

Minutes

Planning Board Meeting

Tuesday, February 17, 2015

Members Present: Neil Schuster, Chairperson; Rene Ittenbach, Donna Bailey, Deborah McKenney, and Angela Blanchette, City engineer, filling in for Bob Hamblen who is sick. Absent: Marty Devlin, and Don Girouard.

1. Minutes of Feb. 3, 2015.

Rene: Move to accept the minutes as written, seconded by Donna. Vote was 4-0. Motion passes.

2. Public Hearing: site plan review of proposed renovations to the York County Federal Credit Union building at 477 Main Street. Applicant is YCFCU. Tax Map 33, Lot 9. Zoned B-2d.

Angela: York County Federal Credit Union is moving forward with a substantial renovation of its building at 477 Main Street. The westerly wall of the building and a portion of the basement will be removed, but by project's end the building will give every appearance of being new.

Much of the parking lot, lighting and landscaping, is proposed for substantial changes. Stormwater management and utility connections will remain as existing, though quantity management remains under discussion between Project Engineer Tom Greer and FST's Joe Laverriere. Lighting and landscaping comments are being addressed and hopefully finalized by the meeting.

The fact that YCFCU is one of three entities involved in the 2006 contract zone that also included LinRon, Inc. (KFC) and Shannon Realty LP has reared its head. To the good, the site is being designed to allow for connection to the eventual rear access drive that would connect this and the SRLP property to Smith Lane. Less good are requirements included in the CZA that are a departure from the applicant's current thinking: the height of the addition would not exceed the building's current height, which is 14 feet. The roofline of the new building is proposed at 24 feet, while the tower would reach 34 feet; each within the B-2d zone's 35 foot height limit, but a departure from the CZA. Also, the addition was to be built "consistent with the existing building's stone façade architecture" per the CZA, but is proposed today as brick façade, cement lap siding, and cement shakes. As I recall, these issues were put on the table by the credit union at the time; neither height nor façade were concerns raised by the City. However, the City Attorney has opined that these are not minor changes to the CZA, and instead merit review and approval by the Council. So, the matter is headed to the Council in early March.

The building will be set back about 11 feet from the northeasterly property line, which is about 6 feet more than allowed per the CZA. Find exterior elevations in the plan set, as the building is subject to design review.

A. Completeness of Application

Site Plan: see attached checklist; there is a handful of items N/A. Neither stormwater or traffic require a full-blown analysis, though calculations and an estimate have been provided for the proposed increases.

Donna: "I move that the Board find the application for site plan review to be complete." Seconded by Deborah. Vote was 4-0. Motion passes.

And, there is a submissions checklist for design review as well, attached. Staff has asked whether photos of other location's buildings may be available, otherwise submissions are complete.

Donna: "I move that the Board find the application for design review to be complete." Seconded by Deborah. Vote was 4-0. Motion passes.

Rene: Is there a height restriction?

Tom Greer, Pinkham & Greer: they are still waiting on the adjacent parcel regarding the back access road, but in the meantime, they want to move forward now. Each credit union model is different and is designed to fit the location it is in. They plan to remove 99% of the building, but will save the foundation. It will have the same circulation. We will widen the access drive that provided a separate left turn lane. This would remain the same until the abutting property is developed to provide access to the traffic light. Diane Morabito wanted the radius enlarged, which they will do. A black decorative fence will be added as well as plantings. An 8ft sound barrier fence will be added to the south side abutting the Saco Motel, owned by the Pagano's. The fence will be the first to go up before demolition begins, which was agreed upon between the two parties. Construction to start in April and complete the demolition of the building prior to their May 1 opening. There will be restricted hours of demolition. To ensure we meet the noise standards we will perform a noise study prior to the installation of the barrier and after its installation. Parking spaces have been added to the rear of the site.

The total impervious surface on site is 20,210 sq.ft. We are adding 1,051 sq. ft., well below the threshold for the Stormwater Management. The building meets the ordinance. The problem is the existing contract zone.

Rene: the traffic movement shows 3 lanes, but your plan shows 2

Tom: They eliminated the left turn lane.

Neil: What is the height of the building.

Tom: Bob said it is a conforming building in the current zone.

Tom: The Pagano's business starts up on May 1st, so they are looking for a speedy/early start.

Angela: Bob agreed, but Tim Murphy said it is more than a minor amendment and would need to go back to the council, which has a potential date of March 2nd. **Tom:** We are talking about 7ft addition in height. **Angela:** The access for the water for your sprinkler's, is it in the City's ROW? **Tom:** Yes. **Angela:** there may be a moratorium on Main Street.

Donna: Move to open the public hearing, seconded by Rene. Vote was 4-0

Ron Giles, owner of KFC: IF this needed to go back to the council for contract zone, we would have to sign off. He is not opposed to this project.

Gisele Pagano, owner of the Saco Motel: She has had conversations with Tom about what the impact might be. She wants to thank them for their co-operation. They are for the project. Will Tom be the “Clerk of Works” for this project. Tom: No, that would be Benchmark Construction.

Rene: Move to close the public hearing, seconded by Donna. Vote was 4-0

Deborah: She would like to hear from Tim Murphy to get his opinion.

Board discussion:

Neil: It needs to be determined whether it would be a minor or major change to the contract zone, especially because of the three parties involved. **Rene:** It looks like it mostly pertains to Item G in the contract zone. **Donna:** should be point out the height of the building in the motion? **Angela:** Do you want to lock yourself in?

Donna: “**Move that the Board grant approval under the provisions of the Saco Zoning Ordinance, for the proposed renovation of the existing York County Federal Credit Union based on the Conditions of Approval and Findings of Fact dated February 17, 2015.**”, with the added condition that the Board defer to the City council on whether this project is a minor or major change under the existing contract zone. If the decision of the council is a minor change, then approval would stand. If the decision of the council is a that it is a major change, the Board would recommend that the contract zone would change to accommodate the project and amend the contract zone accordingly, seconded by Rene. Vote was 4-0. Motion passes.

3. Public Hearing: subdivision and site plan review of a proposed amendment to the 10-unit multi-family dwelling off Woodland Avenue approved June 11, 2013. Applicant is Kerry Brothers, Inc. Tax Map 40, Lots 48, 50, 54. Zoned B-2d.

Angela: The Board granted approval for this ten-unit Multi-family dwelling on June 11, 2013. The project has not moved forward, and the applicant now proposes a different configuration of the buildings: rather than the approved two 4-units and a two-unit, John Kerry is proposing five two-family units.

This will change the stormwater calculations a bit, and lightposts locations would change, too. Each is under review by the City’s consultants.

As noted during the 2013 review, a single curb cut from Woodland Avenue will provide access to this 10-unit apartment complex. Utilities all public, an underdrained soil filter on site will discharge to the public stormwater system in Horton Avenue. No open space, so an impact fee would be assessed for that and recreational facilities.

Average Daily Trips are projected at 61, a minimal number of trips when dropped into the 20,000+ that Main Street sees each day. The City's experience with other nearby Multi-Family Dwellings – Fieldview Estates, Shannon Woods, Academy Place – has been positive: close to services, and a good location for access to I-195.

Steve Blake, P.E., BH2M is the project engineer, though Bill Thompson will step in for him at this meeting.

B. Determination of Completeness

The applications for Conditional use permit, Site Plan Review, Preliminary and Final Subdivision and Design Review were found to be complete at the April 9 and June 11, 2013 meetings. Information adequate to determine the current proposal has been submitted, not a significant departure from the original applications.

Given the draft conditions of approval and the anticipated resolution of remaining issues, staff believes that this project can be considered for approval.

Suggested motions:

“I move that the Board grant approval for the amended site plan for the multi-family dwelling proposed by applicant Kerry Brothers, Inc., based on the attached Conditions of Approval and Findings of Fact dated February 17, 2015.”

“Move that the Board grant approval under the provisions of the Saco Subdivision

Regulations for the amended final plan submitted for the ten (10) unit multi-family dwelling proposed by applicant Kerry Brothers, Inc., based on the attached Conditions of Approval and Findings of Fact dated February 17, 2015.”