

York Planning Board Workshop Meeting
Thursday, January 26, 2023; 7:00 P.M.
Zoom

1. Call to Order; Roll Call; Determination of Quorum; Appointment of Alternates

Chair Wayne Boardman called the meeting to order at 7:00 P.M. A quorum was determined with four members voting: Chair Wayne Boardman, Vice Chair David Woods II, Board Secretary Pete Smith and Brian Trafton. Ian Shaw was absent. Land Use Planner DeCarlo Brown represented Town Hall staff. Chris Di Matteo was the peer reviewer. Patience Horton was the recording secretary working remotely from Zoom. Votes were taken via roll call.

2. Public Forum

Wayne Boardman opened and closed the public forum. No one came forward to speak.

3. Field Change

There were no field changes.

4. Application Reviews

A. Southern Maine Lobster Company, 1021 U.S. Route 1

Map/Lot 0134-0103 owned by Gardner S. Tobey, Jr.

(Amendment—Final) The application is an amendment to a previously-approved site plan to include a 2,088 square foot addition to an existing facility.

For the applicant: Bruce Larson, Southern Maine Lobster Company

Draft Findings of Fact have been submitted but department heads have not signed off.

- Motion: Pete Smith moved to accept the application for Southern Maine Lobster Company for a new building addition, 1021 U.S. Route 1, Tax Map 30-A, Lot 30, for review. David Woods II seconded the motion. Without further discussion, the motion passed 4-0.
- Motion: Pete Smith moved to open the public hearing for Southern Maine Lobster Company for a new building addition, 1021 U.S. Route 1, Tax Map 30-A, Lot 30. Brian Trafton seconded the motion. Without further discussion, the motion passed 4-0.

No one came forward to speak. Without objection, Wayne Boardman closed the public hearing.
- Motion: Pete Smith moved to continue the amendment application for Southern Maine Lobster Company, 1021 U.S. Route 1, Tax Map 30-A, Lot 30, to the next application meeting on February 23. Seconded by Brian Trafton. With no further discussion. The motion passed 4-0.

B. Wiggly Bridge, 441 & 445 U.S. Route 1

Map/Lot: 0054-0010-B, 0054-0010-C; Owner: Woods Family Inc.

(Amendment—Final) The application is an amendment to a previously-approved plan to construct two 36’ x 76’ barrel houses used for product storage. The application includes expansion of the existing building with associated grading and stormwater components.

David Woods II recused himself due to conflict of interest. Wayne Boardman declared a quorum of three: Pete Smith, Brian Trafton and Wayne Boardman.

Representing Wiggly Bridge: David Woods, Sr.
David Woods II
James Lowery, Fuss & O’Neill

The Appeals Board has approved a variance request to reduce the rear setback. The stormwater reviewers have signed off. The plan and notes have been updated. The code office shows no issue with the “mold and fungus” (Baudoinia Compniacensis) testing report. The State Fire Marshall has no further comments.

Chris Di Matteo went over the compliance review letter with the board and applicant.

A report from Absolute Resource showed no presence of Baudoinia Compniacensis. Code had signed off on the issue, as did the Fire Marshall’s office.

- Motion: Pete Smith moved to continue the application for Wiggly Bridge Distillery Barrell Houses, 441 and 445 U.S. Route 1, Tax Map 54, Lots 10-B and 10-C, to the February 23, 2023, meetings. Brian Trafton seconded the motion.

In discussion, David Woods Sr. said he will meet with Code Officer Heather Ross as soon as possible.

The motion passed 3-0.

~~C. Town of York Office, 4 Market Place Drive~~

~~Map/Lot 0053-0009 owned by Stroudwater Capital, LLC~~

~~(Site Plan Amendment—Preliminary/Final) The application is for a change of use and a Route 1 use permit for the Town Hall offices during the construction of Town Hall renovations.~~

D. York, Maine Town Hall Expansion, 186 York St

Map/Lot 0049-0056 and 0049-0056-A, owned by Town of York

(Site-Plan—Preliminary/Final) The application is to renovate and expand the existing Town Hall. Site improvements include reconfiguring the building entrance, adding a performance stage and improving site drainage. A generator transformer and HVAC units will be located behind the existing garage.

For the Town: Lee Jay Feldman, Southern Maine Planning and Development Commission

For the Town Hall project: Lita Semrau, Port City Architects
Steve Blais, Blais Civil Consultants

- Motion: Pete Smith moved to approve the waiver for §5.3.1.a, minor subdivision site plan required for approving the preliminary and final plan in one step. Brian Trafton seconded the motion. Without discussion, the motion passed 4-0.
- Motion: Pete Smith moved to approve the waiver request for §6.2.3, the applicant may elect to submit the preliminary and final plan simultaneously. Brian Trafton seconded. The motion passed 4-0.
- Motion: Pete Smith moved to accept the waiver request for §6.3.32, the requirement for a high intensity soil survey. David Woods II seconded the motion. There was no discussion. The motion passed 4-0.
- Motion: Pete Smith moved to accept the waiver request for §6.4.6, landscaping plan meeting the standards of §7.17. David Woods II seconded. There was no discussion. The motion passed 4-0.
- Motion: Pete Smith moved to accept the waiver request for §7.3.1.a.1, a net volume of all materials in cuts and fills in the net raw materials brought into or removed from the development site with changes including, but not limited to, foundations other than building foundations, driveways, septic systems, drainage systems and roads. David Woods II seconded the motion. There was no discussion. The motion passed 4-0.
- Motion: Pete Smith moved to accept the waiver request for §7.23.4.g, a parking stall shall be large enough to contain a rectangle 8-feet wide by 20-feet long. David Woods II seconded the motion. There was no discussion. The motion passed 4-0.
- Motion: Pete Smith moved to accept the waiver request for §9.8.6, the minimum pipe size for storm drainage shall be 15-inches. Brian Trafton seconded the motion. There was no discussion. The motion passed 4-0.
- Motion: Pete Smith moved to accept the waiver request for the performance guarantee. David Woods II seconded the motion. There was no discussion. The motion passed 4-0.
- Motion: Pete Smith moved to accept the application for the York Maine Town Hall Expansion, 186 York St, Tax Map 109, Lots 39 and 45, as presented for review. Brian Trafton seconded the motion. There was no discussion. The motion passed 4-0.
- Motion: Pete Smith moved to open the public hearing for the York Maine Town Hall Expansion, 186 York St, Tax Map 109, Lots 39 and 45. There was no discussion. The motion passed 4-0.

No one came forward to speak. Without objection, Wayne Boardman closed the public hearing.

Lee Jay Feldman went over the compliance review letter with the board and applicant.

- Motion: Pete Smith moved to continue the application for the York Maine Town Hall Expansion, 186 York St, Tax Map 109, Lots 39 and 45, to the Planning Board meeting of February 9. Brian Trafton seconded the motion. Without further discussion, the motion passed 4-0.

- Motion: Pete Smith moved to suspend the 17-day lead time requirement for materials on this application, specifically for the letter addressing comments with four attachments. Brian Trafton seconded the motion. There was no further discussion. The motion passed 4-0.

5. Minutes

Minutes were not reviewed.

6. Other Business

**Findings of Fact, Conclusions of Law and Decisions
Planning Board, Town of York,
Regarding the application for Woodstone at York Village
Map/Lot 0091-0009
Applicant JHR Development LLC**

- Motion: Pete Smith moved to authorize the Chair to sign the Findings of Fact for Woodstone at York Village amended plan, Tax Map 91, Lot 9. Brian Trafton seconded the motion. There was no discussion. The motion passed 4-0.

**Findings of Fact, Conclusions of Law, and Decisions
Planning Board, Town of York
Regarding the application for Moorehouse Place
Map/Lot 0059-0021
Owned by York Housing Authority**

- Motion: Pete Smith moved to authorize the Chair to sign the Findings of Fact for Workforce Affordable Housing, Phase II, 296 U.S. Route 1, Tax Map 59, Lot 21 and 21-A. Brian Trafton seconded the motion. There was no discussion. The motion passed 4-0.

7. Adjourn

10:40

Respectfully submitted,
Patience G. Horton