

**SELECTMEN'S MEETING
MONDAY OCTOBER 15th, 2007
7:00 PM YORK LIBRARY**

MINUTES

ATTENDEES: ATTENDEES: Michael L. Estes, David F. Marshall, J. Dwight Bardwell, Kinley Gregg, Edward W. Little, Robert G Yandow, Town Manager and, Kathryn Danylik, Recorder, and Members of the Press & Public.

A Videotape of the meeting is available in the Town Manager's office for clarification purposes.

Call to Order - Chairman Estes called the meeting to order at 7:07 PM

Pledge of Allegiance

A. Minutes

- Selectmen's Meeting September 17th, 2007
- Special Selectmen's Meeting September 20th, 2007
- Selectmen's Meeting September 24th, 2007

Moved by Mr. Bardwell and seconded by Ms. Gregg to approve Selectmen's Meeting Minutes for September 17th, 2007 and Special Selectmen's Meeting for September 20th, 2007, without objection so ordered

Moved by Mr. Bardwell and seconded by Ms. Gregg to approve the Selectmen's Meeting Minutes for September 24th, 2007, without objection so ordered.

B. Chairman's Report

Chairman Estes reported that there have been seven people who have volunteered and applied for various boards and committees. There is one applicant for the planning board, three for the senior center, and 3 for the the

York Housing Authority. Mr. Estes would like the board to meet at an earlier time next week to get these interviews under way.

Mr. Estes also reported that Mr. Caleb Fox wrote a letter to the board regarding the establishment of a Paddle Tennis Club in the area. Mr. Fox would like us to keep him in mind if there is any town land that comes up for sale or for lease. Mr. Yandow and Mr. Fox have exchanged phone calls but have not yet spoken.

C. Manager's Report

Mr. Yandow passed on his report until next week's office.

D. Citizens Forum - Open to Audience for comments or questions to be addressed on this agenda or items for consideration on future agendas.

Public Comment: Cathy Goodwin
Charles Stacey
Jim Smith
Helen Rollins Lord
Joe Lipton
Dawn Fernald

E. Warrant Approval # 16- Moved by Mr. Bardwell and seconded by Mr. Marshall to approve Warrant # 16, without objection so ordered.

F. ENDORSEMENTS

License Application (Renewals)

- Bonnie and Bill Alstrom dba Morning Glory Inn (Bed and Breakfast)
- Mary-Jane A. Bailey dba The Stolen Menu Café, LLC (Victualers, Liquor)

Moved by Mr. Bardwell and seconded by Mr. Marshall to approve license application renewals, Bonnie and Bill Alstrom dba Morning Glory Inn (Bed and Breakfast) Mary-Jane A. Bailey dba The Stolen Menu Café, LLC (Victualers, Liquor) subject to taxes, fees and inspections being current and compliance with the usual noise stipulations. Without objection it was so ordered.

G. Old Business

H. New Business

1. Appointment of David N. Ott as Warden for the State of Maine and Town of York Referendum Election to be held November 6th 2007.

Moved by Mr. Bardwell and seconded by Mr. Marshall to appoint Davit N. Ott as Warden for the State of Maine and Town of York Referendum Election to be

held on November 6th, 2007, and to set the polling hours at the York High Scholl Gymnasium as 8:00 am to 8:00 pm on Tuesday, November 6, 2007. Motion withdrawn

Moved by Mr. Bardwell and seconded by Mr. Marshall to appoint Davit N. Ott as Warden for the State of Maine and Town of York Referendum Election to be held on November 6th,2007. Vote 4-0-1 (Ms. Gregg abstained)

Ms. Gregg stated that she felt uncomfortable that someone with such a big involvement in politics would be the person enforcing election rules.

Mr. Marshall stated that this was a volunteer position and that those with a vested interest in politics are often the ones that volunteer.

Moved by Mr. Bardwell and seconded by Ms. Gregg to set the polling hours at the York High School Gymnasium as 8:00 a.m. to 8:00 p.m. on Tuesday, November 6, 2007. Without objection so ordered.

2. Work session with York Planning Board and Workforce Housing Committee to determine future direction for Workforce Housing Ordinance

Mr. Burns, Director of Community Development, gave a brief explanation of his proposal on where he believes that Affordable/Workforce Housing should be taken next. Mr. Burns outlined 5 things that could be seen as priorities for the planning department and the Workforce Housing Committee. These five areas included

- Rentals vs. Ownership
- Maximum project size
- Means of achieving density
- Participation of York Housing Authority
- Exemption from residential growth ordinance

Mr. Burns and the Planning Board are here tonight looking for guidance from the Selectmen on where to go next and what to do from this point forward. The Planning Board is hoping to put together and look at the issues that are most important to the town and the Selectmen at this time and what issues should be made priorities.

Mr. Marshall apologized to the Planning Board for dropping some issues off the November ballot that surely had a lot of work put in to them. Mr. Marshall and Ms. Gregg suggested that next time around the Selectmen and the planning Board work closer together so that this will not be an issue in the future.

Mr. Bardwell expressed that he did agree with some of Mr. Burn's points in his proposal on Workforce Housing but feels that much of this is to far down the road and there needs to be a step back. Mr. Bardwell suggested breaking out the issues that need attention instead of lumping them all together as one. Mr.

Bardwell suggested that maybe several ordinances are needed to get this through. Mr. Bardwell feels that there needs to be more discussion on the affordable Workforce Housing Model and the plan to build 50 units, maybe it would be more favorable to focus on rental properties, York Housing Authority has done a great job with rental properties.

Mr. Burns stated that there are three types of housing issues.

- Homelessness
- Rentals
- Ownership

The Planning Board is looking for guidance on what to focus on. One of the biggest concerns presented was on the development of 50 unit sub-divisions and allowing them to by-pass the growth ordinance.

Mr. Little stated that it will take 5 years to build the units and the number of units will depend on what location is chosen. The clause states that there will be 10 units built per year.

Mr. Estes reiterated that Mr. Burns is asking us to set priorities for the Planning Board. We do not want to the Planning Board to go ahead with an ordinance to have it voted down again. The Selectmen need to make some decisions and give Mr. Burns and the Planning Board some direction and guidance on where to go for May. What do we need to do to move forward?

The Board did not support the original ordinance put forth by the Affordable Workforce Housing Committee. Mr. Marshall suggested that more research needs to be done on what the successes and failures are of other towns, and learn from what has already been done. Mr. Estes stated that what is needed is a starting point. There are different options that can be done to satisfy the issue and the state statute of 10%. What we are looking for is a starting point so that we can bring workers into this town. We want people who work here to be able to live here. 70% of those who live here would not be able to afford to buy a house here today.

Mr. Burns responded in saying that the technical writing part is not the hard part. The Planning Board needs to know where the Selectmen are at with this issue. The hardest part is getting it through the political policy process.

Ms. Gregg expressed concern over the influence that the York Housing Authority would have over this project. Mr. Estes states that the involvement of the York Housing Authority is based on their knowledge of housing issues. Ms. Rozanna Patane stated that it is written in the proposal that the York Housing Authority is not the only entity involved with this project.

It was agreed that this is a very long an involved process that needs a strategic plan attached to it. The Planning Board and the Affordable Workforce Housing Committee are looking for a direction in which they can take in the short term to

get things started and begin to develop Affordable Workforce Housing in the meantime.

Mr. Marshall and Mr. Bardwell both agreed that this is a long term process that needs strategic planning and should be lead by the Planning Board. In the short term there needs to be smaller steps taken and more research done on what the best option for York will be. The torch has been handed over to the Planning Board to continue on with this issue and to bring it back to the Selectmen at a later date.

3. Work session with York Planning Board to determine future priorities

Mr. Burns proposed two motions to work on for May and November. The main goal for this meeting is to find out if there are any priorities that the Selectmen have for May.

Mr. Burns also reported that the State is looking at their Shoreland restrictions due to problems that they are having with the current restrictions. Mr. Burn's will keep the board updated on this issue. Mr. Burn's encourages the Selectmen to keep this issue on the agenda even if it just in terms of keeping tabs on what is going on at the State level. What action taken can be determined depending on what happens with the State. Mr. Burn's suggested possibly inviting the State down to a public hearing on the issue.

Mr. Burn's proposed five amendments as priorities for the May ballot.

- Workforce Housing Amendment
- Shoreland Zoning Amendments
- Change in sign standards to permit business to have a open flag
- Address the set back rule in existing neighborhoods
- Begin to address the less controversial zoning changes requested by the York Beach Renaissance Committee

Mr. Burns reported that by changing the sign standards to allow open flags, code violations would be reduced by about 1/3rd. Mr. Marshall would like to know why this standard was adopted in the first place.

Mr. Burn's suggested that the smaller less controversial parts of the York Beach zoning amendments be looked at for May. The Renaissance Committee has been working very hard on this and they would like to see some results.

Ms. Dawn Fernald spoke for the Renaissance Committee, she stated that they have been waffling back and forth but they have decided that they are ready to go.

Mr. Bardwell suggested that it should be brought to the Selectmen and then what needs to be tweaked can be done so that is can move forward with as much of it as possible. The public needs a shot at it, the sooner the better.

Mr. Marshall suggested that it would be a good idea to have another joint meeting with the Planning Board to look at this proposal and learn about it so

that it can be passed on to the referendum. The Selectmen would like to see this as a high priority.

Moved by Mr. Bardwell and seconded by Mr. Marshall to establish the following in no particular order as our priorities for a May 2008 Special General Referendum: 1. shoreland zoning amendments, 2. change sign standards to permit each business to have an open flag, 3. address the setback rule in existing neighborhoods, and 4. address zoning changes requested by York Beach Renaissance Committee. Vote 5-0 motion passes.

Moved by Mr. Bardwell and seconded by Mr. Marshall to ask the Planning Board to address the following issues in no particular order in the coming year: 1. flood drainage study, 2. re-evaluate the boundaries of the public sewer service area in the Comprehensive Plan, 3. identify and pursue adoption of incentives to retain historic buildings, 4. evaluate the policies of the Housing Chapter of the Comprehensive Plan to see what else can be done to help provide more affordable/workforce housing. Vote 5-0 motion passes.

I. Other Business

Adjourn- Moved by Mr. Bardwell and seconded by Mr. Marshall to adjourn at 11:05 PM, without objection so ordered

Respectfully Submitted

Kathryn Danylik, Recorder