

York Planning Board
Thursday, February 14, 2019,
6:30 / 7:15 P.M.
York Public Library

Planning Board I.T. Workshop 6:30 – 7:15

The Planning Board members received training on their new Surface Pros.

Call to Order; Determination of Quorum; Appointment of Alternates

Chairman Al Cotton called this workshop to order at 7:15. A quorum was determined with five people voting: Al Cotton, Vice Chairman Peter Smith, Wayne Boardman, Lew Stowe, and alternate Kathleen Kluger, who was appointed as a voting member. Planning Director Dylan Smith represented staff. Land Use Technician Heather Ross was not present. Patience Horton was the recording secretary. The meeting lasted 2.25 hours.

Public Forum

No one came forward to speak.

Discussion Regarding Formation of a Comprehensive Plan Committee

In the May, 2019, Referendum, the voters will decide on the appropriation of \$200,000 to pay for a consultant to lead a Planning Board subcommittee through the rewrite of the Comprehensive Plan. Dylan Smith will assist. A professional recording secretary might be hired to record the committee meetings.

The subcommittee will be led by three Planning Board members. The rest of the subcommittee membership will be a diverse group. A member of the Board of Selectmen will be invited to join, as will members of the Budget Committee, Chamber of Commerce, and possibly a conservation group member. Specialists in the community might be asked to contribute as needed.

Dylan Smith wants to show the Planning Board contemporary, innovative comp plans from other cities and towns that have been recognized and won regional and national planning awards. The Planning Board might or might not have the Comp Plan meet certified State requirements.

Discussion of November 2019 Ordinance Amendments

- **Discussion/Review of Workforce Housing and Potential Policy Amendments**

Dylan Smith said workforce housing is the largest focus for the November ballot. York Housing Authority Director Patricia Martine was absent from tonight's discussion, but according to Dylan, she has a "wish list of ordinance changes."

Six units, or 5% of the Davis property was offered as workforce housing by the developer. If 10% workforce housing was mandated for all subdivisions, as is called for in the Comp Plan and State statute, the Davis Property would have 12 or 13 units.

Workforce housing is not to be ugly, terrible housing. If it's done right, it mixes in with positive attributes of any development, like open space, landscaping, buffering, and trails.

Dylan would like to have a work group for the project. He will start putting ordinance language together. Planning Board workshops in March and April will prepare for a hearing in June.

- **Discussion of Green Enterprise Overlay District Amendments**

The Green Enterprise district is to be rezoned from York Beach to Route 1. The style of zone is not certain. It might be done by expanding the York Beach Village District or by making a mixed-use overlay district that is specific to the Shoreland zone, like the Hospital Overlay District does.

Dylan Smith wants to have a two-person workgroup for this project. Part of their job is to report their work to the rest of the Planning Board and to go before the Board of Selectmen to describe the work.

- **Discussion of Route 1 District(s) Amendments**

Except for how the east side of Route 1 relates to the Green Enterprise overlay, there is not a strong need for expansion of the Route 1-3 district right now.

- **Discussion on Planning Board Training Opportunities**

- Al Cotton had gone to a parliamentary procedure meeting that was sponsored by three water districts. It was very well done.
- Leslie Hinz would provide MS4 training, but MS4 is delayed again. That is why there are no stormwater ordinances, said Dylan.

Other Business

- A January 2, 2019 letter from Colin Clark at ME DEP approved the Shoreland zoning amendments the Town adopted on November 6, 2018. The definitions of the words “expansion” and “structure” in Article 2 have to be updated to meet recent regulation changes.
- Town Manager Steve Burns has asked all department heads to comment on the acquisition of a .75-acre lot at 260 Shore Road. It is being offered to the Town by the property owner without cost. The land abuts the York Land Trust. DPW already maintains a culvert on the property. Al Cotton will email Steve that the Planning Board approves of the acquisition.
- The State might create a sea level task force.
- Marijuana laws have been changed, and definitions have to be updated.

Minutes

There were no minutes.

Adjourn

The meeting adjourned at 9:30

Respectfully submitted,
Patience G. Horton
PB Recording Secretary