

**York Planning Board**  
**Thursday, July 22, 2010, 6:00 P.M.**  
**York Senior Center**

**Call to Order, Determination of Presence of Quorum**

This meeting was held in the Senior Center. Vice Chairman Lew Stowe called the meeting to order. There was a quorum with Lew Stowe, Todd Frederick, Dave Woods, Torbert Macdonald, and Tom Prince present. Tom Manzi was absent. Tom Prince was asked to vote in place of Tom Manzi. Town Planner Christine Grimando represented staff. Patience Horton took minutes. This combination application/workshop meeting lasted just under three hours and was recorded on video-cam.

**Planning Board Organizational Meeting**

Board members voted for new officers.

**Election of Chair**

Torbert Macdonald nominated Lew Stowe as Chairman. David Woods seconded the nomination, which passed with a 5-0 vote.

**Election of Vice Chair**

Lew Stowe nominated Todd Frederick as Vice Chairman. Torbert Macdonald seconded the motion. The board voted 5-0 in favor of the nomination.

**Election of Secretary**

Torbert Macdonald nominated David Woods as Secretary. Todd Frederick seconded the nomination, which was passed, 5-0.

**Public Input**

**Open to the public to address any issue.**

No one came forward to speak

**Field Changes**

Christine Grimando referred to a memo from Steve Burns dated July 16, 2010. Rumsey Road has never been completed in the 25 years since its approval, and per the original site plan, the original specifications for liquid asphalt on the road is no longer viable. Bob Cutts said he is hoping to change the materials and construct Rumsey Road.

**Motion:** Torbert Macdonald moved we approve the change from liquid asphalt of the Rumsey Road resurfacing to install MDOT B base course pavement as evidenced in the Anderson Livingston memo of June 2010. Todd Frederick seconded the motion, which passed, 5-0.

## **Minutes**

### **Review and approve draft minutes.**

There were no minutes to review.

## **Application Reviews and Public Hearings**

### **Caswell Farm. 908 US Route 1. Map & Lot 0094-0062. Application for a Route 1 Use Permit for mixed-use site**

Christine Grimando said Dean Lessard of Public Works has no remaining concerns about the application, and the DOT permit has been reviewed. The police had sight distance concerns, but they were deferred to Dean Lessard. Storm Water management is satisfactory. The numbers work. No bright lighting is proposed there. Tom Prince asked if the lighting for picking up kids is adequate. Day care provider/tenant Sarah Onion said there won't be many children at 4:30, in winter, when there will be little natural light. Otherwise, lighting can be minimal. Bob Cutts said a 100-watt bulb in an onion lamp will be on the gable of the house. The 100-watt bulb is not near the glare threshold. Lights have to be shielded or directed down. Bob Cutts said the dumpster had been moved. Lighting will be added for that. There is one light over every door. The two main doors have 60-watt bulbs. In all, there are five on the building and two on post lamps. Christine Grimando said the final plan will have to show lighting.

Bob Cutts make a presentation of landscape changes. He proposed the addition of Spruce trees, which were native to historical York. One undisturbed area has room for eight- to twelve-foot trees. Elsewhere, fruit trees would be fitting.

The Vice Chairman opened the **Public Hearing**. Abutter **Burton Canfield** asked if it will take five years for the plantings by the fence to reach 42 inches height. Tom Prince suggesting extending the fence 10 feet toward Route 1 because of the glare. Burton Canfield said he is worried about being protected from the next property owner, who might not adhere to these plans. He was instructed to go to the Code Office in that event or if the activity is too noisy or the site is too bright.

Todd Frederick suggested having the height of the fruit trees identified on the plan. There was a discussion about the practicality of pear trees.

Christine Grimando said, per 6.3.9.3, the board has leeway with buffer yards when the structure was built before 1996. The occupancy of the daycare school can begin in the fall, before all the site work is done. The standard note about shielded standard exterior light will be used. A statement will be submitted saying the septic is suitable if the use is changed in the future. Dead trees will be replacing within one year after they are planted. Also, final occupancy for the site will depend on the design landscaper and on stormwater work being done.

**Motion:** Torbert Macdonald moved we approve the Route 1 Use Permit for Caswell Farm, 908 U.S. Route 1, Map & Lot 0094-0062. Todd Frederick seconded the motion, which passed, 5-0.

## **New Business**

### **Planning Board Policy Goals Workshop**

Board members discussed their approach to the 25 or 30 items they wished to prioritize. Ultimately, Tom Prince ran down the list the planning board members had submitted and the Christine Grimando compiled. The board rated the items, with discussion, as high, medium, and low. Names given after listed items indicate particular interest.

## **Changes to the Site Plan & Subdivision Regulations**

### *High*

- Bicycle & Pedestrian improvements/Non motorized Transportation (i.e. bike paths, walking trails, sidewalks, bicycle travel lanes in Roadway)

### *High*

- Better protection of abutters/Review setbacks between zones with conflicting uses (i.e. Route 1 zone vs. others)

### *High*

- Utilize Transfer of Development Rights as a tool or protection of natural resources

### *High*

- Find a way to further protect unfragmented blocks west of 95 (possibly Site Plan & subdivision Regs and Zoning both)

### *High (Torbert Macdonald)*

- Mandatory Cluster Subdivision West of highway (note: existing and new performance standards themselves can move to subdivision Regs, but requirements by zone are Zoning changes)

## **Changes to the Zoning Ordinance:**

### *Low*

- Wetland Mitigation

### *Medium (Todd Frederick—Placeholder)*

- Alternative parking calculation formulas for restaurants
- Better protection of abutter/Review setbacks between zones with conflicting uses, i.e. Route 1 zone vs. others
- Utilize Transfer of Development Rights for protection of natural resources
- Find a way to further protect unfragmented blocks west of 95
- Mandatory Cluster Subdivision West of highway (note: existing and new standards themselves can move to Subdivision Regs, but requirements by zone are Zoning changes)

*High (Torbert Macdonald)*

- Add additional/revised standards to the Resource Protection district, including increased setbacks from resources

*Medium*

- Address inappropriateness of GEN-3 for certain areas

*Medium (Dave Woods)*

- Update the York Beach Village area and zoning for that area
- Adoption of rural zoning west of highway

*Medium*

- Better incentives for apartments over businesses and expand the possibilities for mix-ed use development

*Medium (Dave Woods)*

- Address York Harbor Design Review recommendations, that all design standards be administered by one entity

*High (But Not Urgent)*

- Develop watershed-based policies

*Low*

- Establish a Cultural Overlay District to promote the arts in York
- Find a way to further protect unfragmented blocks west of 95

*Medium*

- Increase River Protection, specifically dock, clearing, and buffers
- Town-wide design standards for commercial development

*High (Lew Stowe)*

- Establish a York Village Steering Committee, as directed y by York Village Center Land Use Area recommendations (this will eventually lead to changes in the zoning Ordinance)

## **Changes to the Comprehensive Plan**

*Very High—The Highest of all Items*

- Review potential changes to the Growth Area

*High*

- Develop the concept of Green Recreation
- Town-wide design standards for commercial development (this is supported in the Comp Plan now for many areas, but some changes twill be needed to support “town-wide”)
- Update sections of the Comprehensive Pan that have been completed.

### **Other**

- Develop an Infrastructure master plan—specifically sewer and water priorities (possibly Comp Plan or possibly a free standing document)
- Develop a plan for a York Beach to Mt. A. conservation corridor (possibly Comp Plan or possibly a free standing document)

- Extract a list of Planning Board tasks existing in the Comprehensive plan, with existing priorities

*Medium*

- Link up members of the Planning Board as ambassadors to other relevant committees
- Meeting management and education of Board members on proper meeting conduct

*High*

- Preserve public use and access the entire length of Fishermen's Walk
- Develop a process to engage the community in generating a list of goals

*Low*

- Get deeply involved in the York Capital Planning process

*Low*

- Establish annual day retreats for strategic planning including emeriti and related committees.

**Old Business**

There was no old business

**Other Business**

Scheduling of: Bristol Lane Subdivision Site Walk For August  
Ruby's Finding of Fact and Mylar Signing

**Motion:** Torbert moved we authorize the Chair to sign the Findings of Fact for Ruby's Grill. Dave Woods seconded the motion, which passed, 5-0.

The meeting adjourned at 9:50.