

**York Planning Board Workshop
Meeting Minutes
Thursday, August 12, 2021; 7:00 P.M.
York Public Library**

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

Chair Kathleen Kluger called the meeting to order at 7:00 P.M. A quorum was determined with four people voting: Kathleen Kluger, Vice-chair Wayne Boardman, Board Secretary Gerry Runte, and Pete Smith. Al Cotton was absent. Alternates Kenny Churchill and Ian Shaw were present, but did not vote. Planning Director Dylan Smith represented staff. Patience Horton was the recording secretary and worked remotely. Votes were tallied via roll call.

Field Changes

There were no field changes.

Public Forum

The forum was opened and closed. There was no one present to speak.

Discussion/Review—Comprehensive Plan Update/Climate Action Plan

A. Update on Climate Action Plan Process

Gerry Runte: The CAP Steering Committee meeting was held yesterday, Wednesday, August 11. Six working groups presented their top five recommended strategies. Education was the common element of all the strategies. There is a planned public event at the High School coming up on Sunday, October 3, the theme for which will be “Creative Futures: Visions of York through Art and Science.” As well as schools providing children’s art submissions, local artists will be invited to put their work on display. Gerry also said there was further discussion at the CAP meeting of how the community could be incentivized to reduce carbon emissions, the biggest challenge being that produced by buildings.

Wayne described the bottom line. If the goal is to reduce our climate emissions by 50% by 2030 and 100% by 2050, it can’t just be a few little changes that we make, he said. We are going to have to make some big changes or give up on the idea of meeting our emission goals.

B. Update on Comprehensive Plan Process

Kathleen Kluger: We have been thinking about a Comp-on-the-Road idea since April. After the energy we expended on *Compfest!*, the idea of repeating that level of activity is exhausting--much less than should be desired. The calendar layout looks like this.

- 1) The next open house, the “Deeper Dive,” will be held at the York Community Auditorium on Sunday, September 19 from 1:00 to 4:00 P.M. It will be an informational presentation given by CivicMoxie with breakout discussion groups.
- 2) It will be followed two months later, November 14, with a broader presentation of CivicMoxie’s research, including the results of the general survey the Planning Board will have compiled. To prepare for that November open house, the results of our survey will be due at CivicMoxie in mid-October.
- 3) There will be no in-person events in December.
- 4) The winter schedule has not been set.
- 5) We will have another *Compfest!* in May, 2022 - though probably with a different name - the purpose of which will be to present the draft Comp Plan to the public.
- 6) The summer of 2022 will be dedicated to reviews and hearings.

Discussion—Possible Comprehensive Plan survey questions

If Board members have questions to put in the survey, please submit them to Kathleen. Survey results have to be submitted to CivicMoxie by mid-October.

Discussion/Review—Site Plan and Subdivision Regulations Articles 1-4

Dylan said he does not want to inundate the Board with a lot of new policy changes to articles in the Site/Sub Regs, so the work should be easy. The Appropriation of Fees was amended last month, in July. More changes to Articles 1-4 should be light work, he said. Kathleen said that at the next workshop in September, the Planning Board will go through the articles, item-by-item.

Discussion—Timeline of Open Space Subdivision Ordinance and Charettes for the York Beach Corridor District (GEROD)

Dylan: The [Green Enterprise/York Beach Corridor] Charette design process involves working with architects, planners, and engineers to evaluate the process for creating design standards and a regulation plan for the public realm. It will cost about \$130,000 and has to go through the Budget protocol process in May 2022.

Kathleen: This encompasses so much more than the original York Beach Village concept.

Review—Findings of Fact

- 1) Workforce Housing Development, 5 Hannaford Drive
Map/Lot 0053-0024
 - Motion: Pete Smith moved to approve the extension of the deadline of the Findings of Fact for JHR Development, LLC, Workforce Housing Development, 5 Hannaford Drive,

York, Maine, Map/Lot 0053-0024, for 60 days, to expire on October 8, 2021. Gerry Runte seconded. The motion passed 4-0.

- 2) Pinks Lobster Rolls, 1021 U.S. Route 1
Map/Lot 0030-A-0030
Applicant Pink Fisheries, LLC

- Motion: Wayne Boardman moved to authorize the Chair to sign the Findings of Fact for Pinks Lobster Rolls, Tax Map 0030-A, Lot 0030, for Pink Fisheries, LLC. The Findings will be amended to include these five Conditions of Approval:
 - 1) Payment of all outstanding fees.
 - 2) The previously-approved Site Plan, entitled “Site Plan Amendment #1, Bus Parking Facility, 1021 U.S. Route 1, York, Maine, prepared by Attar Engineers, rev. date 12/15/2015” is further amended by the addition of a food truck for preparing and serving lobster rolls as an accessory use and structure.
 - 3) The food truck shall be located between the existing principal building and Rogers Road so as not to encroach into the 30-foot side-setback or the 50-foot front-setback.
 - 4) As an accessory use and structure, the food truck’s use shall remain subordinate to the principal commercial/seafood business use.
 - 5) Fire Department requirements for food trucks in the York Beach Fire Protection District will be met.

Gerry Runte seconded. There was no discussion. The motion passed 4-0.

Minutes

There were no Minutes to review.

Other Business

- 1) Kathleen: The Steering Committee will have an extra meeting every month without CivicMoxie.
- 2) Kathleen: In the phrase on our agendas that currently reads “All meetings shall be adjourned no later than 10:30 PM, except with agreement of the *majority* of the Board,” the word “majority” should be “unanimous.” The change of that word was made in the bylaws.
- 3) Wayne: Many of the things the [Harbor] Board of Design Review rules on is in duplication of what the PB already does, like drainage and parking. Dylan responded that suggested changes of this kind are matters that should go before the Selectboard.
- 4) Kathleen: We are coming up on four public meetings for the capital budget planning season, led by Steve Burns. The first one is Thursday, August 19 from 9:00 A.M. to noon. Ian Shaw said he would volunteer to represent the Planning Board at those meetings.

- 5) Kathleen: The August 26 applications meeting will begin at 6:30 P.M. Six applications have crept up on us.

Adjourn

The time was 9:30.

Respectfully submitted,
Patience G. Horton
Recording Secretary