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Planning Board Workshop
Thursday, April 28, 2022; 7:00 P.M.
Via Zoom

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

Chair Kathleen Kluger called the PB (Planning Board) meeting to order at 7:00 P.M. A quorum was determined with five people voting: Kathleen Kluger, Vice-chair Wayne Boardman, Board Secretary Gerry Runte, Pete Smith, and Al Cotton. Alternate Ian Shaw was present, but did not vote. Alternate Kenny Churchill was not present. Planning Director Dylan Smith represented Town Hall staff. Patience Horton took Minutes. Votes were tallied via roll call.

The SC (Comprehensive Plan Steering Committee) was represented by Jud Knox, Dave Herbein, Troy Williams, Stephanie Kemp Byrne, Dave Webber, Mike Sinclair, Roan Spencer, and Nan Graves. Dave McCarthy was present as a past member of the SC. Planning Board members Wayne Boardman and Ian Shaw doubled as members of the SC. Dylan Smith represented Town Hall staff to the SC.

Annie Streetman, Project Manager, and Sue Kim, Senior Planner, represented the consulting firm, CivicMoxie.

Field Changes

There were no field changes.

Public Forum

Janet Drew said that per §1.6, Technical Assistance, the PB or CEO could attain services of professional engineers and other consultants to review and inspect the proposals of small CWF (cell wireless facility) applicants. She doubted that the PB has taken advantage of the ordinance.

Kathleen Kluger closed the public forum and confirmed that though §1.6 gives the PB latitude for small CWF applications, professional review does not apply to applications in the public right-of-way. The most recent application was in the public right-of-way and, therefore, did not qualify. Kathleen Kluger had read the State law into the record during a previous PB meeting when Janet Drew first brought her protest of small CWFs to the PB.

Delivery and Presentation of the York Comprehensive Plan Update

Kathleen Kluger introduced herself as the Chair of the SC, which has been working on the Plan for 13 months. Today, April 28, 2022, the master copies of the draft Comp Plan were printed for the first time. The Plan contains an easy-to-read executive summary. Copies for public review will be located in Planning Director Dylan Smith's office and in the library.

- Feedback incorporated in the Comp Plan came from residents' responses taken from CompFest I, an open house, a "deeper dive," and a website organized by CivicMoxie.
- Comments were primarily about community, character, Town management, history, and natural elements. The SC read every comment.
- Fourteen SC members attended more than 30 public meetings.
- The website garnered 6,359 visits.

- 41 • There were 2,236 comments logged.
- 42 • There were 20 social media postings, editorials, and articles.
- 43 • There were 940 community comments.
- 44 • There were 133 blue sky survey comments.
- 45 • There were 1,153 responses from the community survey taken in the fall of 2021.

46 Stephanie Kemp Byrne had written a vision statement based on the comments. “The vision for
47 the Town of York can be expressed through the passionate words spoken by the community.
48 From the spectacular forests and views from Mt Agamenticus to the brilliance of the sea,
49 York is a beautiful and unique land that is a critical piece of Maine’s coastline. Our vision
50 demands we maintain our quality of life for all York residents in the face of climate and other
51 global changes. We strive to balance the many needs of the community by continuously
52 approving the quality and diversity of York’s economy, community, housing, recreation, and
53 transportation, while at the same time preserving all our precious natural resources and rich
54 history of York. It is vital that we work together to achieve the community’s view of the
55 future.”

56 Seven chapters make up 93 pages of the main body of the Plan. Chapter Five contains all 20
57 goals and 203 strategies. Appendices contain background data and information, which include
58 current conditions, future land use, and details on the implementation of actions. The Plan
59 addresses

- 60 • The residents’ vision of the town,
- 61 • Goals to maintain what is loved and shaped for the future, and
- 62 • The strategies that will help achieve the goals.

63 In delivering and presenting the York Comprehensive Plan, members of the SC took turns
64 reading goals and making comments.

65 Jud Knox, Chair of the York Housing Authority, spoke first.

- 66 • *Goal 1. Foster a socially and economically diverse population in the town.*
- 67 • *Goal 2. Ensure the needs of York’s increasing older adult population are met.*

68 There is a desire for more choices for smaller housing units and more entry-level homes.
69 These housing styles will serve older adults and attract young families. As an immediate
70 action, Strategy 5.4 calls for creation of a community housing committee. Representatives
71 from the BOS (Board of Selectmen), PB, York Community Services Association, York
72 Housing Authority, and others will comprise the Committee.

73 Stephanie Kemp Byrne, Chair of the Conservation Commission, spoke next.

- 74 • *Goal 3. Protect the quality and quantity of water resources in order to ensure the*
75 *safety and affordability of public and private supplies of fresh drinking water.*
- 76 • *Goal 4: Preserve, protect, and enhance all natural resources including wetlands,*
77 *wildlife and fishery habitat, sand dunes, shoreland, and forests.*
- 78 • *Goal 5: Safeguard agricultural and forest resources from development that threatens*
79 *those resources.*

80 Natural resources, especially preservation of forest, open space, and land, are the top priority
81 of the Comp Plan, and should be addressed by local and regional entities. More than 46 of the
82

83 203 strategies reference the preservation of natural resources. Strategy 2.6 recommends
84 establishment of an open-space conservation subdivision ordinance. Strategy 2.1 endorses
85 work with local and regional conservation organizations to identify high-priority natural
86 resources, open space, and recreational lands.

87 Mike Sinclair and Dave Webber of the Harbor Board spoke next:

- 88 • *Goal 6. Preserve, protect, and enhance marine resources, balancing competing uses of*
89 *the waterways, lakes, ponds, rivers, and other natural areas in ways to be consistent*
90 *with health and safety, economic sustainability, and conservation.*
- 91 • *Goal 7. Support the potential for responsible increased use and access to recreational*
92 *resources to meet the needs of users while maintaining protections of critical habitat*
93 *and drinking water.*

94 Marine resources include the use of harbors, beaches, parks with access to rivers and small
95 streams, boats, docks, and moorings. The York River is referenced in 14 of the 20 goals.
96 Strategies include development of an inter-disciplinary ad hoc committee to study and plan for
97 public access to the York River and other waterbodies, including increased use of Grant
98 House. BOS, PB, and Harbor Board members, plus citizens-at-large with a variety of interests
99 would comprise the committee. In the comments, townspeople also overwhelmingly remarked
100 that they have no place to park at water-access sites.

101 Dave Herbein, School Committee Chair, spoke next.

- 102 • *Goal 8. Preserve York's historic and archeological resources.*
- 103 Buildings, stories, archeological sites, and Museums of Old York are major Town assets and
104 tell the story of the history of York and the State. Protection of those resources that are
105 endangered, for sale, and abandoned is key to preserving history and the Town's character.
106 Strategy 1.2 supports efforts for the Town to identify and purchase high-priority properties for
107 their protection and conservation.

108 Troy Williams, Vice-chair of the Greater York Chamber of Commerce, spoke next.

- 109 • *Goal 9. Minimize impacts of traffic and reduce miles driven in town.*
 - 110 • *Goal 10. Improve and expand York's physical and social connections.*
 - 111 • *Goal 12. Management the impacts of tourism and ensure its benefits for resident.*
- 112 Because of limited parking, taxpayers do not always have access to the beaches and other
113 limited resources. That must change. Connection to regional destinations, travel in town, and
114 improved resident access to technology, especially cell phone reception and higher-speed
115 internet, are significant concerns of the respondents. They desire enhanced sidewalk, bicycle,
116 and pedestrian safety improvements at beaches and schools, especially for people who rely
117 less on cars. Action Item 7.1 calls for a comprehensive traffic congestion and parking study.

118 Roan Spencer, High School Senior, spoke next.

- 119 • *Goal 11. Optimize and increase resources and capacity for recreation, social*
120 *programming, and activities for York community.*
- 121 Recreation is very important to the quality of life in York. There is a call for a new recreation
122 facility. Respondents are split between a multi-purpose recreational space, a center for shared
123 age-groups, and a designated age-group space. Strategy 6.5 includes production of a map
124 showing recreational opportunities in York. It would include a visitor education summary that

125 highlights the importance of the protection of natural resources and provides guidelines for
126 recreational use.

127 Ian Shaw, Planning Board member, spoke next.

128 • *Goal 13. Support the retention, growth, and diversification of York's economic base,*
129 *including expansion of year-round employment, living-wage jobs, and growing*
130 *industries.*

131 • *Goal 14. Strengthen, expand, and support community-oriented opportunities.*

132 Respondents want year-round businesses with a variety of goods and services, including
133 restaurants, retail stores, recreation businesses, and health care. Big box stores and formula
134 restaurants are not wanted. Strategy 4.1 is an immediate action to establish an economic
135 development committee to discover opportunities and extend business recruitment.

136 Jud Knox spoke again.

137 • *Goal 15. Promote a variety of types and prices of housing opportunities.*

138 Policies and actions that encourage a variety of sizes, types, prices, ownership, and rental
139 opportunities will help residents live in the community throughout their lifespan and allow
140 people who work in York to live in York. Revision of York's land use policy would
141 proactively support housing production for a variety of residents as described in Chapter 6,
142 Future Land Use Plan.

143 Wayne Boardman, Planning Board Vice Chair, spoke next.

144 • *Goal 16. Prepare for the impacts of climate change.*

145 • *Goal 17. Implement policies to reduce greenhouse emissions according to the Town's*
146 *commitments.*

147 The recently-completed Climate Action Plan helps define and carry out these two Comp Plan
148 goals. Climate change was mentioned and interwoven in at least 30 of the 203 strategies. The
149 changing climate, sea-level rise, temperature rise, and more severe and numerous storm events
150 potentially threaten the quality of life, natural environments, tourism economy, tax base, and
151 people's health and safety. Strategy 8.5.9 calls for hiring or sharing a regional sustainability
152 coordinator to implement climate adaptation and mitigation.

153 Nan Graves, Budget Committee Chair, spoke next.

154 • *Goal 18. Ensure sufficient municipal facilities, infrastructure, and capacity to meet the*
155 *changing needs of the community.*

156 • *Goal 19. Improve coordination with local and regional entities and maintain, expand,*
157 *and improve partnerships among public and private groups.*

158 Public facilities and services are very important to the citizens. Respondents would like to see
159 improvement of roadways and sidewalks, Code Enforcement, recreation and social programs
160 and activities, and older adult services. Increased Town staffing and the expansion of water
161 and sewer services are widely desired. Strategy 8.5 suggests an assessment of Town staffing
162 and volunteer boards in order to gain an understanding of residents' infrastructure
163 expectations and needs.

164 Dave Herbein, School Committee Chair, spoke again.

- 165 • *Goal 20. Strive for excellence in education and learning opportunities for York school*
166 *students and residents of all ages.*

167 Surveys suggest the importance of lifelong learning and maintenance of a quality curriculum
168 and school experience, as well as supportive learning opportunities for residents of all ages.
169 There are 52 strategies for Town public facilities and services, including education. Four are
170 near-term actions for schools.

- 171 1. Strategy 8.22, to provide excellence in curriculum and public-school experience,
- 172 2. Strategy 8.23, to provide lifelong learning opportunities for all ages,
- 173 3. Strategy 8.24, to engage the broader community in school events, policies and
174 outcomes, and
- 175 4. Strategy 8.25, to evaluate current policies for community use of school facilities.

176 Planning Director Dylan Smith wrapped up the presentation.

177 *There are five drivers behind the Comp Plan.*

- 178 1. Preservation and protection of natural resources,
- 179 2. Support of a variety of housing types,
- 180 3. Encouragement of economic development including the focus on commercial growth
181 and development,
- 182 4. A balance between physical and social connectivity while managing impacts of
183 tourism and traffic, and
- 184 5. Preparation for climate change.

- 185 • As an immediate action, the zoning ordinance must be rewritten to match land use
186 goals laid out in the Comp Plan.
- 187 • Future land use must accommodate residents' quality of life, traffic impacts,
188 walkability, the aging population--all the while providing more services for families.
- 189 • Because of Kittery's extended sewer line, the workforce housing zone has been
190 expanded to the town line.
- 191 • The proposed transitional growth area extended to Pine Hill and Logging Roads will
192 feature moderate density and a mixture of commercial, industrial, and residential uses.
- 193 • The area west of the I-95 Interstate has to be protected as a natural resource gem.
- 194 • Climate change must be continually monitored.
- 195 • The Charrettes for Short Sands Road have to be carefully developed for workforce
196 housing, recreation, business, and connectivity. The May 21 vote will assure funding
197 for the Charrette.
- 198 • From 2010 to 2021, only 3% of the structures built in town were for commercial use
199 while, conversely, 95% of the structures were residential. During that period, more
200 than 50% of new development was outside the growth area.
- 201 • Future land use is the overall purpose of the Comp Plan, said Kathleen Kluger.

202 When the presentations were over, Pete Smith, Gerry Runte, and Al Cotton expressed positive
203 feedback and congratulations. Peter Smith commented that, because of staff and volunteer
204 shortages, it will hard to populate the recommended committees that are visualized.

205 SC Chair Kathleen Kluger gave personalized Lucite desk trophies to members of the SC and
206 to Susan Silberberg, the lead of CivicMoxie. PB Secretary Patience Horton was cited for
207 excellence achieved through persistence.

208 • Motion: Al Cotton moved to accept the delivery of the Draft Comprehensive Plan and to
209 move it to the first public hearing of the Planning Board on Thursday, June 23. Seconded
210 by Gerry Runte, the motion passed 5-0.

211 **Calendar**

212 5/12 CompFest II. Attendance of the entire PB is required.
213 5/12 to 6/23 Comp-on-the-Road to introduce the Comp Plan to different groups
214 6/23 The first public hearing for the Comp Plan
215 7/28 The second public hearing
216 Aug, Sep, Oct More Comp-on-the-Road
217 November Once approved by the voters, the Comp Plan will be submitted to Augusta for
218 certification.

219 **Minutes**

220 • Motion: Al Cotton moved to approve the Minutes of Thursday, April 14, 2022, as
221 amended. Pete Smith seconded the motion, which passed 5-0.

222 **In Other Business**

- 223 1. LD-2003 has been signed into law. The PB will evaluate its impact on current policies
224 and the Comp Plan.
225 2. Wayne Boardman has distributed information about the proposed EV ordinance
226 amendment. If the PB wishes to carry it forward, it could be heard during the public
227 hearing of June 23.
228 3. There is a potential zoning amendment for outdoor seating for dining purposes.

229 **Adjourn 8:50**

230 Respectfully submitted,
231 Patience G. Horton