

York, Maine
Comprehensive Plan Steering Committee
Wednesday, February 16, 2022; 5:00 P.M.
Zoom

Steering Committee Chair Kathleen Kluger called this supplemental workshop to order at 5:00 P.M. Kathleen Kluger, Nan Graves, Jud Knox, Dave McCarthy, Mike Sinclair, Stephanie Kemp Byrne, Dave Webber, Roan Spencer, and Wayne Boardman were from the CPSC. Susan Silberberg, Annie Streetman, Jeff Levine, land use specialist Sue Kim, and Michael Rosenberg were present from CivicMoxie. Planning Director Dylan Smith and Land Use Planner DeCarlo Brown represented Town Hall staff. Patience Horton was the recording secretary.

5:00-5:10 Minutes from February 7 and February 9, Kathleen Kluger

- February 7, 2022, Minutes were approved as amended.
- February 9, 2022, Minutes were approve as written.

Schedule request—additional meetings Monday, February 28, 5:00 via Zoom
Discuss return to in-person meetings

5:30-6:45 Goals and Strategies Review: Future Land Use, Susan Silberberg

The Comp Plan focuses on how land use and growth management will go for the next ten years. What can planned growth accomplish? What are the strategies for accommodating residences in the natural areas? Land use has its own chapter in the Comp Plan.

More than half of the survey respondents said that growth should be restricted inside the current growth area. Quite a few felt the growth area should be expanded along the Route 1 corridor. Most thought Short Sands Road should be developed for housing and services.

Growth cannot encroach wetlands, vernal pools or conserved land. It cannot exist where there is erodible land and steep slopes. There is a challenge in regulating housing in the natural, rural areas without prohibiting it or putting out overbearing limitations. In some districts, natural areas overlap with vacant, developable parcels. Can there be a balance?

There 22 districts in the base zoning overlays. 15 of 22 zoning districts are within the growth area (not the RES zones).

- BUS 1 and BUS 2
- York Village Center 1 and 2
- York Beach Village Center 1 and 2
- RTE 1-6 are geographic settings.
- GEN 1, 2, and 3
- RES 1-7 west of I-95

Big box stores and chain restaurants are unwanted in York.

Can sewer be expanded along Route 1, north of the Cape Neddick River? There are high levels of bedrock in the area that might prevent it. Not having sewer in Cape Neddick would difficult because of the bedrock would complicate it.

There are parts of the growth area that do not have sewer.

Short Sands Road will have excellent potential for development when sewer gets there. The Kittery end of Route 1 has room for development. Are there other pockets of potential neighborhoods?

The town-wide need for home ownership and rental units is expected to grow by 310 units over the next 10-year period, said Jeff Levine. Right now, according to the Assessor's Office, the entire town has approximately 5,000 acres of vacant land with 735 parcels.

The growth area has room for about 235 single-family, free-standing housing units. Creating multi-family units will add more possibility, but multi-families are not included in this statistic. (Projections can't be based on assumption.) Not only will housing be stretched by multi-family units but also by expanding into areas where sewer might come someday, like along the Route 1 corridor.

Growth areas are close to services. Which comes first? Should growth be close to services, or should services follow growth? Without public services, there is a cap on the amount of density and growth that is possible.

Other ideas:

Would there be a more explicit name for the term "growth area"? Susan Silberberg is looking for suggestions, and they should be sent to Kathleen.

Committee members might look at the current Comp Plan for ideas about the growth area. Though parts are outdated, a good deal of thought that went into the original plan that is worth looking at.

Susan showed the Kittery and Scarborough Land Use maps. Each has a different approach, and both have a lot of narrative. The design for our land use maps will be taken up later.

Climate

There is an overwhelming call for the preservation of natural resources and planning for climate change. They are addressed in three ways in the Comp Plan.

1. One goal is to prepare for the impact of climate change. The Town is approaching this goal through the Climate Action Plan. The Town has made a commitment to lowering greenhouse gas and protecting itself from climate change.
2. Another goal is to address climate change with resilient infrastructure design, renewable energy, and other strategies.
3. A third goal is to work with regional coordinators from the State, like Southern Maine Planning and Development Commission, to come up with climate adaption solutions.

6:45-7:00 Correspondence/Comments—Kathleen

There were no public comments or correspondence since the last meeting.

Adjourn 6:50 P.M.

Respectfully submitted,
Patience Horton

Next Meetings:

Wednesday, February 23, 5:00 P.M. Zoom
Monday, February 28, 5:00 P.M. Zoom
Tuesday, March 1, 5:00 P.M. Zoom
Monday, March 7, 5:00 P.M. Zoom (regular meeting)

Returning to the Library will then be considered.