

**BOARD OF SELECTMEN'S
MEETING MINUTES
6:00/6:45/7:00 PM MONDAY, JUNE 3, 2019
YORK PUBLIC LIBRARY**

6:00 PM: Executive Session

Present: Chairman Todd A. Frederick, Vice-Chairman Robert E. Palmer, Jr., Elizabeth D. Blanchard, Michael L. Estes, Marilyn A. McLaughlin, Town Manager Stephen H. Burns, and Assistant Tax Assessor Julie Ethridge.

A. Executive Session: Title 1 MRSA § 405.6.C (Real Estate)

Moved by Mr. Estes, seconded by Ms. Blanchard to enter into executive session. Vote 5-0, motion passes.

Moved by Ms. Blanchard, seconded by Mr. Palmer to exit out of executive session. Vote 5-0, motion passes.

6:45 PM: Regular Meeting

Present: Chairman Todd A. Frederick, Vice-Chairman Robert E. Palmer, Jr., Elizabeth D. Blanchard, Michael L. Estes, Marilyn A. McLaughlin, Town Manager Stephen H. Burns, and member of the press and public.

B. New Business

1. Action: Real Estate Matter

Moved by Mr. Palmer, seconded by Ms. Blanchard to direct the Town Manager to take real estate action as discussed in our executive session, at a cost of no more than \$10,000. Vote 5-0, motion passes.

7:00 PM: Listening Session – Davis Property

Present: Chairman Todd A. Frederick, Vice-Chairman Robert E. Palmer, Jr., Elizabeth D. Blanchard, Michael L. Estes, Marilyn A. McLaughlin, Budget Committee Members: Chair Nan Graves, Jim Smith, Edward Little, Heather Bridges Campbell, Nelson Giordano, and Jerry Allen, Town Manager Stephen H. Burns, Facilitator Attorney Tom Danylik and member of the press and public.

C. Listening Session – Davis Property

Wayne Boardman – 1) Application is still under consideration and is continuing with this 2) Sale to Town doesn't include 5 family lots behind Jim's house so there will eventually be a road access onto York Street 3) Development plan includes 5% Workforce Housing; Based on points 2 and 3, Town might consider Workforce Housing and some portion of conservation land.

Joey Donnelly – Acquire land, then figure out what to do with it; Comprehensive Plan and Village Revitalization Plan will drive it.

Gail Gilchrest – 1) Land is worth investing in to prevent development plan 2) Think long-term in making plans and how this relates to Town's future and Comprehensive Plan process.

Dave McCarthy – 1) Active Transportation Network 2) Trails from Route One to Long Sands Road 3) Two school, commercial centers, Town Hall, Library to connect to 4) Requires access from Raydon Road/Donica Road.

Ed Harding – Agrees with Joey Donnelly; Comprehensive Plan will be very different if we own the property.

Francis Koerschner – Agrees that the Comprehensive Plan should come first

Joan Jarvis – Bear in mind the budget aspect of the purchase and its development and relationship to other projects that need funding (i.e. New Town Hall).

Will Ethridge – Do the planning for this property as part of the Comprehensive Plan.

Kristen Rinaldi – 1) There won't be a road necessarily 2) Comprehensive Plan should come first 3) Need to plan future to allow future public enjoyment.

Tammy Finn – We will never have the chance again to buy this property; buy the land, figure out use later.

Sandra Beauvais – 1) Have ideas, but do the Comprehensive Plan first 2) Once in a lifetime opportunity 3) Do we want the land or not?

Nan Graves – 1) Hold for next generation 2) Could be our "ace in the hole" in the future when we need it.

Dave Emery – 1) Long-term decision (relates to Comprehensive Plan) 2) Town is "property rich" and need a plan for the existing properties 3) What are we doing with Town Hall, Village Elementary School, Coventry Hall? 4) Need a short-term plan 5) We are making decisions for the next generation.

Tracy Keirns - 1) Property is filled with possibilities and best decision can't be made in a couple of months 2) Ideas will turn into opposition vote.

Nelson Giordano - Need to get a true value of the property.

Victoria Kneopfel - 1) Land is important 2) Conservation is important 3) Worried about proposed development 4) Take more time to plan 5) Maybe mix conservation with other Town needs.

Marla Johnson - 1) Wonderful land with wonder options 2) Could do nothing, but needs more clarity about other Town lands, and Town needs.

Heather Campbell - 1) Buying the land gives us choices 2) Uses can be decided later 3) Can change our trajectory 4) Keep choices for our future.

Kathleen Kluger - Wants the Town to buy the 5 family parcels included, too, because a new road would be required if those are developed.

Bill Dignan - Doesn't want the impacts of the proposed development.

Marla Johnson - How about trying to acquire the Davis lot across York Street for a park?

Jim Smith - 1) My plan is to have no plan in short-term 2) this is a long-term plan 3) the Town could be looking at mixed use housing on a small portion of the lot - but nothing specific.

Gale Gilchrest - Other Town properties could be used for Affordable Housing, net zero energy, etc.

Francis Koerschner - The value of the property has gone up over time.

Adjourn

Moved by Mr. Palmer, seconded by Ms. Blanchard to adjourn the meeting at 8:22 PM. Without objection so ordered.

Respectfully Submitted,

Melissa M. Avery
Assistant to the Town Manager