

**York, Maine**  
**Comprehensive Plan Steering Committee**  
**Monday, March 14, 2022; 5:00 P.M.**  
**Zoom**

Steering Committee Chair Kathleen Kluger called this supplemental workshop to order at 5:30 P.M. Kathleen Kluger, Nan Graves, Wayne Boardman, Mike Sinclair, Dave Herbein, Dave Webber, Stephanie Kemp Byrne, Jud Knox, and Troy Williams represented the Steering Committee. Susan Silberberg, Annie Streetman, Sue Kim, and Jeff Levine represented CivicMoxie. Planning Director Dylan Smith and Land Use Planner DeCarlo Brown represented Town Hall staff. Patience Horton took Minutes.

**Future Land Use—Continued, Susan Silberberg**

After the March 11 meeting, CivicMoxie found that, by definition, the RTE 1-5 transition area could not be added to the growth area. “Transitional” is not intended to accept the amount or density of development appropriate for growth areas. “Transitional” is defined for projected residential, shared commercial, or industrial development. In transitional areas, there is no level of protection of rural resources.

The meeting proceeded. It is understood that with the current zoning and regulations, more than 50% of all development currently happens outside of the growth area. CivicMoxie has provided a supplemental page of strategies that addresses this situation.

The Site Plan & Subdivision regulations *should* be an ordinance, commented Dylan Smith. Standards need to be modernized for guidelines all the way down to road standards. Otherwise, standards are not as clear or modernized as they should be. It is not easy for anyone to develop property in York.

“People in York are very fond of their existing non-conforming use.” Perhaps people should not be able to expand beyond their original non-conforming use. The idea creates a sticky wicket, as demonstrated by the Gagnon case.

Form-based zoning means buildings reflect the character of the surroundings. Buildings, both housing and commercial, fit into their community. It is about aesthetics. Form-based zoning should be evaluated for Route 1, Short Sands Road, and the Villages. Should it go in more places than that?

Perhaps there should be an incentive for energy efficiencies to exceed current standards.

When it comes to the Town’s multiple use-ordinances and regulation-standards, the stricter use always prevails.

There should be a user-friendly guide and flow chart for zoning.

Because there are higher-level costs for emergency response and conservation, should there be higher impact fees in the rural areas? Impact fees might be installed in other areas, too.

There is more value to open space development than just conservation. If developers are allowed to go in and cut up every piece of land, there is no recreational area or open space for people to enjoy.

Development of the Green Enterprise Recreational Overlay District will wait for the guidance of the new Comp Plan. Hopefully an improved name will come out of the community Charrette.

GEN zoning, short for GENERAL, seems to imply a free-for all. There are unintended consequences. “The zoning ordinance needs to be completely rewritten,” laughed Susan Silberberg.

There are big gaps in the RTE 1-5 transitional zone show on the map. The gaps should not be there. The map does not include the area around the old Eldredge Lumber. Farther up, the map misses the motel, furniture store, a restaurant, and some housing. Putting more of Route 1 on the map makes sense.

The transitional zone should not go up Pine Hill Road, which is all single-family homes. Susan addressed this comment. If buildings on Pine Hill Road should come down, form-based code can be used to make sure attractive buildings go in, both commercial and residential.

Some zoning drastically projects into huge areas west of Route 1. Apparently outlines for zones cannot split up large parcels, and those are large parcels.

Personnel at CivicMoxie will work with Dylan to take a deeper dive and change what is already mapped. A more comprehensive map will be created.

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With regret, the resignation of Dave McCarthy has been accepted.

### **Vision Statement**

[Quote] The vision for the Town of York can be expressed through the passionate words spoken by the community, from the spectacular forest and views of Mt. Agamenticus to the brilliance of the sea, York is a beautiful and unique land that is a critical piece of Maine’s shoreline. Our vision demands we maintain our quality of life for all York residents in the face of climate and global changes. We strive to optimize and balance the many needs of the community by continuously improving the quality and diversity of York’s economy, community, housing, recreation, and transportation, while at the same time preserving *all* our precious natural resources and the rich history of York. It is vital that we all work together to achieve the community’s view of the future.”

[End quote]

In discussion, the word “optimize” was changed to “balance.” The word “all” was taken out when quantifying *all* the natural resources.

There was no mention of “equity”, and many said there should be. Kathleen will welcome input about how the word will fit into the final draft. That input is due Sunday, March 20.

### **Schedule next meeting**

As well as a supplemental meeting on Monday, **March 21**, a workgroup reconciliation session for the rest of the document will be held from 5:30 P.M. to 7:00, Thursday, **March 17**, via Zoom.

### **Adjourn 7:05 P.M.**

Respectfully submitted,  
Patience G. Horton