

York Planning Board
Thursday, April 13, 2023, 7:00 P.M.
York Public Library

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 four people voting: Chair Wayne Boardman, Vice Chair David Woods II, Board Secretary Peter Smith, and Brian Trafton. Planning Director Dylan Smith and Land Use Planner DeCarlo Brown represented Town Hall staff. Patience Horton was the recording secretary working remotely from Town Hall Streams. Votes were tallied via roll call.

2. Field Changes

There were no Field Changes.

3. Public Forum

Wayne Boardman opened the Public Forum.

- **Sandra Spanos Johnson**, 93 Bald Head Cliff Road, Cape Neddick, requested that the Planning Board use the Zoom format for its meetings.
- **Stephanie Byrne**, 9 Cimmaron City Drive, Cape Neddick, made comments and recommendations about the Open Space Conservation Subdivision amendment being discussed tonight.

Without objection, Wayne Boardman closed the Public Forum.

4. Application Review

A. Bald Head Cliff Road Access Revision (Cliff House Amendment), 59 Shore Road Map/Lot 0004-0029 owned by RBDD Cliff House Acquisitions, LLC (Amendment/Final) The application is to redesign the layout of Bald Head Cliff Road to decrease traffic through the private residential area.

This application review was removed from the agenda at the applicant's request.

5. Discussion—

A. GEROD

This was a discussion about upcoming interviews with two consulting firms being considered for a design Charrette process and corresponding regulation plan for zoning amendments. Dylan Smith asked Planning Board members to send their substantive additions or changes to the interview questions directly the Planning Office.

B. Fall 2-23 Potential Ordinance Amendments

a. Open Space Conservation Subdivision

This amendment will contain concepts and details from different overlays, ordinances, and the Comp Plan. During this evening’s Public Forum, Stephanie Byrne made several valid suggestions that will be taken into consideration about elderly housing, density, and bufferyards.

b. Board of Design Review

This legislation is found in §18.9. It is a layer of design review to help make non-residential projects that come into the Harbor District (BUS-1, BUS-2 and RES-4) “unique and distinctive.” Especially signage. Dylan recommends dismantling the Design Review Board and shifting the process directly to the Planning Board.

C. Potential Site Plan and Subdivision Regulations Amendments

ADUs

ADUs and short-term rentals fall together in this category. The classification of a dwelling unit has to be clarified in York, where it is not known exactly how many ADUs there are. LD-665 and LD-2003 are the State statutes for ADUs.

6. Minutes

There were no Minutes.

7. Other Business

To avoid a conflict of interest, at 9:10 P.M., David Woods II recused himself from the ensuing Wiggly Bridge discussion. There was a quorum consisting of Pete Smith, Wayne Boardman and Brian Trafton.

During the most recent Wiggly Bridge application review, the Planning Board instructed DeCarlo Brown to procure outside consultants and technical assistance to evaluate possible whiskey fungus in the distillery vicinity and determine, if so, whether it originates at the distillery, itself. DeCarlo asked the Planning Board for feedback; should he continue with the task of setting up the consultancy?

- Motion: Pete Smith moved to authorize the examination of 100 sampling spots for the fungus issue question related to the Wiggly Bridge Distillery application to add two new barrel houses and expansion of existing main building. Brian Trafton seconded the motion. Without further discussion, the motion carried 3-0.

8. Adjourn

9:40 P.M.

Respectfully submitted,
Patience G. Horton