

**York Planning Board
Minutes
Thursday, January 25, 2007, 7:00 PM
York Public Library**

Call to Order, Determination of Presence of Quorum

Chairman Glen MacWilliams began the meeting at 7:00 by stating that there was a quorum. He introduced the Planning Board and staff. Glen MacWilliams, Vice Chairman Tom Manzi, Glenn Farrell, Barrie Munro, and alternate Lee Corbin were present. Richard Smith was absent. Lee Corbin was asked to vote in his place. Town Planner Steve Burns represented staff. Patience Horton took minutes. The meeting was televised.

Into the record, Glen MacWilliams read a letter from Planning Board member Richard Smith, dated January 23, 2007. It stated that due to his current workload, Richard Smith did not feel that he could make well thought-out decisions on behalf of the Planning Board and was, therefore, resigning, effective immediately. Glen MacWilliams and Barrie Munro expressed gratitude to Richard Smith for several years of service to the board.

Motion Glenn Farrell moved to have alternate Lee Corbin elevated to the position of full member of the Planning Board. Tom Manzi seconded the motion, which passed, 4-0. Lee Corbin did not vote on the motion.

Public Input

Open to the public to address any issue other than the scheduled public hearings

No one came forward to speak.

Field Changes

There were no field changes.

Referring to a new bank located north of Eldridge Lumber, Glen MacWilliams asked about field changes for projects that have already received occupancy permits. He told Steve Burns he wanted to make sure there is correct documentation in that situation.

Minutes

Review and approve draft minutes.

The December 14, 2006, minutes were reviewed. Glen MacWilliams said he had made some small changes, which he passed on to the recording secretary to correct.

Motion Barrie Munro moved to approve the December 14, 2006, minutes as amended and discussed. Glenn Farrell seconded the motion, which passed, 4-0.

New Business

Steve Burns introduced new staff member Casey Dalton, who told the board about his position as Shoreland Resource Officer with the Code Enforcement Office. He is currently studying for the code enforcement exams. Half of his job will entail shoreland issues, and the other half will be administrative support to the Code Enforcement Office.

1. **Stream Corridors Report. Presentation by Jon Discher, and follow-up discussion about this work, and**
2. **Update on Impervious Surfaces Report. Jon Discher will provide a quick update on the status of this project.**

Jon Discher of the Planning Office gave a PowerPoint presentation featuring an inventory of streams, stream orders, the analysis of stream corridors, and discussion of regulatory control of streams. He described York's eight watersheds and the four different orders of streams. In total, there are almost 136 miles of streams with the York River Watershed accounting for almost 49% of the total and including the only fourth order stream. Of the total 136 miles of streams, first order streams represent 55% of the total. The presentation went on to discuss the analysis of development's impact on the riparian corridor. Riparian stream corridors measure 100 feet from the center of each stream. Roads and lawns take away from the intactness of stream corridor, but 89% of the corridors in York are judged to be intact. The western watersheds show the least development impact with the three coastal watersheds and the eastern portions of the Cape Neddick and York River showing the most impact from development. The Shoreland Overlay District and the Watershed Overlay District regulate streams in town. Of the 136 miles of streams in the Town of York only 16% fall into unregulated areas with first order streams accounting for 99% of the total. The presentation concluded that the unprotected second order streams should become protected. The question remains as to whether or not First Order Streams should be protected. Steve Burns explained that the maps have to be updated to reflect the regulated streams that are mis-mapped.

Jon Discher went on to show a relief elevation map of York. Laying a watershed map for the smaller, 2nd and 3rd, orders over the relief map will allow even greater detailed information about the streams. Lee Corbin asked about a cost benefit analysis involved in regulating unregulated streams, and Jon Discher said he had not thought about it, but would.

3. **Ordinance Amendments. Discuss new Inventory & Analysis Chapters and other amendments anticipated for the November 2007 General Referendum.**

Steve Burns handed out a draft of the Historical and Archeological Resources Chapter, which, along with accompanying maps, had been posted on the web. He reviewed several maps, including Prehistoric Archeology and Historic Archeology, the time after the Europeans arrived. There are 67 shipwrecks in York's waters. There are about 130 land-based archeological sites. Some are along the York River and need protection. There are 220 cemeteries and burial grounds, compared with Yarmouth, which has 3. He showed a map featuring two historical districts. Another map showed privately protected historical resources. He also pointed out a 1665 map of the Piscataqua region showing about 100 houses in York. It is the earliest map that features York's roads.

Motion Barrie Munro moved to ask Staff to draft a letter to Olde York Historic Society and York District Historic Commission asking that they review this work and make such recommendations that they feel would be helpful. The motion passed, 5-0.

Steve Burns displayed more maps, including the Municipal Capacity map, which indicates which cemeteries have veterans' graves. Veteran gravesites are important to municipal capacity, because it is the Town's obligation to maintain them. There was discussion about Town-held easements, like drainage and road easements. They are too numerous to list. There is no central index of such easements, and there must be thousands of them, said Steve Burns. Lee Corbin suggested looking at the registry of deeds for the information, and Steve Burns said that there are some there, but deeds would not begin to reveal the quantity of easements York has. He showed the Government Lands and Facilities map, indicating the land and buildings that York and the State own.

Steve Burns also discussed the Natural Resources Chapter. The State has released landslide hazards, which have to go into the Shoreland Resource map. Two other maps are being created: Elevation Contour and a Slopes Map. To add to the Watersheds map, Jon Discher will prepare a Sub-watershed map. The Stream Corridors map will go into the Comp Plan, so it becomes part of the record.

4. **Ordinance Amendments.** Discuss range of amendments anticipated for the November 2007 General Referendum, and
5. **Site Plan & Subdivision Regulation Amendments.** Discuss range of amendments to these Regulations for consideration in the near future.

Steve Burns discussed amendment policy changes. Watersheds that are shared with neighboring towns will be discussed in terms of storm water management. York has not endorsed a National Flood Insurance Program. Townspeople cannot get flood insurance, if the Town does not participate in such a program. Neither has a Storm Water Management plan been endorsed. There is not a clear policy about Low Impact Development standards.

There are 13 amendments for the November Referendum. One more is expected from the Board of Appeals. Five amendments, Steve Burns explained, are out of the Comp Plan, including regulating Density and Use Standards. Amendments also include Low Impact Design Standards, Storm Water Management Standards, Prohibition of New Construction Behind the Dunes at the Beach (with floodplain in consideration), Vehicle Parking Limits in the RES-4 Zoning District, and protection to the water supply in the Watershed District. Road Acceptance Standards is another amendment. Currently the maximum slope on roads is 6%, and he did not know if people would want to change that, or not.

The neighborhood meetings for the Rural Zoning District should begin in March. Glen MacWilliams said that he would like to have the York Beach Zoning group come to the board and explain what they have put together. The February, March, and April workshops would be a good opportunity for them to present that information. Steve Burns replied that he is working with them about design standards. Transfer Development Rights were briefly discussed. Steve Burns said he is planning to have a specialist come in and discuss the matter. It was agreed that arrangements would be made with the York Beach Zoning group to present at each of the next three planning meetings. It was agreed that it would benefit this effort to not wait till the last minute for Planning Board review.

Other Business/Adjourn

In other business, Barrie Munro presented his document focusing on the adverse effect Cluster Subdivision Review has on some developers, dissuading them from coming forward with cluster designs. Mandating cluster design is a possibility, however, there are other ways to preserve and protect open space by leveling the playing field between cluster and non-cluster subdivisions. He asked for email or phone feedback about the ideas in the document for discussion in February.

In other business, Steve Burns had received a letter from Cheryl Yarckin and David Yarckin about water being directed into their property where their leach field is located. Steve Burns explained that Code Enforcement is dealing with the situation.

In other business, Steve Burns handed out the current State Planning Newsletter.

He also referred to another mapping page concerned with habitat data on the web.

The meeting adjourned at 9:15.