

York Planning Board
Thursday, April 12, 2012, 7:00 P.M.
York Public Library

Call to Order, Determination of Presence of Quorum

Acting Chair Todd Frederick presided over the meeting. A quorum was determined with four people voting: Todd Frederick, Torbert Macdonald, Jr., Tom Manzi, and Dave Woods. Dave Glazebrook, Tom Prince, and Lew Stowe were absent. Town Planner Christine Grimando represented the Town Planning. Patience Horton took minutes.

Public Input

Open to the public to address any issue other than the scheduled public hearing.

No one came forward to speak.

Field Changes

Glen Farrell represented the McGraths, who own the View Point Inn. He showed the approved site plan showing existing approval of a building that hasn't been built. They want to put in men's and ladies rooms in the current building to accommodate lodge people at the pool. It will be 21' x 30'. It is on sewer and water and wouldn't be open in the winter.

He showed the existing play area. It is sand and has a swing set. They are taking one end off it. The building on the plan hasn't been built yet and is for six lodging units, office, and a little conference room. This is in the footprint, and the bathrooms will be removed when the new building is built.

Christine Grimando said there has to be a note that states very clearly that this is an interim use and that the bathrooms come down when the new building goes up. The plan that is filed has to indicate the proposed play area. Glenn Farrell said the new building will be on a slab and new bathrooms like these cannot go into the new building.

Motion: Dave Woods said, "I make a motion that we grant a field change for the View Point Inn, as presented on the plan, dated 4/17/2012, with the additional plan note that new playing area will be clarified clarify on the face of the plan and that will be submitted to the CEO." Torbert Macdonald seconded the motion.

Vote: The motion passed, 4-0.

Minutes

Review and approve draft minutes.

- The March 8, 2012, minutes were reviewed. They had be reviewed and approved before, on March 22, 2012, but the board members had requested further corrections.

Motion: Dave Woods said, “I make the motion that we approve the planning board minutes of Thursday, March 8, 2012 as corrected.” Torbert Macdonald seconded the motion, which passed 4-0.

- The Minutes of April 19, 2012, were reviewed, and the board members requested further corrections.

Motion: Dave Woods said, I’d to make the motion that we approve the minutes of Thursday, April 19, as drafted.” Tom Manzi seconded the motion.

Vote: The motion passed, 3-0-1, with Torbert Macdonald abstaining due to his absence from the meeting.

New Business

Planning Board Workshop on November 2012 Ordinance Amendments

Christine Grimando described Civic and Public Use as a “long-ish” amendment. Previously, there had been a reformat of the use tables, organized now by zone. Here, each use category is defined, redefined, or made into new categories. That is because many are not defined in the zoning ordinance. This is an effort to standardize what uses are in each category.

The board had worked on residential category already. Later will come commercial and agricultural. Lew Stowe and Tom Manzi have done some work with Christine Grimando. We need to understand what scale and what particulars are allowed in each zone, she said. She put a zoning map on the easel and started to explain.

There are three categories to get around, said Christine Grimando. There are utility districts, which currently do not included CMP or Fairpoint, but would include York Water and Sewer Districts and the neighboring water and sewer districts. Essential services are a second category. Wireless is under its own ordinance.

Torbert Macdonald said a medical facility should be considered a home occupation when it is located in connection with a residence. Currently, does not say that they have to live in it to be a home occupation. Neither is there a size limit on it. Christine Grimando said she could strike it or it could be dealt with through Home Occupations.

Elderly housing congregate is considered residential. A nursing home is treated like a hospital. Assisted living is considered residential. Hospice is being treated as medical facility, but they should be treated as a civil institution, said Torbert Macdonald. Civil use covers libraries, museums, community center, parks, and playgrounds.

Christine Grimando said there is no appropriate scale of civic use. She had suggested writing in that civic uses shall not exceed 2,500 square feet of floor area, and it would be okay to for these to be smaller. There would be not cap on religious use.

Torbert Macdonald that we are trying to assign civic uses by residential neighborhoods. Dave Woods said that 2,500 square feet is not very big. He suggested a strategy: have the board figure out what maximum size boxes will fit more needs that we are trying to address. If we come up with the size first, we can fit them in with the uses. Christine Grimando suggested that we find structures that feel of a characteristics scale.

Torbert Macdonald said that if you are going have basic public and civic use categories, they should be applied to virtually every residential zone. He noted that in the growth area there are about 7 different zones. He would like to see fewer zones with fewer distinctions and more equal treatment. What is it that keeps these zones the way they are? He and Christine Grimando agreed that having GEN-3 in the middle of residential zones does not make sense. Larger issues arise from this. Torbert Macdonald called it a crazy quilt of zones. Studying civil and public use categories could help us see which of them could be in all residential zones. There may be, by use, aspects of BUS-1 that belong in all those zones.

Membership organizations should be allowed as a cultural facility, said Torbert Macdonald. Christine Grimando said that an old farmhouse could be a cultural facility or membership organization. If someone wants to build a large structure in a neighborhood, that is a scale issue. Dave Woods said a cultural facility should breed culture. Not all membership facilities have a lot to do with culture, but rather a way to skirt licensing requirements.

GEN-3 stretches from York Village to York's Wild Kingdom. There are reasons the zones are as they are but they don't necessarily making sense today. RES-7 has beach cottages, a lot of motels and stores, and a lot of residents. That is the most mixed-use residential zone. RES-5 includes the Nubble. The different zones reflect former regional boundaries, as how York Beach transitions off the Nubble. Dave Woods said the Long Sands strip it is more a lodging than a residential use.

He said to focus on the end goal. The end goal for this project is that the Town has to be re-districted. Torbert MacDonald disagreed. We don't know what we are looking at. By gathering data from the assessor's office, we will find out assessed values and current use. To protect the rural areas, adopt conservation subdivisions. Gather data and look at it from many different perspectives, but it is too soon to know more.

The Shoreland zone is State mandated. Torbert Macdonald was surprised that this language, "Small non-residential facilities for educational, scientific, or nature-interpretation purposes," had been struck from the amendment and said it should be left in resource and stream protection. Christine Grimando said it had been struck because it would be categorized under Civic Use with along with parks, playgrounds, and recreational areas, but she agreed with him.

Christine Grimando suggested using 2,500 square feet as a civic structure cap for parks or non-business use in a structure. Dave Woods said that is like the size of a two-car garage of a ranch house and a half. It could be a size-guide for a community center, library, mu-

seum, post office, or etc. It doesn't include stores because that is in the commercial category. The voting cycle would confuse voters if there is more than one different-use category.

Dave Woods thought of comparing actual building visuals of mixed uses with different building sizes, including the Beach and Harbor post offices, the senior center, Brixham Grange, George Marshall Store, Leeward Landing, York Art Association, and Dr. Hawk's pharmacy.

There are two types of schools, said Christine Grimando. Commercial schools offer educational services (karate, jam making), but there is a "degree" offered. Public and private schools offer accreditation, and they should not be separated from each other by any definition. Nursery schools and day care centers should be categorized in the home occupation category and have place in any residential zone.

Torbert Macdonald had attended a conference on subdivision regulations by Randall Arendt. Arendt's prediction of York County in the year 2000 was written in 1984. A good book of Randall Arendt is called *Rural by Design*. Torbert Macdonald also went to a workshop about reclaiming commercial strips and strengthening town centers. Replacing single-use, single-story with multi-use and multi-story mixed use developments should include residences.

He also heard about mandated minimum height standards that give landlords longer lasting tenants on the second (office) and third (residential) floors. That increases profitability. Planting shade trees increases attractiveness and visitor frequency and friendliness, as well as cooling the temperature, cleaning the air (and soothing the nerves). Dave Woods said there was a missed opportunity for trees on the pedestrian safe zones in the Beach. The plantings on the Spur Road look poor. Todd Frederick suggested having Parks & Rec. care for those trees. Parks & Rec. already does a lot with public grounds. There is potential tree committee among the Planning Board. Torbert Macdonald and Todd Frederick volunteered for the committee.

Christine Grimando has organized five of the seven planning board members who will be in town to meet with the Conservation Commission/Land Trust. What should be prioritized? The forum will be public and fresher because it will be in a different room, and because it will not be in front of the camera.

The site visit to Granite Hill Nursery as invited by David Linney is to look at different plantings and what the meaning of things on the site plans.

The board members who attended the site walk discussed the sight distance for the Connector Road/Route 1 intersection. The applicant's traffic engineer said the passing cars travel across the northbound sight range in 6-seconds. (Tom Prince had said that cars travel at 88 feet per second when they are going 60.) "That 6-seconds [the applicants come up with] works the sight distance to the tee," said Dave Woods. "It's within the speed limit." But the planning board counted the traffic moving going at about 4-seconds

across the sight distance, which is considerably faster than the 6-second pace. The board takes the position that cars travel faster than 60.

Todd Frederick said the Board could hire an independent traffic engineer to analyze the existing traffic conditions to compare with the posted conditions, on Route 1. That would be the difference between the posted speed and the actual speed cars take in the real world. Christine Grimando agreed that other technical assistance could be brought in.

Old Business

There was no old business.

New Business

Christine Grimando announced that there is a lot of work coming across her desk, and the board should be prepared for an extra review meeting in the upcoming months.

Adjourn

The meeting adjourned at 9:25.