

**York Planning Board
Agenda
Thursday, October 26, 2006, 7:00 PM
York Public Library**

Call to Order, Determination of Presence of Quorum

Chairman Glen MacWilliams began the meeting at 7:00 by introducing the Planning Board and staff. Members present included: Glen MacWilliams, Tom Manzi, Barrie Munro, and alternate Lee Corbin. Town Planner Steve Burns and GIS Manager Brett Horr represented staff. Steve Burns took minutes. The meeting was televised. In the absence of two full members, Lee Corbin was appointed to vote for Glenn Farrell.

Public Input

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

Chairman Glen MacWilliams opened the Public Input session, but no one came forward to speak.

Field Changes

- 1. Highland Farm Phase 1.** Steve Haight, PE, presented to the Board plans showing a change in the vertical curve of the road. Tom Manzi questioned whether or not this was too substantial a change to be considered a field change. Discussion ensued. Motion by Munro to accept the field change as presented. Seconded. Vote of 2 – 2; the motion failed. The Chair requested the 1:1 plans and to see how this plan lines up with Phase 2.
- 2. Rivergreen Bank.** John Ransom, PLS, from Northeast Civil Solutions, presented a request to add a culvert under a driveway between two private parking lots. The issue was discussed. Barrie Munro moved to approve the requested field change upon receipt of a professionally certified plan which documents the revised plan. Seconded. Vote of 4 – 0; the motion passed.

Minutes

The minutes of July 27, 2006 were reviewed and approved. The members also offered several changes to the September 28th and October 12th minutes, but action on those minutes was deferred to a subsequent meeting.

Public Hearing

The Board conducted a public hearing on 4 amendments to the Site Plan & Subdivision Regulations. Steve Burns described each of the four amendments:

1. Add Field Changes to the procedures section of the Regulations.
2. Add an expiration clause for conditional approvals.

3. Revise the application completeness standards.
4. Add provisions to permit Low Impact Design as an option for applicants.

The Chair opened the public hearing. Nobody spoke at the hearing, so the Chair closed the hearing. Barrie Munro moved to adopt all 4 amendments as written. Seconded. Vote of 4 – 0; the motion passed. Steve Burns told the Board the revised regulations would be reprinted and distributed as soon as possible.

Mount Agamenticus to the Sea Conservation Initiative

Paul Schumacher, Executive Director of Southern Maine Regional Planning Commission, and Roger Cole, Coordinator of the Mt. A to the Sea Conservation Initiative, made a presentation to the Board about regional planning strategies affecting this area, and asked for input from the Board. Board members responded that follow-up on TDR would be consistent with the Board's established priorities, that inter-local agreements would be important to the KEYS coalition, and that differential growth caps and protection of the unfragmented blocks are important. Tom Manzi asked that Paul Schumacher provide a copy of the Community Viz buildout maps for public display in the Library, noting these maps have a great potential to educate the public.

Atlantic House Mylars

The Chair allowed an item to be taken out of order. Peter Dunfey asked the Board to sign the mylars for the Atlantic House project. After discussing the requirement to arrange for off-site parking, the applicant agreed to modify and have notarized its off-site parking agreement and return to the Board later in the evening with the modifications.

Union Bluff Findings of Fact

Barrie Munro moved to approve as written the Findings of Fact for the Union Bluff Function Hall. Seconded. Vote was 4 – 0; the motion passed. The Board took a 10-minute break and signed the mylars during the break.

Shoreland Overlay District

Brett Horr presented GIS analysis and new draft shoreland maps to the Board. Related issues were discussed, and Steve Burns told the Board it is his intent to present to the Board a more refined draft of the Shoreland Map in early 2007, probably at the January workshop.

Rural Zones

The Board discussed which of the rural zones should be the first to be considered. After discussing the options, the Board reached general agreement to begin with Rural 1, noting the northern and southern areas have different needs and may need to be split out. Neighborhood meetings will be convened to start the process.

Other Business

Barrie Munro noted a letter from the Bragdon Commons Association requires a response. Staff will copy the letter for the other Board members.

Atlantic House. The applicant returned with revisions to the parking agreement and asked to have the mylars signed. Barrie Munro moved to accept the parking agreement subject to four conditions: 1) getting the parking map back from the applicant; 2) integrating the parking map and the parking agreement; 3) getting the parking agreement notarized; and 4) that the Police Chief won't sign the plans until the prior 3 conditions are met. Vote was 4 – 0: the motion passed. The Board signed the mylars at the conclusion of the meeting.

The Chair adjourned the meeting at 9:33 PM.