

York, Maine
York Planning Board Workshop
Thursday, October 14, 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, Pete Smith, and Gerry Runte. Al Cotton was absent. Alternates Ian Shaw and Kenny Churchill were present but did not vote. Planning Director Dylan Smith represented staff. Chris Di Matteo served as peer reviewer. Patience Horton was the Recording Secretary working remotely. Votes were tallied via roll call.

The meeting was conducted out of the order of the agenda. On the original agenda, No. 8, the Findings of Fact, was moved to the No. 5 slot.

Executive Session: Title 1, MRS §405.6E

- Motion: Wayne Boardman moved that the Board enter an executive session with the purpose of discussing MRS §405.6E, Legal Matters. Pete Smith seconded. The motion passed 5-0.

The Board members left the room. The executive session lasted one hour.

Field Changes

There were no field changes.

Public Forum

- Motion: Pete Smith moved to open the Public Forum. Wayne Boardman seconded. The motion passed 4-0.

Martin Meyers lives at Three Cranberry Lane, off Raydon Road. The Ice Pond, where people stop to look at the ducks and geese, is on his property. The Ice Pond, Duck Pond, and the vernal pool at 66 Raydon Road are all interconnected. There is a blind curve nearby that will become very dangerous if construction equipment travels up to 66 Raydon Road for the medical building project. He said the Planning Board should take serious consideration of the medical facility proposal, not just give it a waive and pass it on to the Appeals Board. Medical facilities belong in the open space along the Route 1 corridor, he said, or on Short Sands Road.

Scott Forte referred to a condo conversion project he would like to do at the York Beach Surf Club or the Gull on Long Sands Beach. He believed the project would be doable with “a simple change of use,” a zoning change, and/or a waiver of the density rule for existing facilities.

Kathleen Kluger advised him to make an appointment with Dylan Smith to find out what to do next. She closed the public hearing.

Review—Findings of Fact

Findings of Fact, Conclusions of Law, and Decisions
Planning Board, Town of York Maine
Long Sands Village Elderly Housing Development
Map/Lot 0044-0038
Owned by James Paolini

- Motion: Pete Smith moved to adopt the Minutes from the Planning Board meeting of August 26, 2021, specifically as it relates to Long Sands Village, Map 44, Lots 38A and 38B, as the Findings of Fact for that application. Wayne Boardman seconded. There was no discussion. The motion passed 4-0.

Kathleen Kluger confirmed with Pete Smith that he authorized the Chair *to sign* the 8/26 Minutes as the adopted Findings of Fact. He answered that his saying “adopting the Minutes” was equal to “authorizing the Chair to sign the Minutes.”

Findings of Fact, Conclusions of Law, and Decisions
Planning Board, Town of York Maine
Weare Woods Subdivision Amendment
Tax Map 96, Lot 93
Owned by Jefferson Homes, Inc.

- Motion: Pete Smith moved to authorize the Chair to sign the Findings of Fact for Weare Woods Subdivision Amendment, Tax Map 96, Lot 93, Jefferson Homes, as written. Wayne Boardman seconded. There was no discussion. The motion passed 4-0.

Discussion/Review—Comprehensive Plan Update/Climate Action Plan

Update on Climate Action Plan Process

Gerry Runte said that the recent Zoom meeting had 70 people on the call—30 of them were new to the process. During the meeting, CivicMoxie presented the strategies, then people formed eight breakout sessions. There is probably too much technical jargon and commentary, Gerry said. The vocabulary that become second nature to the people already working on the plan is completely foreign to newcomers.

Wayne said the plan must have detail to make it useful. At the same time, it must be understandable. We will rely on CivicMoxie to get the final plan into a format that is pleasant and readable, he said. We have a lot of selling to do to a wider audience so people, including

young people who are going to live with the problem longer than we are, can learn about the proposed changes.

There will be an in-person public meeting during the first week in December to discuss the finalized strategies that will be part of the plan. We expect to get further public input at that time. An email chain was the single-most successful method that brought people to the Zoom meeting.

Kathleen noted that the meeting went one-half hour longer than scheduled. Because there were so many topics, it was very hard to participate. There were eight breakout groups and 24 strategies.

Update on Comprehensive Plan Process

Kathleen reported that the open house on September 19th went well and was very well attended. The day at the High School was shared with great weather and a football game.

Ten thousand postcards announcing the online survey were sent out on Wednesday, October 13, hopefully to every resident, voter, and property owner in town. There will be a targeted ad campaign indicating how those who did not get a postcard can get a survey.

The survey ended up with 50 questions. It covered topics the Steering Committee wanted, and CivicMoxie added some. The online survey will take between 15 and 20 minutes to complete. The survey will close at midnight on October 31. The report from the survey will be given by CivicMoxie on a Zoom call on Tuesday, November 16. Kathleen would like to see that call broadcast through Town Hall Streams. After then, the Steering Committee will start writing the first draft. There are going to be table-reads open to the public to go over the draft section-by-section. The Steering Committee will report to the Planning Board in January.

There will be a CompFest! 2 in May to disclose the draft of the new Comp Plan. From early May through June and July, there will be hearings and plenty of rewriting.

Ian Shaw said one of the biggest concerns at the 9/19 meeting was for a community center. Recreation was the most discussed and desired attraction. There is a perspective in the community of maintaining tourism throughout the year as a winter destination. Kenny Churchill said he has advocated for a winter carnival to be held each year in Churchill Barn.

The survey invites suggestions about use of the land around Short Sands Road. Susan Silberberg had told Kathleen that the normal survey response rate for a community this size is 3.4%.

Discussion/Review—May 2022 Ordinance Amendments

The hearing for the ordinance amendments is scheduled for Thursday, December 9. The Open Space Conservation amendment will not be ready for the May ballot, Kathleen said.

There is a petition going around about a potential 5G ordinance amendment. At this time, the content is unknown.

The Harbor Design Review Board should be repealed, Wayne said. It serves no function. Other than looking at signage, it is a duplication of what the Planning Board reviews. Dylan replied that 6.1 and 6.3 are specific about architectural standards in different parts of town, like the Harbor and the Beach. Everything that goes through the Design Review board gets a second or third set of eyes. This will be discussed further during the next workshop.

How will the Board of Selectmen handle the December public hearing for the Climate Action Plan? Will they hold a public hearing in December for the May ballot? The matter will be discussed at the joint meeting in November.

Minutes

- Motion: Pete Smith moved to approve the meeting Minutes from September 23, 2021, as written. Gerry Runte seconded. The motion passed 4-0.

Other Business

Dates for the November Planning Board meetings were uncertain.

A public hearing will be held during the workshop of December 9. The December application meeting is still scheduled for the 23rd.

Workforce Housing Development
5 Hannaford Drive
Map/Lot 0053-0024

- Motion: Pete Smith moved to accept the request for an extension of the Findings of Fact expiration date for 5 Hannaford Drive, York, Maine, to a new date certain of December 7, 2021. Gerry Runte seconded. The motion passed 5-0.

Adjourn

9:30 P.M.

Respectfully submitted,
Patience G. Horton
Recording Secretary