to prevent cars from backing up into the throat of the entrance(s) and oncoming vehicles.