

BEALS • ASSOCIATES INC.

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PHONE: 617-242-1120

June 7, 2021

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

**Reference: Application Materials and Information for Final Site Plan Approval
5 Hannaford Drive
York, Maine**

VIA EMAIL – dsmith@yorkmaine.org

Members of the Planning Board:

On behalf of JHR Development, LLC., our office is submitting application materials and additional information for final review of the Application for Site Plan and Subdivision Review for the proposed workforce housing development located at 5 Hannaford Drive in York, Maine. The materials and information included herein are pursuant to comments and recommendations made by the Town's Peer Review Consultant in a letter to the Planning Board dated May 21, 2021, as well as comments and recommendations made by members of the Board during the May 27, 2021 Planning Board meeting.

The materials and information include the following:

Workforce Housing Agreement

- Developer is hosting its third meeting with Avesta Housing today (6/7) to finalize the Workforce Housing Services Agreement. As noted at the last meeting, Avesta was among the non-profits specifically suggested by Maine Housing. Avesta's reading of the York Workforce Ordinance tracks that of Maine Housing and the Developer. In the event an agreement is not signed today (6/7), the developer nonetheless anticipates having a signed agreement in time for the meeting on the 10th, and will submit ASAP upon execution.

Tax Assessor's Designation

- The Town of York Tax Assessor has designated the project parcel as **Map 53 Lot 24-A** with an address of **7 Hannaford Drive**.

Construction Cost Estimate:

- According to Opechee Construction, the project is estimated to cost \$10,764,162. This includes building design, general conditions, and site work. As requested by the Planning Board, a detailed breakdown of the site work cost has been included with this letter, which equates to \$917,328.

Obtain final approval and sign-off from York Water District:

- We have worked with the York Water District to suffice all comments and recommendations. The most current Plan Set has been sent for final review. The York Water District Superintendent, Don Neumann, has stated that upon review of the most current plan set, an approval letter will be issued by the York Water District addressed to the Planning Board.

Obtain final approval and sign-off from York Sewer District:

- The York Sewer District has been engaged for final approval and sign-off of the project plan set. We have yet to receive comments resulting from the most recent submittal.

Subdivision and Easement Plan Set

Revisions include:

- The Open Space Area to the north of the proposed development has been labeled on Sheet 1 of 5 with a note stating that this area is not to be developed.
- The number of Workforce Housing Dwelling Units has been added as Note 19 on Sheet 2 of 5.
- The proposed fire hydrant easement on Hannaford Drive has been removed. The hydrant has been labeled as a Public Hydrant.
- The proposed Sewer Easement has been shifted to the west on Sheet 3 of 5 in order to reflect previous revisions made.
- Signatory blocks pursuant to Section 4.8 of the Site Plan and Subdivision Rules and Regulations have been added to each sheet within the plan set.
- The date of revisions made to the Subdivision and Easement plan set have been added to each sheet within the plan set.

Lighting Plan (Sheet C2.2 of Workforce Housing Development plan set)

Revisions include:

- The LED Light Poles with cut-offs within the parking areas have been adjusted to a height of 15-feet. A new photometrics plans has been prepared to reflect. Building mounted LED fixtures with cut-offs have been added at main entrance and all egress points. In areas of low light level, building mounted LED can lights in soffit have been added to provide additional light.
- It is understood that the Planning Board requests that the existing light poles along the Hannaford Truck Access Drive be brought into compliance with an approved height and lighting fixture type. It is unclear with to the Applicant who has control of the light poles, however these changes can be made by the Applicant provided that approval is granted by Hannaford's.

Site Layout Plan (Sheet C2.0 of Workforce Housing Development plan set)

Revisions include:

- Signage posting a 15MPH speed zone has been added in two locations along the Hannaford Truck Access Drive. The signage details have been added to Sheet C2.0 of the plan set.
- The Impervious Surface Ratio calculations have been added.

- Signatory blocks pursuant to *Section 4.8.B.4 Water and Sewer Districts* of the Site Plan and Subdivision Rules and Regulations have been added to Sheet C2.0 as well as Sheets C3.0, C4.0, C7.1, C7.2, C7.3, C7.4, and C7.5. Furthermore, each individual sheet within the plan set contains signatory blocks for Town Department Reviews and Approval of the Planning Board within the title block.
- Additional zoning information has been added to the Zoning Summary tables.
- A note identifying the development as a workforce housing development along with the total number of dwelling units has been added to the Zoning Summary tables.
- A note stating that the project is subject to Article 10-F of the Zoning Ordinance has been added to the Zoning Summary tables.

Hannaford Drive Sidewalk

An additional Sheet has been added to the Workforce Housing Development plan set to illustrate the proposed sidewalk along Hannaford Drive providing pedestrian access from the project to Route 1. This Sheet includes design details that have been designed in accordance with comments made by the Department of Public Works. All relevant updated and additional plans have been sent to the DPW for further comments and approval.

A list of attachments referenced above that are included at the end of this letter are as follows:

- Attachment A: Construction Cost Estimate Breakdown

In addition, the following revised materials are being submitted under separate cover:

- Beals Associates, Inc Plan Set [Revised: June 4, 2021]
 - o Sheet C0.0: *Cover Sheet* [Revised: June 4, 2021]
 - o Sheet C0.1: *General Notes* [Revised: June 4, 2021]
 - o Sheet C1.0: *Overall Existing Conditions Plan* [Revised: June 4, 2021]
 - o Sheet C1.1: *Existing Conditions Plan* [Revised: June 4, 2021]
 - o Sheet C1.2: *High Intensity Soil Survey* [Original: December 16, 2020]
 - o Sheet C2.0: *Site Layout and Materials Plan* [Revised: June 4, 2021]
 - o Sheet C2.1: *Landscaping Plan* [Revised: June 3, 2021]
 - o Sheet C2.2: *Site Lighting Plan* [Revised: June 3, 2021]
 - o Sheet C3.0: *Utility Plan* [Revised: June 4, 2021]
 - o Sheet C4.0: *Grading and Drainage Plan* [Revised: June 4, 2021]
 - o Sheet C5.0: *Erosion and Sedimentation Control Plan* [Revised: June 4, 2021]
 - o Sheet C5.1: *Erosion and Sedimentation Control Notes* [Original: December 16, 2021]
 - o Sheet C6.0: *Sanitary Sewer Profiles* [Revised: June 4, 2021]
 - o Sheet C6.1: *Storm Drainage Profiles* [Revised: June 4, 2021]
 - o Sheet C7.0: *Details* [Revised: June 4, 2021]
 - o Sheet C7.1: *Details* [Revised: June 4, 2021]
 - o Sheet C7.2: *Details* [Revised: June 4, 2021]
 - o Sheet C7.3: *Details* [Revised: June 4, 2021]

- Sheet C7.4: *Details* [Revised: June 4, 2021]
- Sheet C7.5: *Details* [Revised: June 4, 2021]
- Sheet D1: *York Water District Standard Details* [Original: July 15, 2015]
- Sheet EX-1: *Sidewalk Extension Plan* [Added: June 4, 2021]
- Sheet A3.01: *Exterior Elevations* [Revised: March 12, 2021]
- Sheet A3.02: *3D Views* [Revised: March 12, 2021]
- Doucet Survey Plan Set [Revised: June 1, 2021]
 - Sheet 1: *Amended Subdivision Plan & Easement Plan* [Revised: June 1, 2021]
 - Sheet 2: *Amended Subdivision Plan & Easement Plan* [Revised: June 1, 2021]
 - Sheet 3: *Amended Subdivision Plan & Easement Plan* [Revised: June 1, 2021]
 - Sheet 4: *Topographic Plan* [Revised: June 1, 2021]
 - Sheet 5: *Topographic Plan* [Revised: June 1, 2021]

Thank you for your consideration of this Application and its additional materials and information provided herein. We look forward to meeting with the Planning Board and discussing the proposed project in further detail during final review. Please contact our office with any questions at 617-242-1120 or by email at bsutherlin@bealsassociates.com.

Sincerely,

Beals Associates, Inc.



Bryan Sutherlin



Benjamin Enos

Project No. C-1087

cc: Christopher Di Matteo – Long Meadow Planning & Landscape Architecture, LLC (Town of York)
J. Hilary Rockett, Jr. – JHR Development, LLC.

ATTACHMENT A: CONSTRUCTION COST ESTIMATE BREAKDOWN

Project: Residential - JHR Development - York, ME

Opechee Construction Corp.

Sitework Cost Estimate

6/4/2021

Item	Description	Estimated \$
1	Erosion control	\$8,350
2	Paving removal	\$20,450
3	Clear, grub, stripping	\$10,000
4	Surveying & layout	\$5,110
5	Excavation & backfill foundation	\$97,375
6	Gravel & fill materials & grading	\$114,503
7	Water piping	\$36,280
8	Sewer system	\$38,600
9	Storm drain system	\$167,900
10	Utility excavation & backfill	\$11,875
11	Retaining wall	\$5,000
12	Loam & seed	\$10,800
13	Winter snow removal	\$12,000
14	Miscellaneous	\$26,800
15	Paving	\$139,200
16	Pavement markings	\$3,835
17	Curbing	\$83,700
18	Landscaping	\$57,650
19	Irrigation system	\$12,000
20	Fencing	\$7,000
21	Brick pavers/patios	\$41,250
22	Site equipment	\$7,650
Total		\$917,328