York Planning Board/Board of Selectmen Joint Meeting
September 12, 2019; 6:00-7:15 p.m.
York Public Library

Followed by

York Planning Board Workshop
Thursday, September 12, 2019, 7:15 to 8:40 p.m.
York Public Library

Joint Meeting with the Board of Selectmen

Planning Board Chairman Al Cotton called this workshop meeting to order. He introduced members of the BoS (Board of Selectmen): Todd Frederick, Liz Blanchard, and Marilyn McLaughlin. The PB was represented by Kathleen Kluger, Gerry Runte, Peter Smith, and Al Cotton.

Town Manager Steve Burns and Historic Commission Chair Scott Stevens also participated in the joint meeting.

Reflections of November 2019 Zoning Ordinance Process

The BoS would like the PB to find more efficient ways to present the ordinance amendments they are developing. Using 15 minutes explaining each amendment takes too much time out of BoS’s schedule. They want the process streamlined.

Discussion: Comprehensive Plan Update

Once complete, a copy of the Request for Proposal will be forwarded to Todd Frederick for BoS review.

Discussion: Short Term Rentals

The STR amendment spearheaded by Kathleen Kluger two years ago was disallowed by the BoS at that time. Do we revisit it? asked Dylan. A subcommittee comprised by two members of the PB and two members of the BoS is a possibility.
Discussion: Potential May and November 2020 Ordinance Amendments

- Village Center Historic District Expansion (May 2020)

Scott Stevens, Chair of the Historic District Commission, said that historic resources are key to the character of the town.

Article 12 allows expansion of the Historic District to Rte 1. The process begins with notification of the property owners. The HDC usually meets once or twice a month in the Wheeler Room. They would like to piggyback a public hearing during a PB workshop to get television exposure.

The view from York Street is called the viewshed. Replacement buildings have to be aesthetically compatible with the rest of the district. Replicas of historic buildings create a false sense of history. If a building is 50-years-old or older, it is considered a contributing resource. New buildings have different standards.

There is a crying need for some financial advantage for owners to do what we think they should do—follow the standards. A local tax credit would be a big step, said Scott Stevens.

- Green Enterprise Overlay District (November 2020)

A development consultant has been selected. In 2020, the BoS and the PB will determine uses for the new district and how it should be zoned. The consultant is going to sort out what will work or what will not. He has to identify developers who can match businesses with the expectations of the Comp Plan.

- Open Space Conservation Subdivision Ordinance (November 2020)

Work is needed in the areas of yield plan requirements and the layout of open space.

- Dark Sky Complainant Ordinance (November 2020)

Is there a way to ensure that lighting that is part of projects is down-shielded and dark-sky compliant?

Other Business

- A food truck ordinance? The Planning Board can supply definitions, “but that’s about it,” said Dylan Smith. It’s not in the PB’s purview.
• There is a lot going on, said Steve Burns. The Boards are going to be tired with a lot of meetings. There is also a Climate Action Plan, which is a $150,000 planning effort that will be going on statewide. How many meetings are the public going to tolerate? There will be competition for that attention. Consider that when dealing with a consultant. It’s as if CBS and NBC went head-to-head.

The joint meeting was adjourned. The time was 7:15.

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Call to Order; Determination of Quorum; Appointment of Alternates

Chairman Al Cotton called this Planning Board workshop meeting to order. A quorum was determined with four people voting: Al Cotton, Vice Chair Kathleen Kluger, Board Secretary Peter Smith, and Gerry Runte [pronounced “run-tay”], who is a new full member. This was his first meeting. Wayne Boardman was absent. Alternate Kenny Churchill was absent. Planning Director Dylan Smith represented staff. Land Use Technician Heather Ross was not present. Patience Horton took minutes. The meeting lasted 1.5 hours.

Public Forum

No one came forward to speak.

Historic District Commission—Proposed York Village Center Historic District Expansion

The five Davis homestead properties and the roadway leading up to the Davis acreage have be compatible with the HDC viewshed. Do the Davises realize this?

Discussion/Review—Comprehensive plan RFP

The PB is on the third iteration of the Request for Proposal. The person who is selected to lead the Comp Plan rewrite has to know how to get the public involved. The biggest part of this is the participation of the people of the Town of York—about 80% of the project. The consultant has to understand how to fulfill the public process.

Kathleen Kluger said a group called Youth Voices in York would like to see formation of a youth subcommittee aged between about 15 and 22. They would contribute to the Comp Plan and get credit in their Civics class or community service project. Faculty
leadership at the High School would initiate this. It might help bring young people back to York.

Discussion/Review—Davis Findings of Fact

Peer reviewer Chris di Mateo, project engineer Tom Greer, and planning director Dylan Smith all helped PB members write this weighty document. The next draft will be the final draft and can be signed by the Planning Board.

The conditions for the Phase 4 containing the 40 units restricted to 55+ housing is missing from the Findings, said Kathleen Kluger. Pete went over some corrections and said, I thought it was great. This is a great package we put together, said Al Cotton. All agreed.

Discussion—Food Trucks

The ordinance that mentions food trucks is outside the PB’s realm. This can be discussed at the next joint meeting, said Dylan Smith.

Minutes

There were no Minutes to review.

Other Business

- If we keep amending the Comp Plan, does it take us out of State consistency?
- The November meetings are on the 14th and the 21st. Thanksgiving is on the 28th.

Adjourn

The meeting adjourned at 8:40 p.m.

Respectfully submitted,
Patience G. Horton
PB Recording Secretary