

TOWN OF YORK PLANNING BOARD
THURSDAY, MARCH 31, 2005, 7:00 PM
SENIOR CENTER, YORK BEACH

Chairman Barrie Munro began the workshop meeting at 7:00. Barrie Munro, Glenn Farrell, Richard Smith, Tom Manzi, and alternates Lee Corbin and Michelle Moody attended. Glen MacWilliams was absent. Town Planner Steve Burns represented staff. Patience Horton took minutes. The meeting was not televised nor audio recorded.

At the beginning, there were two visitors in the audience. Betty Weaver of the Lobster Barn Corporation said she had gone to Code Enforcement for a permit for new clapboards and changes to the windows at the Lobster Barn on Route 1. Barrie Munro told her that as long as the architectural character of the building was not being changed, "it was a small amount of business," and the change did not require Planning Board approval. She was instructed to return to Code Enforcement with that information.

The audience had grown by one person, so the chairman officially opened Public Input.

Public Input. Open to the public to address any issue other than issues scheduled for public hearings on the agenda.

Helen Rollins Lord handed out information about the upcoming Maine Homestead Alliance workshop. She said that the Code Enforcement Review Committee's position of not handing out new permits until the backlog of violations is cleared up is a good idea because it allows an inventory of "what is happening" to be made. She asked about public informational brochures once given out at Town Hall about the Planning Office and Code Enforcement's procedures. She asked what could be done to make the brochures available again. Steve Burns said he stopped putting them out. The code enforcement information is available on the web. It would take an extra staff person to get the brochures completed, but adding staff is not a possibility. Barrie Munro said that the brochure idea would go on a low position the priority list, but would eventually get some attention. Steve Burns added that the project needed a professional designer with editorial skills, someone like Susan Trowbridge. Helen Rollins Lord said that she wants Planning and Code Enforcement's focus to be on what is good for the town.

Minutes Review and approval of draft minutes of March 24, 2005.

Because Minutes had not been received, review of the March 24 Minutes was placed on the April 14, 2005 agenda.

Business

- 1. Comp Plan Amendments. Review and work to date, and discuss hearing process/schedule.**

- A. Utilities Chapter**
- B. Natural Resources**
- C. Transportation**
- D. Economic Base**
- E. Growth Projections**

Town Planner Steve Burns handed out bound copies of the draft Utilities Chapter and the draft Economic Base Chapter. He gave an overview of the progress on the various inventory chapters, of which four have been adopted, five were being presented for review at the moment, though they were not necessarily complete, and others, like Archeological and Municipal Facilities, were coming close to completion. Some chapters, like C, D, and E, above, were contracted out to Southern Maine Regional. Barrie Munro said that growth projections need extraordinary review. Steve Burns said that the Utility Chapter is about halfway complete. He acknowledged intern Nate Hastings from UNH for his participation in assembling the information.

Brett Horr, the GIS Manager for the Planning Office, presented a map of the different water districts that serve the Town of York. They are York Water District; Kennebunk, Kennebunkport, and Wells Water District; and Kittery Water District. His map featured a large swath showing the areas of town with elevations above 190 feet, at which point the Fire Department has to pump water to put out fires, because adequate water pressure does not exist at those elevations. On another map, Brett Horr had determined parts of York that are serviced with fire hydrants, dry hydrants (with ponds), and seasonal hydrants. He said that the fire chief had indicated that a truck could reach and pump up to 500 feet away from a hydrant. He showed a map he had made of the Sewer Districts. Among the things he pointed out was the Ogunquit Sewer District, which can go ½ mile into York. He showed that area as a band of green along the York/Ogunquit border. The actual sewer service Ogunquit provides in York is a small area he had outlined in a darker green.

Another map showed electrical distribution throughout the town. A point of interest was that, due to Homeland Security regulations, a person from Central Maine Power had personally delivered the map containing the information about the electrical network, which Brett Horr was allowed to copy in the presence of the representative, but not retain. Single-phase and three-phase power were discussed. Nate Hastings drew a schematic illustration comparing wavelengths on the chalkboard and described their differences. The single phase is for residential standard household current, and three-phase power is for heavier industrial use. Because York does not have heavy industry, three-phase is hardly used here.

Nate Hastings presented a GIS map he had made. It showed the overlay district where Wireless Communications Facility towers are permitted, along Routes 95 and 91. He said the only way he and Brett Horr could amass the information for assigning the names of the carriers to the different towers was to drive to the towers and read the labels electricians had attached to the various meters. A map was then presented showing the Time Warner cable network. Steve Burns said that 72% of the residences in York have TV

and/or DSL Internet cable. He figured the percentage out by comparing the number of cable accounts to the number of housing units in York. That concluded the map presentation for the Utilities Chapter.

The board discussed water districts. Tom Manzi focused on the quantities provided by the three districts presented on a chart of Page 3 of the draft Utilities Chapter. He asked about whether the cost of water and a comparison of rates should be put into the inventory. Brett Horr said that that information had been part of the report at one time. Steve Burns said that he decided to pull any charts out of the inventory that had to do with money. The terms "Peak Daily" and "Maximum Safe Yield" were discussed, as was the statement Brett Horr had come across during his research and relayed that evening, that in 16 years, the water supply will no longer support further development in the town.

Discussing the sewer district, Lee Corbin asked what percentage of the town had sewer service. Ninety-three percent of the land mass is not covered by sewer, said Steve Burns. Ogunquit provides less than 1% at the northern edge. The Town expects to add two hundred residential units to the sewer district network per year. Barrie Munro asked how long it would take until everyone is served. Numbers describing treatment plant control and septic tank pumping were requested for the inventory.

Helen Rollins Lord asked how ideas end up in the Comp Plan. She was referring to a discussion about a possible future requirement that someday septic systems will have to be pumped out when houses are sold. Barrie Munro explained the process to her.

Stormwater became the next topic. Steve Burns explained that stormwater information has been delayed because the flyover that will create the necessary array of photographs for the contour data is scheduled for the middle of April, two or three weeks away. Michelle Moody said that there are drainage issues. Potential problem areas should be added in a paragraph or two of the inventory. Barrie Munro agreed that the overall runoff problem has to be included, and then the problem has to be faced and dealt with. He asked Steve Burns to provide the information, so the policy can be developed. Glenn Farrell said that most of the population growth in York is in the Watershed District. The comment led to a conversation about the York River and the Watershed Overlay District. Michelle Moody said that the Planning Board should let the Board of Selectmen know where the Planning Board stands about the Watershed Overlay District. Barrie Munro asked that the subject become included in the next workshop.

Ordinance Amendments Review and work to date on each of the proposed amendments and discuss hearing process/schedule.

Town Planner Steve Burns went over the Timeline for the November 2005 General Referendum, which he had earlier passed around to the board members. Hearings on the ordinances are scheduled to begin in April 2005. Joint meetings with the Selectmen and their ordinance meetings were also on the schedule.

Barrie Munro began going through the **Proposed Ordinance Amendments Draft o March 18, 2005**, which Steve Burns had handed around to the board members before the meeting. The nine amendment titles follow.

- 1) **Zoning Ordinance—Home Occupations and Permitted Uses**
- 2) **Zoning Ordinance—Cluster Subdivision**
- 3) **Zoning Ordinance—Route One Building Design Standards**
- 4) **Zoning Ordinance—Increase Buffers for Elderly Congregate Housing**
- 5) **Zoning Ordinance—Commercial Zones in York Beach**
- 6) **Zoning Ordinance—Structure Expansion Limits in the Shoreland Overlay**
- 7) **Zoning Ordinance—Alter Regulation of Condominium Conversions**
- 8) **Zoning Ordinance—Traffic Impact Mitigation on Town Roads**
- 9) **Zoning Ordinance—Septic System Setbacks in Shoreland Overlay District**

The discussion began with Item 1).

1) **Zoning Ordinance—Home Occupations and permitted Uses**

Brett Horr had made a map showing home occupation class zones as recommended in the Comp Plan. Wayne Marshall had drafted them up. Glenn Farrell suggested that the group wait until the public hearing before making changes. Particularly, Richard Smith said he was happy with the progress home occupation was making. The Planning Board discussed outdoor work activity. Richard Smith said that there has to be room outdoors for working. Glenn Farrell said that such the area has to be screened, so it cannot be seen. Barrie Munro said that in Class 2, 1600 square feet of storage is allowed, as long as it is screened, and all the activity has to meet the setback.

2) **Zoning Ordinance—Cluster Subdivision**

Barrie Munro said that he does not wish to make cluster housing too difficult, because it should be preferred over conventional subdivisions. Steve Burns said that cluster housing should be required in the rural zones, where there are big, unfragmented lots (500 acres plus). Glenn Farrell said that he is against having a cluster subdivision as small as 3 houses. Three houses and a swamp, he said—the swamp becomes the open space. There was a discussion of public access to the open space. Steve Burns said that the design of the open space should come first. Richard Smith pointed out a clause saying that the steward can temporarily restrict public access. He said that needed to be changed. Barrie Munro explained the concept of having one house per lot and then assessing each lot at the same value, despite the lot size. The meeting was winding down, and the Chairman decided to end the meeting, though only two out of nine amendments had been discussed.

Other Business/Adjourn

Steve Burns said he was trying to organize a workshop about *ex parte* communication, e-mails, and various means of exchanging of ideas. The time was 10:10.