

York Planning Board
Thursday, March 14, 2019
Selectmen/Planning Board Joint Meeting 6:00 P.M.
Planning Board Meeting 7:00 P.M.
York Public Library

Joint Meeting with the Board of Selectmen (6:00-7:00)

Chairman Todd Frederick, Robert Palmer, Liz Blanchard, and Mike Estes represented the Board of Selectmen for this joint meeting. Town Manager Steve Burns was also present. The main topic was Workforce Housing.

Call to Order; Determination of Quorum; Appointment of Alternates

Chairman Al Cotton called this Planning Board workshop meeting to order at 7:00. A quorum was determined with four people voting: Al Cotton, Vice Chairman Peter Smith, Lew Stowe, and alternate Kathleen Kluger, who was appointed as a voting member. Wayne Boardman was absent. Planning Director Dylan Smith represented staff. Land Use Technician Heather Ross was not present. Patience Horton was the recording secretary. The meeting lasted two hours.

Public Forum

Kathryn Tarbox asked for information about the pending change in the York/Kittery town line. She was directed to the Town Manager for information.

Discussion/Review-November 2019 Ordinance Amendments

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

The Board made their initial review of Article 10, Workforce Housing. According to the article, the boundaries of the Workforce Housing Overlay District will expand to include the area shown on the Public Sewer Policy Map of the Comp Plan. The overlay extends from the York River to the Kittery town line, which are Route 1-1 and Route 1-2 zones. As a requirement, all workforce affordable housing shall be connected to public sewer, public water supply, or both.

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

As of this date, no changes have been made to the map. The overlay will be developed from the Beach area up York Beach Road toward Route 1. The Beach design standards are already in place as part of the already established Green Enterprise.

Minutes

- Motion: Peter Smith moved to accept the Minutes of January 24, 2019, as corrected. Kathleen Kluger seconded. The motion passed 4-0.
- Motion: Peter Smith moved to approve the Minutes of February 28, 2019, as revised. Kathleen Kluger seconded. The motion passed 4-0.

Other Business

Lew Stowe has met with Chris De Matteo of Gorrill Palmer about the configuration of the Davis subdivision. Lew feels the yield of lots for the given property is inaccurate. Chris told Lew how to approach the issue, which Lew plans to undergo.

Adjourn

The meeting adjourned at 9:00.

Respectfully submitted,
Patience Horton
PB Recording Secretary