

Mt. Agamenticus Parking & Lease Planning Subcommittee

Monday December 16, 2019

York Water District Office Conference Room 9:00 AM

SUBCOMMITTEE MEMBERS: Two Town of York Selectmen, Marilyn McLaughlin & Michael Estes, Two YWD Trustees, Rick Boston & Richard Leigh, York Parks & Recreation Director Robin Cogger, Mt. Agamenticus Conservation Coordinator Robin Kerr, YWD Superintendent, Don Neumann and YWD Assistant Superintendent Gary Stevens.

November 12, 2019 3:00 PM SUBCOMMITTEE MEETING NOTES;

Member Attendees: Michael Estes, Marilyn McLaughlin, Richard Leigh, Robin Cogger, Robin Kerr, Don Neumann, Gary Stevens.

Guest Attendees: Jon Edgerton and Stephanie Hubbard Wight-Pierce (W-P) Engineers.

Member Invitees unavailable to attend: Rick Boston

Today Jon Edgerton and Stephanie Hubbard presented a pretty well-advanced draft plan set of the Mount Agamenticus Facilities Improvements to the committee for review and comment. Stephanie took the committee through the plan set page by page.

Discussions-

-The first item discussed was to change the title from Mount Agamenticus Facilities Improvements to Mount Agamenticus Parking and Restroom Improvements.

-Next, Stephanie needs to know the proper name of the road to the Summit for the plan set. It's referred to by several different names. Gary checked with dispatch later in the day. The proper name for 911 purposes is Mt A. Road.

-Gates. The lower parking lot shows three sets of gates in addition to the existing gate. 1. On Mt. A Road just beyond the existing gate and before the parking lot entrance. 2. In the parking lot entrance. 3. On Mt. A Road above the parking lot entrance. There was much discussion on this item, but it seems likely only two gates will be needed probably one for the parking lot and one in Mt A. Road above the parking lot entrance. This doesn't need to be answered today but should be before going to planning board.

-Curbing at parking lot entrance, Stephanie asked about the entrance, should it be wider to accommodate a kiosks in the future, maybe leave space for an island. This will need to be discussed further.

Proposed Grading and Drainage, upper parking lot-

-After very short review Robin K. asked for the addition of a handicap space(s) in the few automobile parking spaces in the bus parking area where a few additional spaces are located. In this draft there are no

handicap spaces there. Stephanie explained it comes down to a grading problem. The draft grades in that area will not meet the ADA standards for a handicap parking space but will investigate it again.

-During the discussion of the area in front of the barn, Stephanie explained the elevation there will be filled by 3 or 4 feet. This will need to be addressed as the Barn door faces the fill area and will make getting equipment stored in the barn in and out difficult. Barn access will need to be maintained. Stephanie will investigate.

-Cutting down the north end of the upper parking lot. Stephanie wanted to point out in the draft plan the north end of the upper parking lot (main parking area at summit) will be cut down thus causing a steeper incline to get to the kiosk just beyond the parking lot.

-Existing catch basin. The existing catch basin and drainage at the YWD Tower Facility needs to be looked at for possible improvements. Stephanie mentioned the outlet of the catch basin is unknown. YWD will investigate.

-Grassed Underdrain Soil Filter Unit (GUSFU) Upper 1 (U1)

-GUSFU-U1 is located at the southern end of the Bus Parking Area between the upper parking area and the bus parking area. The vegetated area between these two parking lots will collect runoff from this area and drain to GUSFU-U1. Runoff from the upper parking lot will be collected into a drainage swale directed to a culvert under Mt. A Road and empty into GUSFU-U1 where it will be retained and pass through a soil filter media. The filter media will capture and retain a wide range of pollutants. The filter structure provides a slow release of runoff minimizing erosion and cooling the discharge water.

-GUSFU technology was purposely chosen for low maintenance storm water management. W-P will provide a maintenance plan, its very limited that requires removing and replace the filter media layer about every 10 years. There was some discussion of who will be responsible for maintenance Mt. A. Staff or Department of Public works.

Proposed Grading and Drainage, lower parking lot-

-GUSFU Lower 1 (L1) is located on the south eastern corner of the parking lot. Runoff will drain to and collected in the center of the lot and on the western side of the lot. Both areas will drain to the southern end of the lot, follow a culvert to empty into GUSF-L1 and slowly released.

-The lower parking lot will require a significant amount fill.

-Stephanie asked what will happen to the existing Base Parking lot when the new parking is constructed. The plan has always been to do away with the existing parking at the base all together and restrict all on street parking along Mountain Road as far back as the new Center for Wildlife driveway. Boulders will be set, trees planted and may possibly include picnic tables to make the old base parking lot area a usable public space. Additionally, it was discussed previously to have something similar at the upper end of this parking lot near the trailhead.

Restroom/welcome center sizing-

-The group had much discussion on restroom building size and welcome center or office space size. The four composting toilets will require a 22' X 22' building with a full basement to access the composting toilet equipment. Additionally, the group must decide on a size for office space at this parking lot. Is this space just a small and limited office space or a larger building to be more of a welcome center with office space? Will this space house a conventional toilet for staff use or will they use the public composting toilets? Can a single unit composting toilet be installed in the office? If a conventional toilet is planned for the office an approved septic design will be required and may require additional space from YWD. Don mentioned that it would be best to keep the footprint within the 230' x 300' as shown on lease exhibit B-1. Additional space would require a further adjustment to the Lease Amendment.

-The recommendation on sizing of the restroom building and welcome center is to go bigger for permitting purposes. You don't have to build it that big you can always go smaller but try to plan for future expansion. Sizing of the welcome center and bathrooms must be decided before taking this to the planning board and working through their process.

-Regardless of the outcome, the consensus of the group was that a well should be installed at the base and at least a gray water system. These two items were not included in the 1.2 million dollar estimate for this project.

York Water District Town of York Property Line-

-The York Water District/Town of York property line cuts through the upper parking lot. There are questions of the ability to meet Town of York setbacks from property lines with two property owner's property line cutting through the middle of this project. In a previous meeting of Jon Edgerton, with other members of the committee and Town Planner Dylan Smith and Code Enforcement Officer Amber Harrison the feeling was if Mt. A can show this is an existing use (photo proof for instance) it shouldn't be a problem. Robin K. has collected photo's showing this use has existed there for a very long time. In addition, the 1980 York Water District-Town of York Lease Agreement grants this use and the 2019 draft lease amendment will continue to allow this use.

-Don will ask the York Water District attorney Anthony Calcagni of Verrill Law to look at this question and give an opinion.

Tony gave Don his opinion later in the day and is as follows:

It is a zoning interpretation question, that I think the Town needs to deal with when it gets to the application stage for the parking areas. I think the Town has a perfectly good argument that the Lease (as amended) gives them the rights they need on the Districts land, so that the setback restrictions should not create a problem. Obviously this is not a typical case where concern is getting too close to a neighboring landowner, and in fact our proposed Lease Amendment expressly gives the right to (and actually requires) the Town to construct the Parking Areas as shown.

Ultimately this is a Town permitting issue, and if someone at the Town thinks there will be a problem with their own permitting process it would be good to try to address that (with any necessary tweaks to the proposed Lease Amendment) sooner than later.

-Robin C. will reach out to Dylan Smith and Amber Harrison to pose the question and include Tony Calcagni's opinion.

It seems a meeting with Code and Planning staff to rough out the planning board approval process and flush out any questions that need to be answered before submitting for Planning Board Approval would be the best course of action at this point.

Other items-

-Electrical Service for the lower parking lot. This was a short discussion. The electrical drop will come from the power pole on Mountain Road at the south eastern end of the parking lot. It's the closest pole to the project; it makes sense to take it from here. The plans will show all power conduits needed for the project, current and/or future use.

-Estimate. Mike Estes asked if the 1.2-Million-dollar estimate is enough considering there are a few items to be added to the project such as the well, gray water system, bathroom foundation or septic system if now needed for the office building. Some discussion on if there is still time to amend the estimate with the town voting cycle if we need to. There appeared to be some more time but not much. Jon Edgerton said their hope in coming up with an estimate was that they included comfortable margins, it includes a 10% contingency.

-Ring Trail east parking lot. It was noted that there was no plan shown today for the Ring east parking lot on Mt A Road. Jon wasn't sure if it was part of this project or just part of the Lease Amendment. Gary thought it was part of the project but upon further thought it may have been discussed for the lease amendment only. Looking at the Estimated budget there is \$35,000 included for the "Summit Road" but not sure what it was for. Jon will check on it. Robin asked if that parking area will be paved, Don said yes.

-Sign Boards. The subject of sign boards for the summit and base came up again. These sign boards will be made to inform and educate the public who visit Mt. A. about the proposed parking and restroom changes. W-P has set along some examples of sign boards. These sign boards are an important piece of public education and voter approval of this project.

NEXT MEETING DATE, TIME and LOCATION: TBD or on as needed basis.