

York Planning Board
Thursday, June 8, 2017, 7:00 P.M.
York Public Library

Call to Order, Determination of Quorum; Appointment of Alternates

Chairwoman Amy Phalon called the meeting to order at 7:00. A quorum was determined with five people voting, Chair Amy Phalon, Vice Chair Pete Smith, Board Secretary Gordon Eldridge, and alternates Wayne Boardman and Kathleen Kluger, who were asked to serve as voting members. Lew Stowe and Al Cotton were absent. Patience Horton took minutes. Director of Planning Dylan Smith represented staff. The meeting lasted two hours.

Public Forum

No one came forward to speak.

Field Changes

There were no field changes.

Review Comprehensive Plan Priority List

Dylan Smith: It's time to organize the 19-page Comprehensive Plan priority list that was distributed to the board earlier this week. In theory, when work items are complete or are no longer pertinent, they are taken off the list. A workgroup should be established to perform that task. Also, we should start rewriting the Comp Plan soon. I'll seek available funds for that project.

Amy Phalon suggested Dylan Smith get a summer intern to assist with this work.

Discussion/Review of May and November 2018 Ordinance Initiatives

Amy Phalon: During the upcoming joint meeting with the Select Board (Monday, June 26, 2017), the two boards will decide what tasks the Planning Board will work on for the November 2018 referendum. She said she will meet with Select Board Chair, Todd Frederick, to discuss the agenda for that meeting.

Amy Phalon led the Planning Board through a discussion of eight essential priorities that will be brought to the Select Board for the meeting. The eight items are considered of equal importance, and no one initiative is more important than any other.

1) Comprehensive Plan Cleanup

The Board will work on locating and deleting completed or irrelevant items from the Comp Plan.

2) Phase 2 of Shoreland Zoning Changes.

Dylan Smith: At the request of the Select Board, I will soon meet with the Maine DEP to compare and match our shoreland articles with the State's. Some State terminology might conflict with aspects of our zoning ordinance. Though our term "impervious surface" and their term "non-vegetated areas" mean roughly the same thing, for us to get rid of "impervious surface" throughout our ordinance would impact other sections of it.

3) Non-conforming Lot and Flood-Plain Hazard Mitigation Zone

Dylan Smith: I categorized conforming lots and nonconforming lots together, so that "Sea Level Rise and Flood-plain Hazard Mitigation" can be applied to both kinds of lots.

4) Access Management on Rte. 1

Our objective here is to add ordinance language that establishes standards and restrictions on the number and frequency of "curb cuts" along Route 1.

5) Stormwater

A robust LID Stormwater Ordinance has to incorporate Low Impact Development standards. This ordinance will be referenced in the Stormwater Chapter of the Comp Plan.

6) The MS4 permit

The date of enforcement of the MS4 permit is not known.

7) Performance Standards outside Route 1

Article 6 and 6.1, Performance Standards, will be amended to bring landscaping requirements and design standards to non-residential development outside the Route 1 area.

8) The Green Enterprise Zone

This is an opportunity for a work group to decide potential uses of the mixed-use York Beach Parkway (Connector Rd.) area.

Minutes

Motion: Pete Smith moved to approve the May 25, 2017, minutes as written. Wayne Boardman seconded. The motion passed 4-0-1, with Kathleen Kluger abstaining.

Other Business

The board signed Mylars for Maine Coast Company, Map/Lot 0053-0023.

For the record, it was noted that the site walk for Oak Ridge Terrace at 140 Pine Hill Road on Wednesday, May 31, 2017 was attended by Wayne Boardman, Lew Stowe, Al Cotton, Pete Smith, and Kathleen Kluger.

Adjourn The Chair adjourned the meeting at 8:58 p.m.