

York Planning Board
Thursday, February 25, 2016, 7:00 P.M.
York Public Library

Call to Order, Determination of Presence of Quorum; Appointment of Alternates

Chairman Peter Smith called the meeting to order at 7:00. A quorum was determined with five people voting: Chairman Pete Smith, Vice Chair Amy Phalon (who arrived 10 minutes late), Gordon Eldridge (representing York Beach), Lew Stowe, and Al Cotton. Alternates Wayne Boardman and Kathleen Kluger were present, but did not vote. Director of Planning Dylan Smith represented staff. Patience Horton was the recording secretary.

Public Forum

No one came forward to speak.

Minutes

The February 18, 2016 minutes were reviewed. Changes were requested.

Motion: Lew Stowe moved that Amy Phalon recuse herself from voting, because she did not attend the meeting. Al Cotton seconded. The motion passed 5-0.

Motion: Lew Stowe moved to accept the February 18, 2016, Minutes as corrected. Gordon Eldridge seconded. The motion passed 4-0-1.

Field Changes

There were no field changes

Review Potential Ordinance Initiatives for November 2016

Discussion/Review of State Shoreland Rule Changes and Ordinance Amendments

A Planning Board subcommittee was formed to review and amend State shoreland changes. A large part of the changes focus on timber harvesting. That language will be taken largely from the changes made by the Maine Bureau of Forestry. The ordinance should be finished in the third week in April. A public hearing will be held then.

Motion: Al Cotton moved to elect Linda Scotland as part of the Shoreland Ordinance Subcommittee. Gordon Eldridge seconded. The motion passed 5-0.

Discussion/Review of Building Height Definition

Home owners have been using fill in to increase building heights. Correcting this is a matter of finding average grade. Dylan Smith said the average grade should be defined as the pre-existing, natural conditions prior to any alteration for construction activity. The IRC Building Code might be used to determine the average grade of gradient fill. The IRC Code measures planes to determine average grade.

Lew Stowe described a method where elevation surveys are taken by a licensed surveyor when a proposed structure comes within two feet of the maximum height.

Discussion of Stormwater Ordinance

A stormwater ordinance should be prepared for the November vote, but Dylan was not sure if this ordinance can be finished by then. Many aspects can be borrowed from the South Portland stormwater ordinance, where they have a stormwater user fee. Stormwater engineer Kristy Rabasca wrote about technical aspects of stormwater management for the Comp Plan chapter. A stormwater subcommittee will be needed.

Discussion of a Lighting Ordinance/Regulation

Wayne Boardman is on the Lighting Commission. There is nothing in the Comp Plan about lighting. The Town should follow the guidelines of the International Dark Sky Association. Glare shall not go beyond the lot line or into the sky.

Discussion of Site/Sub Separation and Performance Standards

For the March workshop, Lee Jay Feldman will meet with the Planning Board to discuss his work at separating subdivision regulations out of the Site/Sub Regulations, as well as moving the site plan regulations into performance standards.

Other Business

There will be a site visit for Stoney Brook Landscaping. 1680 Route 1, on March 3, at 10:30 A.M.

The hospital was concerned about not being able to meet the new York Village zoning performance standards. Dylan pointed out that the Hospital Overlay Zone wording supersedes the new performance standards, so they would not have to adhere to them.

Adjourn

Al Cotton moved to adjourn. Amy Phalon seconded. The motion passed 5-0. The time was 9:30.