

PEER REVIEW
LETTER

January 22, 2021

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

Application: Moorehouse Place Workforce Affordable Housing – York Housing Authority
296 US Route 1 (Tax Map 59 Lot 21 & Lot 21-A)

Site Plan and Subdivision Review

Review Status: Final Plan application.

Board members and Mr. Smith,

The following application information has been provided for review:

1. Application entitled: *Final Plan Submission For York Housing Authority "Moorehouse Place" Workforce Affordable Housing Phases I & II, 296 Us Route 1 York, Maine, November 30, 2020.*
Prepared by Altus Engineering.
2. Plan set entitled: *York Housing Authority Workforce Affordable Housing Phases I & II, Map 59 Lots 21 & 21-A, 296 Us Route 1 York, Maine 03909, Site Plan Review. November 25, 2020.*
Prepared by Altus Engineering.
3. Resubmitted application entitled: *Application to Town of York For Preliminary Site Plan Review, York Housing Authority, Workforce Affordable Housing Phases I & II, 296 Us Route 1 York, Maine, January 6, 2020 Resubmission.* Prepared by Altus Engineering.
4. Architectural Plans. Building elevations, floor plans and renderings, prepared by THA Architects, LLC, dated January 6, 2020.
5. Letter from the York Water District dated 12/2/2020.

With review of the above information, peer-review comments from Ransom Associates, 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 project site is located along Route 1 within the Route One-2 (RT 1-2) District and the York Village Affordable Elderly Housing Overlay District, on a parcel approximately 6.5 acres in size that includes a single family residence. The property received preliminary approval on February 27, 2020. The applicant is seeking final approval for the development of 52 workforce affordable housing dwelling units (42-unit apartment building (Phase I) and two townhouse style buildings with 10 units (Phase II)). The applicant has received a Stormwater Law permit from Maine DEP for the proposed development.

COMPLETENESS REVIEW

The applicant has submitted a narrative that addresses the application submittal requirements that are outlined under Section 6.4 of the Site Plan and Subdivision Regulations. The applicant has received approval from the Water District which appeared to be the only outstanding item. With this in place the **final plan application appears to be complete.**

COMPLIANCE WITH THE TOWN'S ORDINANCES

Ransom Consulting , LLC has provided a peer-review of the final plan application, including the 2019 traffic assessment (prepared by Gorrill Palmer), and have minimal comments. The reviews are attached.

With review of the submittal information, it appears the applicant has addressed comments/issues raised during the preliminary application review and the final plans appear to be in order, with the exception of the following minor suggestions:

1. Since this is a subdivision the plan (Sheet C-1.0) should reflect this. Revise the title to read: Site Plan and Subdivision.
2. Sheet C-1.0 will need to be recorded and should be revised to include a recording block.
3. At this point in time, it does not seem appropriate to include Sheet C-1.1 Full Buildout Concept Plan for the Planning Board's approval since it is not going to be constructed as part of Phase I and II. Any development as part of a Phase III will require a new application (Amended Plan application) to the Board for review and approval.
4. The final plans should be reviewed per Section 4.8 of Site Plan and Subdivision Regulations, as to the appropriate signatory blocks required, there appear to be some plans that have not been included.

ADDITIONAL COMMENTS

5. The proposed development plan depicts a new sidewalk terminating at Route 1. Director of Public Works should review this location and determine if this is appropriate. In addition, his input along with staff and the Board, on the expectation of new sidewalk along U.S. Route 1 should be discussed as it may relate to future phases and build out of the development.

WAIVER REQUESTS

On February 27, 2020, the Planning Board approved the waiver_request to 6.3.3.1.4, tree replacement not larger than 24" in diameter.

CONCLUSION

The submitted final plan application appears to be in conformance with the Town's land use regulations with consideration of the comments above and attached. If the Planning Board is inclined to consider approving the application, it should with conditions. The following are suggestions for the Board's consideration:

1. Prior to the signing of the Findings of Fact, the applicant will address the comments from the peer-review letters prepared by Ransom Consulting, LLC, Long Meadow Planning & Landscape Architecture, LLC, and the Director of Public Works, and revise final plans if necessary.
2. Prior to signing the final plans, all outstanding fees, including consultant review fees, shall be paid to the Town.
- 3.

Feel free to contact me with questions.

Best regards,



Christopher Di Matteo
Licensed Landscape Architect
cdimatteo@longmeadowpla.com
207.604.4245

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



Consulting
Engineers
and Scientists

January 13, 2021

Project 201.06024

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

RE: Workforce Housing Phase 1 and 2 Peer Review
Gorrill Palmer, Traffic Assessment 10-25-19
296 US Route 1, York, Maine
York, Maine

Dear Dylan:

Ransom Consulting, LLC (Ransom) has reviewed the Traffic Assessment dated October 25, 2019 prepared by Gorrill Palmer for the Workforce Housing project. The report was received via email from Randy Dunton of Gorrill Palmer on January 12, 2021.

We offer the following comments on the report.

Traffic Volumes and Trip Generation

The report was issued on October 25, 2019 and is based on a build out of 76 workforce housing apartments units and 6,000 square feet of general office space. The Final Plan submission by Altus Engineering is dated November 2020 and includes a build out of 74 apartment and townhouse units and community space. The Final Plan results in 2 fewer housing units and replaces the general office space with community space. The Applicant should confirm that the replacement of general office space with community space represents a reduction in trips generated, making the overall assessment conservative.

Other Developments in the Vicinity of the Site

As noted above the report was completed in 2019 and cites an assumed project completion in 2020. At that time, based on conversations with Town staff, the only project in the area that was ahead of this project in the approval process, or had been approved but not yet constructed was a 68-room motel. The traffic for the motel was included in the traffic assessment.

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12 Kent Way, Suite 100, Byfield, Massachusetts 01922-1221, Tel (978) 465-1822
60 Valley Street, Building F, Suite 106, Providence, Rhode Island 02909, Tel (401) 433-2160
2127 Hamilton Avenue, Hamilton, New Jersey 08619, Tel (609) 584-0090

www.ransomenv.com

Mr. Dylan Smith
Town of York

The applicant should confirm with Town staff if, since October 2019, there have been additional projects that should be included in predevelopment traffic volumes.

Based on the information contained in the remainder of the Traffic Assessment report, we have no further comments.

If you have any questions, please feel free to give me a call at (207) 819-0149.

Sincerely,

RANSOM CONSULTING, LLC

A handwritten signature in black ink, appearing to read 'T. Henaghen', with a stylized flourish at the end.

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