Town of York, Maine
Planning Board Meeting Minutes
Thursday, June 25, 2020; 7:00 P.M.
Remote Meeting via Zoom

Call to Order; Roll Call; Determination of Quorum; Appointment of Alternates
Vice Chair Kathleen Kluger called the meeting to order. A quorum was determined with five people voting: Kathleen Kluger, Board Secretary Pete Smith, Wayne Boardman, and Gerry Runte. Chair Al Cotton came in late. Ken Churchill was absent. Land Use Technician Heather Smith represented staff. Planning Director Dylan Smith was present for comments and was the Zoom host. Christopher Di Matteo was the peer and compliance reviewer on behalf of the Town. Patience Horton took minutes. The meeting lasted 3.5 hours.

Public Forum
No one came forward to speak

Field Changes

Anchorage Motor Inn, 265 Long Beach Ave.
Map & Lot 0036-0096

The applicant wishes to construct a 5’ x 13’ pool pump building over an existing patio area. There should be no change in the stormwater calculation.

- Motion: Pete Smith moved to approve the field change for Anchorage Motor Inn, 265 Long Beach Ave., Map & Lot 0036-0096, for an expansion of the pool pump building. Wayne Boardman seconded the motion. The motion passed 4-0.

Application Reviews

Bristol Pointe, 298 York Street
Map/Lot 0050-0123, owned by Jefferson Homes, Inc.
Continuation of Preliminary and Final plan review for a mixed-use development
Architect Brad Weger and Project Manager Chris Duplantis responded to peer reviewer Christopher Di Matteo’s memo.

1. Survey of Easement. A revised, stamped site plan has been received including a survey of the easement.
2. Water Supply Design. The applicant has received a letter from the Water District and will submit it in its entirety.
3. Sewage Disposal System. There is no response from the Sewer District.
4. The driveway right-of-way must be coordinated with the DPW.
5. Public improvements have to be coordinated with Dean Lessard at DPW. An engineered, detailed plan of the sidewalk and public improvements must be submitted, possibly as a condition.

6. Per Maine Historical Preservation Commission and the York Historical Committee, there are no historical or archeologically significant features on this lot. It is okay to tear the original building down.

7. Use regulations fall within the parameters of the ordinance with the floor plans showing these numbers.
   - 41.4% of the first level is dwelling;
   - 28.0% is commercial use; and
   - 30.6% is office use.
   - 44.2% of the front of the building is office.

8. Dimensional Regulations. The original, stamped survey has been submitted. Per Note 11, the average existing grade is Elevation 62.1. The building peak cannot exceed 35’ above 62.1. This plan has been okayed by the CEO.

9. Landscaping/Front Lighting. Globe lights on poles have been changed to coach lights on walls. A corrected plan showing photometric details will be submitted.

10. Building Materials. The siding will be wood clapboard and shingle siding with a shingle roof. Evasive plants will not be used in the landscaping.

11. Color Scheme. The main body of the building will be creamed color with white trim and black windows. The roof color will be dark gray or brown. The stonewalls will be constructed using typical, local granite materials.

12. Water Supply. The letter from the Fire Chief has been received. The building will be sprinklered.

13. ADA Compliance. The garage parking will include one handicap parking space. The ramp design showing correct turning radii will be included with the final building construction drawings.

14. The design of the stonewalls will be described in the final plan. Details about the transformer have not been firmed up. Confirmation of the location of the transformer will be submitted.

The Vice Chair opened and closed the public hearing. No one came forward to speak.

The applicant will seek a waiver for the driveway access width being less than the required 24’. They will also seek a waiver for the high intensity soil survey and provide a medium one, instead. Sewer District approval is most likely one of the conditions.

- Motion: Al Cotton moved to continue Bristol Point, 298 York Street, Map/Lot 0050-0123, to the July 9 meeting to discuss conditions and waivers. Wayne Boardman seconded the motion. The motion passed 5-0.

**AT&T, 4 Stage Neck Rd**

**Map/Lot: 0058-0010-D, owned by Stage Neck Owner’s Association.**

Small wireless facility on an existing utility pole
Michael Dolan was present on behalf of AT&T, proposing a small cell antennae installation on a utility pole outside 4 Stage Neck Road. There are rapidly increasingly demands on its cell phone network.

- Motion: Pete Smith moved to accept the application for AT&T, 4 Stage Neck Rd, Map/Lot: 0058-0010-D, as complete for review. Wayne Boardman seconded the motion. There was no discussion. The motion passed 5-0.

Kathleen Kluger opened the public hearing. Hope Mauran has a house 640’ from the antennae box. She questioned the safety of the microwave radio emissions and read a resolution by the Town of Easton, Connecticut. She is not satisfied with the extent of the abutters’ notices, as she did not get one. Her attorney, Alan Shepard, asked for postponement of the hearing and peer review of the project. Kathleen closed the public hearing.

Michael Dolan responded the facility complies with all State, local, and federal FCC guidelines regarding emissions. He cited a negligible amount of emissions to her home.

- Motion: Al Cotton moved to approve the application for AT&T, 4 Stage Neck Rd., Map/Lot 00588-0010-D, with the condition that if the technology changes, AT&T will come back to present the new technology. Wayne Boardman seconded. The motion passed 5-0.

**Ledgewood Park, 764 US Route 1**
Map/Lot 0094-0016-V, owned by Ledgewood Park, LLC

**Amendment to an approved plan in order to convert office units to apartments**

Walter Woods believed that, because there is so little change to his prior plan, a full application is not needed. He had planned file a plan showing change in the septic, required because of the added bedrooms. Furthermore, the plan has already been accepted as workforce housing by York Community Services Association, which will also monitor the application process for the residents, said Walter.

There is a change in use, said Chris Di Matteo. It is not the same application as before. A full application is required and must include letters from the police and fire chiefs. Documentation from the organization overseeing the regulations (YCSA) has to be shown.

- Motion: Pete Smith moved to accept the application for an amended plan for Ledgewood Park, 764 US Route 1, Map/Lot 0094-0016-V, for review. Gerry Runte seconded. There was no discussion. The motion passed 5-0.

Kathleen Kluger opened and closed the public hearing. No one came forward to speak.
• Motion: Pete Smith moved to continue the application for an amended plan for Ledgewood Park, 764 US Route 1, Map/Lot 0094-0016-V, to July 23. Al Cotton seconded. The motion passed 5-0.

Stonewall Kitchen, 2 Stonewall Ln
Map/Lot 0042-0009-A owned by Stonewall Kitchen LLC
Amendment to an approved plan to construct a 1,000 square foot wastewater treatment facility
John Daley (property manager), John DeStefano (construction manager), Kenneth Boivin (engineer), and Stephen Fleshtman (architect) represented Stonewall Kitchen.

The Sewer District is requiring Stonewall to build a waste water treatment plant on their facility because it is overwhelming the town system with grease and oil.

They are following the original design with a flat roof and metal siding. They meet the requirement for the 50’ buffer. They are required to have 190 parking spaces, and they have 259.

• Motion: Peter smith moved to accept the application from Stonewall Kitchen, 2 Stonewall Ln, Map/Lot 0042-0009-A, for review. Wayne Boardman seconded the motion. The motion passed 5-0.

The Vice Chair opened and closed the public hearing. No one came forward to speak.

• Motion: Pete Smith moved to approve the application for an amended plan for Stonewall Kitchen, 2 Stonewall Ln, Map/Lot 0042-0009-A, as presented. Al Cotton seconded the motion. The motion passed 5-0.

They will work with Chris Di Matteo on the Findings.

Minutes
• Pete Smith moved to approve the amended minutes for Thursday, May 28, 2020. Gerry Runte seconded the motion. The motion passed 4-0.

Other business
1. Wayne, Gerry, and Kathleen will attend the Selectboard public hearing on July 13 to explain and discuss the Fall ordinance amendments.
2. The Findings for the Bristol Pointe application are not in good shape, said Pete.

Adjourn
The meeting adjourned at 10:30.
Respectfully submitted,
Patience Horton