

**TOWN OF YORK PLANNING BOARD
THURSDAY, SEPTEMBER 26, 2002, 7:00 P.M.
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Board Chairman Glenn Farrell called the meeting to order at 7:00. Dave Marshall, Al Bibb, Barrie Munro, Torbert Macdonald, and alternates Dan Remick and Mike Estes attended. Town Planner Steve Burns and Land Use Technician Brett Horr represented Staff. Patience Horton was the recording secretary. The meeting was televised.

Minutes. Review and approve minutes of the September 12, 2002 and September 16, 2002 meetings.

Torbert Macdonald said he had some corrections that he would go over with the recording secretary, after the meeting. Dave Marshall moved to accept the Minutes, as corrected. Dan Remick seconded the motion. In discussion, Al Bibb said he would abstain from the vote, because he was not at the meetings. All voted in favor of the motion, 4-0 (with Mr. Bibb abstaining).

Business.

Resolution of Support. Discuss and take action on a draft resolution of support for the proposed zoning ordinance amendment.

Two versions of the Joint Resolution of Support had been distributed to the Board members by Steve Burns, the most recent given out directly before the meeting. Steve Burns said that by signing the Resolution, the Planning Board would be indicating that they support what is proposed to the voters in the Ordinance rewrite. Dave Marshall suggested the Chair read it aloud. Glenn Farrell then asked the other Board members how they felt about the document. Dave Marshall expressed that he did not want to see their signatures used as part of a published campaign to promote the ordinance. Barrie Munro hoped to provide voters with an understanding on what was or was not placed on the warrant. Glenn Farrell suggested that a motion be made stating that the Board supported the contents of the Resolution.

Steve Burns offered two changes, the first in the "third bullet." He recommended that the end of the phrase be changed from ". . . selling off portions of their land *to* developers," to ". . . selling off portions of their land *for* development" (italics added for clarity).

Steve Burns then explained that in the “first bullet,” it should be clear that no one is trying to direct growth in the different villages, like York Harbor or York Village. Instead, the approach taken is to match the code to the areas. Al Bibb suggested that by striking the six words at start of second line, it would be clearer. Those six words are, “the village centers and residential zones.” That way, the phrase would read, “. . . providing incentives to direct new development to [places] where the infrastructure exists to support it.”

Barrie Munro moved that the Board approve the document as discussed and amended. Al Bibb seconded the motion. The vote was 4-1, with Torbert Macdonald in opposition to the motion.

Issues and Priorities. Discuss the many planning-related issues on the horizon and how Planning Department resources should be allocated.

Steve Burns said that assuming the zoning does go forward past November, it was time to decide what to work on next. He had ideas about both short- and long-term projects for his office and for the Planning Board, which was outlined in the document he had handed out, dated 9/17/02, titled Planning Department Work Plan. Among other things, he said he wanted to get Brett Horr to do GIS work, exclusively. Most of the Shoreland work will go to Enforcement. Glenn Farrell asked what Planning does with GIS. Steve Burns said that Planning takes care of the “Town” side of the program. Someone needs to be in charge of the system, he said, and Brett Horr knows how to do it. Brett discussed the development of data into the GIS, with everything having a special component to it. Steve said that it is a full-time job. Torbert Macdonald asked how it might be organized in terms of retrieval, referring to Internet access. Brett Horr answered that the information at his fingertips will be also become available to the people, and they might be able to avoid making a trip into the office in order to find out the information. Brett further explained why the GIS was inaccurate with the Shoreland maps and how it can be improved.

Steve Burns projected to next May and the greater, distant-future projects which could go in many directions. He said that he wanted to know what board members thought needed to be added. Barrie Munro brought up the Route One ordinances, landscaping regulations, and the need for improved traffic over needed, newly created roads. Steve Burns said that good traffic data is necessary, and possible to obtain with use of the GIS. Barrie Munro added that a study of the natural resources is necessary. He thought watershed information directed in the Shoreland/wetlands was vital.

Steve Burns brought up the York Housing Authority and the need for low-income housing, saying that that piece is going to be a big job. Glenn Farrell thought that traffic, especially the congestion in town, was an important issue. He thought that Shoreland/wetland was important, and he suggested that Housing take up the affordable housing challenge.

Torbert Macdonald brought up how the Comp Plan calls for a change in subdivision regulations to allow historical and archeological information to be obtained. He noted that natural resources were ignored in the ordinance rewrite. Barrie Munro cited Article 7.3.4 and brought up the requirement of the developer to present certain information. Torbert Macdonald referred to Shoreland Zoning Chapter 38, Section 435, saying that minimum mandatory guidelines must be adopted. Steve Burns replied that whether the Town's plans surrounding those requirements are either less or more restrictive than the State standard, they have already been approved by the State.

Site Plan Review & Subdivision Regulations. Discuss possible amendments to these regulations.

Referring to his Memo To: Planning Board, Dated September 19, 2002, Steve pointed out and explained three sections in which standards can be consolidated into single code. Also, he pointed out eleven specific codes for which changes could be considered, all of which he read and explained. The criteria for different levels of usage on various roads on a map Brett Horr had made was also made clear.

Other business/ Adjourn.

- Thursday, October 17, 2002 was arranged for the next Hickory Meadows review.
- Steve Burns had sent a letter to the school district regarding the school crossing-guard issue. Mike Estes said that the School Committee had stated that they were going to come up with a traffic plan in the thirty-day period that this group may or may not agree to. Dave Marshall summarized the Planning Board's position in the crossing guard matter, which is intended to follow-up on a Planning Board plan note that was ignored. "If the Town doesn't follow the note, who will?" he asked.
- Torbert Macdonald offered to help Brett Horr put natural resource information into the GIS.
- Knowing it would be of significant help to the Planning Board, Barrie Munro said he was arranging to have a presentation made by Jody Costello, whose educational program surrounding the subjects of watersheds and water protection in southern Maine he found very intelligent. There was great potential benefit that her program could have for the Townspeople, the Board of Selectmen, and Planning and Ordinance, he said, and he planned to continue pursuing the idea, to everyone's approval.

Dave Marshall and Dan Remick moved and seconded to adjourn. All were in favor. The time was 8:15