

**Planning Board Meeting/Hearing
Thursday, July 7, 2022; 7:00 P.M.
York Public Library**

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

Chair Kathleen Kluger called the meeting to order at 7:00 P.M. A quorum was determined with five people voting: Kathleen Kluger, Vice-Chair Wayne Boardman, Peter Smith, Gerry Runte, and alternate Ian Shaw, who was appointed as a voting member. Land Use Planner DeCarlo Brown represented Town Hall Staff. Chris Di Matteo (Longmeadow) was the peer reviewer. Patience Horton took Minutes by reviewing Town Hall Streams. Votes were tallied via roll call.

Agenda item not heard tonight: Viewpoint Hotel

Field Changes

There were no field changes.

Public Forum

No one came forward to speak.

Application Reviews

The applicant has asked to move this hearing to July 14, one week from now.

~~**Viewpoint Hotel, 229 Nubble Road, Map 0025/ Lots 0193-A, 0201, 0202, 0203, 0204, 0219, 0220, 0221, 0222 & 0223 owned by 229 Nubble Road, LLC.**~~

~~**Application is a Site Plan Amendment to create 13 additional hotel units and an innkeeping dwelling. Seven units will be located within two new structures. Six units will be added to the existing nine-unit hotel.**~~

Bristol Pointe #2, 294 York Street

Map/Lot 0050-0122, owned by Bristol Pointe LLC

The intent of the project is to demolish the existing resident/office space and construct a new mixed-use two-story building above a parking level.

Geoff Aleva, Civil Consultants

Chris Duplantis, Weger Architects

Motion: Peter Smith moved to accept the application for Bristol Pointe #2, 294 York Street, Tax Map 115, Lot 233, as complete for review. Wayne Boardman seconded the motion, which passed 5-0.

Motion: Ian Shaw moved to open the public hearing for Bristol Pointe #2, 294 York Street, Tax Map 115, Lot 233. Pete Smith seconded the motion, which passed 5-0.

Written correspondence was received from Anthony and Darren Mott, 185 Cedar Hill Road. It was placed in the file for the PB (Planning Board) to review.

The following people came forward to speak:

Ellen Joyce of 285 York Street has concerns about the driveway width and the wetland clearing. She called them showstoppers. She does not recommend the waiver approvals.

Anita Jean Scott of 290 and 292 York Street has a 125-year-old house and a 10-foot stone retaining wall she is afraid will be harmed by construction vibrations. Construction vehicles block York Street. The waiver for the 14-foot driveway should not be given.

John Keating of 12 Williams Avenue agreed with Gorrill Palmer's comments about safety issues regarding the 14-foot driveway. The waiver for the driveway should not be given.

Katelyn Gregory of 295 York Street said construction trucks have crossed her driveway and damaged her landscaping. Can emergency vehicles serve people in the new building when the driveway is only 14-feet wide? Don't grant the waiver.

Carolyn Brennan of 286 York Street, owner of Village Scoop Ice Cream, said there is nothing in the plan to accommodate the need for increased street parking. People trying to get around cars parked in non-parking spaces can't see to get out.

John Watts of 295 York Street said that no waivers should be granted for any driveway less than 24-feet in width. Parking at the library to cross the footbridge is not a good idea, especially in winter. The building materials should be consistent with the rest of the neighborhood.

Kim Trafton of 292 York Street said the parking and traffic congestion impact from Bristol Point #1 has hurt her acupuncture business. Traffic visibility coming out of her parking lot is terrible. Per §6.1.12 and §6.1.12.1, the Planning Board can use architectural standards to help the building fit into the neighborhood. The applicant has cleared some of the wetlands and replaced them with grass.

Bill Littlefield of 7 Fellows Lane said his wife had to get out of the car and walk out onto York Street to see around construction vans and trucks so they could turn out of their street.

Peter Yauch of 308 York Street said neighbors making changes to their homes always come to other neighbors in a friendly way to discuss the changes they are making. No one from the Bristol Pointe project came to say they were going to disrupt the lives of the neighbors.

The Chair closed the public hearing.

The Planning Board discussed the following:

Regarding wetlands. The common sewer line for Bristol Pointe #1 and #2 is not on the existing conditions plan even though the sewer work is complete. An updated plan is necessary. The existing conditions have changed, and it must be reflected in the plan.

Regarding parking. There will be one handicap parking space in the underground lot that will serve both residents and commercial businesses. There will be signage leading to that ADA parking spot. There are exclusions for parking on Route 1-A in that area. The Police

Department should be asked for a parking plan map. The traffic safety ordinance should be reviewed.

Regarding the driveway. The proposed driveway is 14-feet-wide, while the zoning ordinance calls for a minimum width of 24-feet. There was no driveway width waiver granted during preliminary approval. Gorrill Palmer has recommended the PB not grant the waiver. The fire chief has submitted a letter indicating there is room for a fire vehicle.

Regarding wetland impacts. The applicant must show the restoration of wetlands. Utilities are allowed in the wetland area, but the proposed wall is not. The applicant must show there will be no excavation in the wetland.

- Motion: Pete Smith moved to grant final approval for the application of Bristol Pointe Phase 2, 294 York Street, Tax Map 115, Lot 233, as presented. Gerry Runte seconded the motion.

In discussion, Wayne Boardman said the applicant has clear guidance of the Board's basic intention.

Kathleen Kluger said that she must vote against approval because waiving §8.2.6 does not and cannot meet the ordinance successfully.

By roll-call vote, the motion failed 0-5.

Minutes

There were no Minutes to review.

Other Business

Findings of Fact, Conclusions of Law, and Decisions

Planning Board, Town of York, Maine

Regarding an application for Three-lot Open Space Conservation Subdivision

Tax Map 99, Lot 52-A

Applicant John Moody, Richard Moody & Sons Construction Company

- Motion: Pete Smith moved to authorize the Chair to sign the Findings of Fact for the Three-lot Open Space Conservation Subdivision, 115 Josiah Norton Road, as amended. Ian Shaw seconded the motion, which passed 5-0.

Notices

- 1) Kathleen Kluger agreed to represent the PB at the Capital Planning meetings.
- 2) The Selectboard selected the Comprehensive Plan Steering Committee as the Committee of the Year.

Adjourn

8:50

Respectfully submitted,
Patience G. Horton

Next meeting: Thursday, July 14