Town of York, Maine
Planning Board Meeting Minutes
Thursday, June 11, 2020; 7:00 P.M.
Remote Meeting via Zoom

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

Vice Chair Kathleen Kluger called the meeting to order. A quorum was determined
with four people voting: Kathleen Kluger, Board Secretary Pete Smith, Wayne
Boardman, and Gerry Runte. Chair Al Cotton arrived toward the end of the meeting.
Alternate Ken Churchill was present but did not vote. Planning Director Dylan Smith
represented staff. Patience Horton took minutes. The meeting lasted 1 hour.

Guest speakers
Kristie Rabasca, Integrated Environment Engineering, Inc.
Leslie Hinz, Town of York Stormwater Manager

Kristie Rabasca presented a slide show about the State Stormwater Permit that is coming
due. She and Leslie Hinz are working together on the application. It should take about a
year to make.

Public Forum
Kathleen Kluger asked if there were any participants in Zoom or by phone who wanted to
speak. There were none.

Public Hearings—Proposed Zoning Ordinance Amendments

Stormwater Management Facility Setback Exemption
There were no changes to the ordinance amendment.

Kathleen opened and closed the public hearing. There were no participants in Zoom or
by phone who wanted to speak.

- Motion: Pete Smith moved to forward the Stormwater Management Facility
  Setback Exemption ordinance amendment to the Board of Selectmen for their
  review. Gerry Runte seconded the motion. The motion passed 4-0.

Outdoor Lighting Ordinance
There were no changes to the ordinance amendment.

Kathleen opened and closed the public hearing. There were no participants in Zoom or
by phone who wanted to speak.
• Motion: Wayne Boardman moved to forward the Outdoor Lighting ordinance amendment to the Board of Selectmen for their consideration. Pete Smith seconded the motion. The motion passed 4-0.

Sign Standards for Lighting
The name of the amendment was changed from “Sign Standards” to “Sign Standards for Lighting.” There were no other changes to the ordinance amendment.

Kathleen opened and closed the public hearing. There were no participants in Zoom or by phone who wanted to speak.

• Motion: Wayne Boardman moved to forward Sign Standards for Lighting to the Board of Selectmen for their consideration. Pete Smith seconded the motion. The motion passed 4-0.

Minutes
• Pete Smith moved to approve the amended minutes for Thursday, May 28, 2020. Gerry Runte seconded the motion. The motion passed 4-0.

Other Business
• Medical Marijuana Dispensary

On August 22, 2019, the Planning Board gave unanimous preliminary and final approval to Cyrus Clark for Community Harvest, 647 U.S. Rte. 1, Unit 10 (Meadowbrook Plaza), with the condition that state permits and local DPW approval are received.

The approval process was never fully developed in Augusta, and a registered medical marijuana dispensary permit/license never came to Cyrus Clark. The state registration agency has informed him that it is unlikely one will be issued in the near future. As a result, he has asked the Town to amend its ordinances to allow a “Medical Marijuana Registered Caregiver Retail Store,” which the current ordinance expressly prohibits. The Planning Board reviewed the suggested Zoning Amendments offered by the Applicant and questioned the differences in the definitions according to the State. The Board will re-consider the proposed amendments in full at a future workshop meeting, once these differences are researched. Dylan will notify the Applicant of the outcome of the discussion tonight.

• Future Workshop Meetings
Future workshop meetings will most likely give way to application reviews.

Adjourn
The meeting adjourned at 9:00.
Respectfully submitted,

Patience G. Horton