

January 8, 2021

Project 201.06024

Dylan Smith
Town Planner
186 York Street
York, Maine 03909-1314

RE: Workforce Housing Phase 1 and 2 Peer Review
296 US Route 1, York, Maine
York, Maine

Dear Dylan:

Ransom Consulting, Inc. (Ransom) has reviewed the Final Plan Submission prepared by ALTUS Engineering, Inc. The package was received via email from Jeff Clifford on December 8, 2020. We have conducted a review for the requirements in the Town of York's Site Plan and Subdivision regulations, specifically Article 6.4 "Submissions for Final Plan" and Zoning Article 6.3 Rt. 1 Zones and Article 10-F Workforce Housing as they relate to this project.

In addition, we reviewed the applicant's responses to previous comments provided on the Preliminary Plan Submission.

We offer the following comments for consideration.

Site Plan and Subdivision Regulations - Article 6.4 Submissions for Final Plan

6.4.6 Landscape Plan

The landscape plans and the corresponding letter and exhibit from Mitchell & Associates, dated June 15, 2020 address previous comments regarding Section 6.3.10, Landscaping of Bufferyards. We suggest that flagging of clearing limits and identification of trees to be protected be completed at the start of construction, prior to clearing. This is more important along the north and east sides where the limit of work extends to the buffer limits.

Zoning Article 6.3 Rt. 1 Zones

We have reviewed the responses to previous comments and have no additional comments on the materials submitted.

Article 10-F Workforce Housing

Mr. Dylan Smith
Town of York

We have reviewed the responses to previous comments and have no additional comments on the materials submitted.

Plan Comments

1. Cover Sheet – Revision and Date of Sheet C-3.1 needs to be updated.
2. Site Plan Sheet C-1.0 – We had previously commented in the Preliminary Plan review that Concept Plan C-1.1 showed “Future Spaces (7)” in one of the Phase II snow storage areas. The applicant indicated that none of the Phase I and II snow storage areas will be impacted with the construction of Phase III. The future spaces are still shown on Site Plan Sheet C-1.0. Based on the proposed parking layout and unit count shown for Phase III, it does not appear that these spaces are required. It is also appears that the additional impervious area that would be created by these spaces is not included in the stormwater calculations. We are not clear on the intent of the future spaces and suggest they simply be removed from the plan.

This concludes our review of this submission package. If you have any questions, please feel free to give me a call at (207) 819-0149.

Sincerely,

RANSOM CONSULTING, LLC

Thomas M. Henaghen, P.E.
Senior Practice Leader