

York Planning Board Meeting
Thursday, March 9, 2023; 7:00 P.M.
Zoom

1. Call to Order; Roll Call; Determination of Quorum; Appointment of Alternates

Chair Wayne Boardman called the meeting to order at 7:00 P.M. A quorum was determined with Chair Wayne Boardman, Vice Chair David Woods II, Board Secretary Pete Smith, and Brian Trafton present. Planning Director Dylan Smith and Land Use Planner DeCarlo Brown represented Town Hall staff. Patience Horton was the recording secretary, working remotely from Zoom. Votes were taken via roll call.

2. Public Forum

Chair Wayne Boardman opened the public forum. No one came forward to speak.

3. Field Changes, none

4. Discussion/Review

A. GEROD RFP (Design Charrettes for Short Sands Road) Review

GEROD means Green Enterprise Recreation Overlay District

An RFP was issued to find a GEROD consultant, who will be charged with creating a Charrette for rezoning the Short Sands Road area using form-based code standards. York has offered a maximum of \$125,000 to the selected company. The goal is to have this proposal go to the voters in May, 2024.

Four companies made the first cut.

- Beals Associates, Boston MA
- TPUDC (Town Planning and Urban Design Collaborative), Franklin, TN
- Yard and Company/Zone Co. ("The Yard), Cincinnati, OH
- PWP (Public Work Partners), New York, NY

Two companies were selected for interviews.

- Motion: Brian Trafton moved have the planning staff organize interviews with TPUDC and The Yard for the Short Sands Road redevelopment project. Seconded by Pete Smith without further discussion. Passed 4-0.

A selectboard member, a current planning board member, a former planning board member (Al Cotton), and possibly a citizen-at-large will be asked to attend the public interviews, which will most likely be in April, 2023. Attendees representing the town can ask questions on note cards or by speaking out. A subcommittee will be created to coordinate the selected consultant with the planning staff, Dylan Smith and DeCarlo Brown.

Dylan Smith asked for three questions from each board member to ask during the interview sessions. The questions will not be provided to the applicants prior to the interviews.

B. Zoning Ordinance Amendments preference votes

Chair Wayne Boardman asked for Planning Board preferences to put two amended ordinances into the voter guide.

- Preference for Erosion and Sediment Control amendment, 4-0 in favor.
- Preference for Shoreland Overlay District adjustment, 4-0 in favor.

C. Comprehensive Plan Implementation

Kathleen Kluger spoke about the implementation of the Comp Plan. It has yet to be presented to all of the departments, including some of Town Hall staff and some of the committees in Town. She recommended assigning one coordinator to take responsibility for introducing the chapter. Dylan Smith reported that some implementation strategies are already being implemented. Wayne Boardman volunteered to develop a process for coordinating and implementing the Comp Plan.

D. Prospective Zoning Amendments (Fall 2023)

- Open space ordinance - work on further comments and review
- Board of Design review for the Harbor - can it, and should it be repealed and dismantled?
- LD2003, Affordable Housing - ACUs (accessory dwelling units) and short-term rentals
- Hazards overlay ordinance - in the future, not for the Fall of 2023.

These amendments need at least one public hearing.

A springtime meeting with the selectboard has not been scheduled.

The planning staff has received funding for a new staff member to evaluate and enact Comp Plan goals. The Comp Plan has been received at the state level for review and certification, but not returned.

5. Findings of Fact—Southern Maine Lobster Company

Findings of Fact, Conclusions of Law and Decisions

Planning Board, Town of York, Maine

Regarding an application for an addition to an existing facility

Map/Lot 0134-0103

Applicant Bruce Larson

- Motion: David Woods II moved to authorize the Chair to sign the Findings of Fact for the site plan amendment for Southern Maine Lobster Company, Tax Map 30-A, Lot 3. Brian Trafton seconded. There was no further comment. 4-0

6. Minutes

- Motion: Pete Smith moved to approve the minutes for December 8, 2022, as amended. Brian Trafton seconded the motion. There was no further discussion. Passed 4-0.
- Motion: David Woods II moved to approve the minutes of the meeting for December 15, 2022, as amended. Brian Trafton seconded. There was no further discussion. Passed 4-0.
- Motion: David Woods II moved to approve the minutes for January 12, 2023, as amended. Brian Trafton seconded the motion. Without discussion, the motion passed 4-0.
- Motion: David Woods II moved to approve the Minutes of the site walk of January 10, 2023, as amended. Brian Trafton seconded. With no further discussion. the motion passed 4-0.

7. Other Business, none

8. Adjourn

9:25

Respectfully submitted,
Patience G. Horton