

Mt. Agamenticus Parking & Lease Planning Subcommittee

Tuesday December 4, 2018

York Water District conference room 3:30 PM

SUBCOMMITTEE MEMBERS: Two Town of York Selectmen, Dawn Sevigny-Watson & Mike Estes, Two YWD Trustees, Andy Belliveau & Rick Boston, York Parks & Recreation Director Robin Cogger, Mt. Agamenticus Conservation Coordinator Robin Kerr, YWD Superintendent, Don Neumann and YWD Resource Protection Manager Gary Stevens.

December 4, 2018 3:30 PM SUBCOMMITTEE MEETING NOTES;

Member Attendees: Robin Cogger, Robin Kerr, Rick Boston, Don Neumann, Gary Stevens.

Guest Attendees: Deb McDermott reporting for Seacoast Online.

Member Invitees unavailable to attend: Dawn Sevigny-Watson, Mike Estes, Andrew Belliveau.

The first discussion item on today's agenda was to review the second draft conceptual designs for the Base and Summit parking lots. Jon Edgerton of Wright-Pierce provided two concepts with slight variations for each site. Options for bus parking is the reason for the different concepts.

Base Concept 1. Parking for four busses could be utilized along Mountain Road at the existing Base Parking. This will require an ADA approved sidewalk along the bus parking spaces and a walkway to parking lot and welcome center/restrooms. By leaving bus parking out of the parking lot it allows a slightly smaller parking lot footprint. A way to turn busses around to leave will need to be decided.

Base Concept 2. Parking for busses is not provided in this option but allows busses to enter the parking lot to drop off and pick up passengers at the welcome center/restrooms continue through the parking lot and exit onto Mt. A Road (summit road). Often school busses drop passengers off at Base and due to time limits will pick them up on the summit. Due to larger turning radius of busses this option requires a 12-foot wider and 12-foot longer parking lot footprint.

Both concepts have a sidewalk along the north and west side of the parking lot to keep people out of the traveled way as they make their way to the trailhead.

Summit, both designs loop traffic through the existing, west facing, parking lot, turning down onto the grass area in front of the barn returning onto the summit road in front of the YWD communication tower. Both concepts allow two-way traffic. Both concepts have four bus parking spaces. Restrooms are in the same location as existing restrooms but slightly different configuration. Both concepts have the same footprint for the main parking lot (behind the YWD communication tower).

Summit Concept 1. Utilizes diagonal bus parking just to the left of the barn. All cars would be facing the center of the loop, nine spaces on one side and eleven on the other. This option would cause the Big A Loop Trail to be relocated passing through the center of the loop. Pedestrians would have to cross traffic twice.

Summit Concept 2. Utilizes parallel bus parking, two on each side of the travelled way on the west side of the loop (in front of but just left of the barn). This option keeps the Big A trail intact, pedestrians on the Big

A trail will stay outside of the parking lot and travelled way. The loss of car spaces taken by the bus parking is made up along the south curve of the travelled way.

There was much discussion of these concepts as Jon made notes. Jon feels he should be able to nail down the design with one more draft concept using the feedback from this meeting. Some of the issues discussed;

- What to do with bus parking at base, (along road or in parking lot).
- Look at Base entrance with a separate exit.
- Size of welcome center, as placeholder.
- Parking lot surface type.
- Keep summit trails out of parking area (limit pedestrian traffic in parking and traffic flow area).
- Extend north end of parking loop on summit towards existing restrooms.
- Main parking at summit, can it be wider w/median and angle parking, to circulate flow.

During the discussions Don said; we want this to be a project that is not a detriment to the York Water District. Best Management Practices (BMP's) must be used. Jon added; Development has undesirable consequences. What can we do to help keep those consequences to a minimum? The primary objective is to minimize flowing water.

Phosphorus is one of the most important nutrients in maintaining aquatic life, it is common and naturally occurring. Phosphorus attached to sand particles can make its way to the water supply. When sufficient phosphorus is available, an elevated concentration of nitrates is likely to lead to an algae bloom. Algae blooms result in unpleasant taste and odor in drinking water, its much harder and more expensive to treat. Because of this, the parking lot surface type will be an important choice that needs to be made. For instance, a gravel parking lot can aid the addition of phosphorus entering Chase's Pond. However, for relatively small parking lots, runoff isn't that bad.

Project Timeline

Design and engineering, board approval, stakeholder meeting	- FY 2019
Look at funding sources & apply for permits	- FY 2020
Construction	-FY 2021

Draft Lease Amendment

Don reviewed the first draft of the lease amendments. He emphasized that this draft has not been reviewed by YWD Board of Trustees. For full transparency he wanted the group to see the very 1st draft. He then explained the draft amendment is not radically different than the original lease agreement. The amendment is meant to be added to the end of the existing lease agreement. The purpose, we hope, is for ease of Public Utilities Commission (PUC) approval. The lease;

- Keeps much of the original language.
- Extends the road width.
- Removes CMP easement (not needed).
- Road maintenance continues to be the responsibility of the Town.
- Detailed description of all areas covered by the lease.

- Add date for completion of restrooms.
- Permission for construction.
- Permission to install signage.
- Pet waste? (placeholder).
- Continues to allow clearing as needed.
- Protection of water supply (dangerous/obnoxious conditions).
- Allow commercial activities in the welcome center.
- Term of amendment – added to end of existing lease.
- Default-surrender property back to YWD if TOY has trouble.

Robin C. and Robin K. will go over this draft amendment with Selectmen Sevigny-Watson and Estes. And will get back to YWD with proposed edits. Further discussion of the lease amendments should be conducted in this forum with the rest of the subcommittee to “hash it out”. Eventually all Selectmen, Town Manager and their attorney, YWD Trustees and their attorney, PUC and voters must buy into this agreement.

There should be a report of this subcommittees progress presented to the Full Board of Selectmen at a regular meeting very soon, it should be before any stakeholder meeting. There will be another article in the papers coming soon to keep this in the public eye.

NEXT MEETING DATE, January 7th or 8th, TIME & LOCATION TBD.