

**Michael J. Sullivan**

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**From:** Dylan Smith  
**Sent:** Thursday, August 25, 2016 4:22 PM  
**To:** Alfred J. Cotton Jr; Al Cotton (alcotton@aol.com); Amy Phalon ; Gordon Eldridge; Gordon Eldridge; Kathleen Kluger; Kathleen Kluger ; Lew Stowe; Lew Stowe (lewisstowe@myfairpoint.net); Peter Smith; Peter Smith; Todd A. Frederick; Wayne Boardman; Wayne Boardman  
**Cc:** Stephen J. Bradstreet; Michael J. Sullivan  
**Subject:** FW: York Long Sands Beach Bath House - Preliminary Review  
**Attachments:** York Long Sands Beach Bath House - Preliminary Review 08-24-16.pdf

FYI... From Amber

Dylan L. Smith  
Planning Director  
Town of York  
186 York Street  
York, Maine 03909  
(207) 363-1007

**From:** Amber Harrison  
**Sent:** Thursday, August 25, 2016 4:20 PM  
**To:** Dylan Smith <dsmith@yorkmaine.org>  
**Cc:** Amy Phalon <aphalon@yorkmaine.org>; Lee Jay Feldman <ljfeldman@smpdc.org>  
**Subject:** FW: York Long Sands Beach Bath House - Preliminary Review

Dylan,

Please share the attached preliminary review provided by Oak Point Associates with the Planning Board. As a grading plan has not been provided by Ransom at this time, some of the exact elevations are not provided but in general I feel the review has addressed the primary concern of compliancy with York's Floodplain Management Ordinance (FMO). Per the FMO, Articles VIII Certificate of Compliance, and Article IX Review of Subdivision and Development Proposals, the Code Enforcement Officer and the Planning Board have jurisdiction to review proposed development which require Town, State, and Federal regulation. The Code Enforcement Officer shall determine if the development conforms with the provisions of the FMO and shall issue a Certificate of Compliance. Therefore it is my determination after reviewing the preliminary plans submitted by Ransom the following articles of the FMO shall be met:

Per Article VI.G.2., "Zone AO shall have adequate drainage paths around structures on slopes, to guide floodwater away from the proposed structure."

Per Article VI.G.3., "Zone AO shall have the lowest floor (including basement) elevated above the highest adjacent grade: (a) at least two feet higher than the depth specified in feet on the community's Flood Insurance Rate Map; or (b) at least three feet if no depth number is specified; or, (c) together with attendant utility and sanitary facilities be flood proofed to meet the elevation requirements of this section and flood proofing standards of Article VI.G.1."

Per Article VI.G.1, "be flood proofed to at least 2 feet above the BFE...and have structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy, and be certified by a registered professional engineer or architect..."

The proposed Long Sands Beach Bath House will be in flood zone AO and shall have the lowest floor elevated above the highest adjacent grade (above elevation 14), and flood proofed to meet elevation requirements of the aforementioned section, and meet flood proofing standards of section G.1. or be constructed with the lowest floor elevation 3 feet above the highest adjacent grade.

Again, upon review of the preliminary plans it appears the site and building design will meet the FMO requirements for non-residential structures in the AO zone.

Please let me know if you have any questions.

Thanks,

Amber

**From:** Scott Donovan [mailto:[sdonovan@oakpoint.com](mailto:sdonovan@oakpoint.com)]  
**Sent:** Wednesday, August 24, 2016 4:32 PM  
**To:** Amber Harrison <[aharrison@yorkmaine.org](mailto:aharrison@yorkmaine.org)>  
**Cc:** 'Stephen J. Towne, P.E.' <[stowne@oakpoint.com](mailto:stowne@oakpoint.com)>  
**Subject:** York Long Sands Beach Bath House - Preliminary Review

Amber,


As we discussed on Monday, here are the preliminary findings (attached) upon our initial review of the Long Sands Project. Please let me know if you have any questions.

Best Regards,

SCOTT C. DONOVAN | Architect, LEED AP  
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