

York Planning Board
Thursday, October 24, 2013, 7:00 P.M.
York Public Library

Call to Order, Determination of Presence of Quorum, and Appointment of Alternates.

Chairman Todd Frederick called the meeting to order. A quorum was determined with four people voting: Chairman Todd Frederick, Board Secretary Lew Stowe, Al Cotton, and alternate Peter Smith. Peter Smith was appointed as full voting member for the meeting in place of Brud Weger. Christine Grimando, the Town Planner, represented staff. Patience Horton took Minutes referring to the electronic record for some of the details of this document.

Election of Vice Chairman

Chairman Todd Frederick said the Planning Board bylaws had recently been amended in response to the former Vice Chair not being reappointed before his term expired. There was no procedure in the bylaws for replacing him. At the last meeting, the Board voted to amend the bylaw. They also decided to vote for the new Vice Chair at this meeting.

Motion: Lew Stowe made a motion to nominate Al Cotton as the candidate for the Vice Chair for the Planning Board. Peter Smith seconded. The motion passed 4-0. Al Cotton said he was pleased and honored to accept the job.

Public Input

Open to the public to address issue other than topics scheduled public hearings.

No one came forward to speak.

Public Forum

Selectman Torbert Macdonald came forward and said the Growth Management Act promotes the concentration of growth in the growth area. At the same time, it protects the rural areas. Section 6.2 directs the board to recognize and protect natural resources to the greatest extent possible in managing future development. In the coming year, the board should work on at least one of the following aspects of protecting the rural areas.

Projects for protecting rural areas could include the prohibition of paving roads within unfragmented blocks and prohibition of the repaving of existing paved roads. There should be an official abandonment of old wood roads owned by the Town. The maximum length of private roads within unfragmented blocks should be set. The transfer of development rights should be allowed. Applications for development in blocks that cross over into Eliot or South Berwick must be reviewed. Development or construction applications for waiving increases in setback size should require review by more than one agency. However, implementation of growth management law has never been addressed. According to 6.3, the Planning Board should have an implementation plan, but doesn't.

The Planning Board should have guidance not only from the ordinance law, but also from joint meetings with the Board of Selectmen. The Charter demands that the Selectmen and the Planning Board meet four times a year. Chairman Todd Frederick said he had tried to contact the Chairman of the Select Board through phone calls and through the Town Manager, but got no response.

Lew Stowe asked if GEN-2 in the growth area is a higher priority than getting into the rural area. Torbert said that 1A and 1B and the GEN zone east of the highway are the areas in imminent threat. At one time, a granite cutting operation applied to go in there, but the opposition of the neighborhood made enough noise in public hearing, that the granite cutters withdrew. It was totally within their legal rights to put it there. Torbert Macdonald concluded that there is nothing stopping the Mall of America from appearing on the upper York River.

Field Changes

There were no field changes.

Minutes

There were no minutes to review.

New Business

Planning Board Workshop on 2014 Amendments

Town Planner Christine Grimando said she, personally, is not working on the May 2014 amendments, the general list for which includes, MS4 post-construction ordinances (erosion/sedimentation control); MS4 non-stormwater discharge; an auto repair garage in the Route 1-2 Zone; Harbor ordinance and zoning ordinance amendments; circuit breaker location ordinance; plumbing ordinance; and commercial functions in residential lots. She said her own list for the November referendum includes towers; propane; FEMA maps; the overhaul of impervious surface standards; and the York Village form-based code amendment and parking.

The Planning Board is considering **motor and vehicular uses that are not allowed in the Route 1-2 Zone**. Route 1 does not allow the uses, but the overlying mixed-use Shoreland Zone does. Though the Shoreland Zone is more permissive than the base Route 1-2 Zone, the more restrictive Route 1-2 prevails. In that case, the standard land area is one acre; the minimum street frontage is 150 feet; the side and rear setbacks are 50; the front setback is 50 (sometimes 80); and there is 50% lot coverage. Do we want to encourage another set of uses? Is it permissible to have an auto repair use mixed with antique sales, retail, and a woodworking commercial site?

Parking standards for York Village will to make the Village more pedestrian friendly. On-street parking is inadequate. The same parking standards were implemented many years ago for the entire town mostly based on parking lots. The Town Planner said that we can give standards that are better for a village environment. It is a place where people will park and do multiple errands.

At another meeting [absent] Brud Weger had suggested alternative parking space standards for compact cars or motorcycles. The York Village Subcommittee is looking at off-site parking. Can areas be re-stripped more efficiently? Al Cotton said in some cities, there is parking for smart cars and special lots for electric cars and bicycles. Ogunquit has motorcycle spaces, he said. Christine said that on-site parking for small businesses should not have $\frac{3}{4}$ parking. The Ice House could not have done it without relief. We should be able to do both.

We should also look at **Impervious Surfaces**. There are alternative surfaces that are impervious but not in our regulations. The Planning Board should make a goal for a unified stormwater management standard and to revise impervious standards for the ordinance. We want water to be retained on site. There are best (green) practices and low impact development using rain gardens, vegetative swales and wetlands. Standards for grassy pavers and other impervious coverage have to be revised. What is the appropriate tool for what part of town? How can the character of the town be considered? Christine said it is a big project.

She said there were items she did not put on her list, including the Green Enterprise Overlay District and development rights west of the highway. She has made an inquiry to see if SMRPC will assist. There are rural zoning and GEN zone issues both east and west of the highway. Subcommittees have been formed for **1) Village Zoning; 2) Green Enterprise; 3) GEN zone; and 4) Long Sands Drainage**. These things should be discussed with the Selectmen soon.

- **Planning Board Technology and Board Training Date**

The Town has long-term plans for implementing I Pads. The major obstacle is how to train everyone. Maryann trains people well, but has a limited amount of space. There should be training dates next month, November.

Other Business Agenda

- **Upcoming Meeting Agenda and December Schedule**

There will be an application hearing on November 14. The December meeting will be held in a Library conference room. The dates are not set. In January and February 2014, the Board will work with ordinances led by Steve Burns.

Peter Smith said the Village Committee had come up with different plans to eliminate angle and perpendicular parking. There is a popular idea to take land originally designated for new Town Hall and create parking across a swath about 100 feet wide reaching to Coventry Hall. After paving it, there will be parking for about 100 cars.

Adjourn

8:30