

**York Planning Board
Thursday, September 3, 2009, 7:00 P.M.
York Public Library**

Call to Order, Determination of Presence of Quorum

Chairman Tom Manzi introduced board members and staff. The quorum consisted of Tom Manzi, Lew Stowe, Barrie Munro, Dave Woods, and Todd Frederick. Alternate Torbert Macdonald was present. Town Planner Christine Grimando represented the planning staff. Patience Horton recorded minutes. Community Development Director Steve Burns came to discuss the amendments. Tom Prince, the newest alternate, had been assigned to the board, but did not participate in discussion, as he had not yet been sworn in. This meeting focused on public hearings for six proposed Comprehensive Plan amendments and preference votes for the comp plan amendments and the ordinance amendments. It lasted less than two hours and was televised.

Public Input

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

No one came forward to speak.

Field Changes

There were no field changes.

Minutes

Review and approval of minutes

The July 9, 2009, minutes were reviewed. Errors were discussed and corrections were requested.

Motion: Dave Woods moved to accept the July 9, 2009, minutes as corrected. Lew Stowe seconded the motion, which passed, 5-0.

Public Hearings on Proposed Comprehensive Plan Amendments

CP-1 Inv. & Analysis Housing Chapter

CP-2 Policy Section 2: Housing Policies

CP-3 Policy: Section 2: Economic Policies for Small Businesses

CP-4 Inventory & Analysis: Municipal Capacity

CP-5 Policy Bicycle and Pedestrian Policies in Section 2: Transportation Policies, Capital Investment Plan; Section 3: Future Land Use Areas

CP-6 Policy Section 2: Quality of the Town's Water Resources

Hearing

CP-1: Inv. & Analysis Housing Chapter

Town Planner Christine Grimando said this inventory and analysis chapter replaces outdated information. It addresses significant updates on new changes. Steve Burns said

this reflects the outcome of housing surveys taken last fall (2008). A section of the chapter provides a record of the surveys, instruments, and results of those surveys. The chair opened and closed with **Public Hearing**. No one came forward to speak.

Christine Grimando explained this how this meeting constitutes the one public hearing the planning board must conduct to enable the amendments to advance to the referendum. Substantive changes cannot be made during this meeting. Typos and non-substantive changes can be made.

Lew Stowe said that with single-family units, house payments are cheaper than rent payments these days. Dave Woods said people stay in the rental mode, if they can't get a down payment together. Landlords have had to come down on their rents because, they are losing renters to buyers.

CP-2 Policy Section 2: Housing Policies

Christine Grimando said the existing section of the Housing Policy is being updated with policy goals. Policies like elderly housing have been added. Obsolete language has been struck out. Lew Stowe said State guidelines require that 10% of new housing will be designated affordable. Steve Burns said per §4.2.12 (P. 56) all new housing in York will have 10% affordable housing.

Steve Burns said small-scale conversion of existing buildings to apartments is the most popular method of creating apartments, according to the survey. Small-scale conversion of apartments over businesses proved to be popular. A 6:1 ratio in responses represents a significantly popular response. For example, there is a 6:1 return for the importance of protecting neighborhood character. An 1:1 equal draw would not bring up changes. Torbert Macdonald said a 15% to 20% difference shows significant favor. Bonus density might be offered as an incentive for the creation of affordable units, or perhaps a 10% payment could be made into an affordable housing fund by each subdivision. Steve Burns said the Seaforce Workforce Housing Authority will begin researching possibilities next summer. The **Public Hearing** on housing policies was opened and closed. No one came forward to speak.

CP-3 Policy: Section 2: Economic Policies for Small Businesses

Christine Grimando said this amendment fits into the existing section of housing policy. It addresses small businesses. The ordinance amendment implements outside display standards for businesses on Route 1 (Article 6). It also streamlines application standards. The **Public Hearing** was opened and closed. No one came forward to speak.

CP-4 Inventory & Analysis: Municipal Capacity

Christine Grimando said this is a new, freestanding chapter that did not exist before. It updates the outdated version from the Volume 2 Comp Plan. Municipal Capacity statutes are characterized into several sections including Town-land facilities, and non-governmental land facilities. This inventory & analysis is accompanied with a government land map and a cemetery/burial ground map.

Steve Burns said Municipal Capacity chapter talks about the ability to meet the residents' needs. This amendment is better than what is on the books today. Dave Woods described this town as a corporation in which a person would be hard pressed to invest money. The document makes it clear that Town of York has public works and roads, said Tom Manzi. The long term planning prospect called for in this chapter will be a wakeup to those who haven't read it yet. There is no reference to the 1999 five-year capital plan, said Torbert Macdonald. The Board of Selectmen has appropriated it. It is clearly a time to go to broader and deeper needs; for example, there are no fire department substations west of Route 95. Tom Manzi said the pumping station for York Beach will cost about \$5 million. It is a constraint to growth. Barrie Munro said often things don't pass. When we can't get the financing, we try for another approach. Torbert Macdonald said the zoning in the capacity of growth is not matched for sewer capacity.

Tom Prince recommended fine-tuning amendment language to clarify that before 1977, the Town and Beach fire departments were autonomous and now serve the whole town. The planners discussed the change and agreed to it, as it was not considered substantive. The **Public Hearing** was opened and closed. No one came forward to speak.

CP-5 Policy Bicycle and Pedestrian Policies in Section 2: Transportation Policies, Capital Investment Plan; Section 3: Future Land Use Areas

Christine Grimando said this section pertains to the transportation and capital investment, including future land use areas associated with that. She said she took out fatalistic language and added goals like forming a bike/pedestrian committee that could see to road safety improvement.

Torbert Macdonald suggested dropping language that deals with the Nubble from the policy, particularly in the reference to the construction of sidewalks there. The potential solution to the one-way traffic problem should not be specific to the Nubble. The board members agreed that the changes Torbert Macdonald suggested were non-substantive and could be taken out. The **Public Hearing** was opened and closed. No one came forward to speak.

CP-6 Policy Section 2: Quality of the Town's Water Resources

Christine Grimando said in April 2009, the Board of Selectmen requested a policy to protect and close public beaches due to pollution as a mandate to pursue higher water quality. Torbert Macdonald said he was glad to see language that will not limit focus on population and takes other natural issues into account when water quality is judged.

Steve Burns said everyone notices that in summer, the biggest new items include beach closures all over Maine. Currently, a group of volunteers are doing water testing on the Cape Neddick River, the York River, and at Short Sands. Notable patterns are developing. This year, there is more pollution because of the high amount of rain. Tests show the pollution in the Cape Neddick River comes from upriver. The **Public Hearing** was opened and closed. No one came forward to speak.

New Business

Comprehensive Plan Amendments Action on each Amendment in respect to whether to forward these to the November 2009 warrant.

Motion: Dave Woods moved to forward **Proposed Comprehensive Amendments 1, 2, 3, 4, 5, and 6** forward for consideration on the November ballot. Barrie Munro seconded the motion, which passed, 5-0.

Preference Votes on November 2009 Comprehensive Plan Amendments

Christine Grimando described the preference vote as the degree to which the planning board recommends the amendments to the voters. The preference is not a decision, but rather a grade.

The **Comprehensive Plan Amendments** are exclusively the Planning Board domain. The Board of Selectmen does not vote on these amendments. The selectmen do not hold public hearings on them. To get the board members' preference, Chairman Tom Manzi called each item individually, and the board gave a show of hands. The vote was 5-0 on each item.

- CP-1 Inv. & Analysis Housing Chapter
- CP-2 Policy Section 2: Housing Policies
- CP-3 Policy: Section 2: Economic Policies for Small Businesses
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Preference Votes on November 2009 Ordinance Amendments

The Planning Board did not vote on the 10th item, Town Building Code Permit fees. Preference for each of the other 15 Ordinance Amendments was 5-0. The chairman called the items individually, and planners showed their preference with a show of hands.

1. Zoning: Conversion of Buildings to Affordable Apartments
2. Zoning: Apartments Over Businesses
3. Zoning: Amendments to Workforce Affordable Housing
4. Zoning: Affordability Requirements for Elderly Housing
5. Zoning: Seasonal Units
6. Zoning: Application Procedures
7. Zoning: Outside Display Standards for Route 1 Zoning
8. Zoning: Amend Architectural Standards for Route-1 Zoning
9. Zoning: Administration of Supplemental Use Requirements
10. *Town Building Code Permit Fees (no vote)*
11. Comprehensive Plan: Inventory & Analysis, Housing Chapter
12. Comprehensive Plan: Section 2: Housing Policies
13. Comprehensive Plan: Economic Policies for Small Businesses

14. Comprehensive Plan: Inventory & Analysis, Municipal Capacity
15. Comprehensive Plan: Bicycle and Pedestrian Policies
16. Comprehensive Plan: Quality of the Town's Water Resources

Other Business/Adjourn

Christine Grimando said information packets had been handed out for the September 15, 2009, meeting concerning legal issues and practices for serving on any of the Town boards. Torbert Macdonald said the planners should bring the Maine Municipal Planning Board manual. On-line access to the manual was discussed. Steve Burns said user names and password information would be arranged through his office.

Design standards for the Beach are part of the current York Beach Subcommittee activities. They are working with a master template that will present effective illustrations for streetscape designs. Dave Woods said it will lead to easier zoning. Steve Burns said funding for this project comes from York Beach Tax Incentive Financing.

Christine Grimando said the planning board is now complete with Tom Prince. He will be sworn in and attend the next meeting. Tom Prince gave a thumbnail sketch of himself. He is active as a Senior Vice President at TDBanknorth where he works in the area of technology risk. He has gone through a series of bank mergers and has assisted with plans associated with those mergers. He lives in the Harbor, but grew up on the Nubble, where his family rented summer cottages. His children attended York High School. He was on the Board of Overseers in York Beach before it consolidated with the Town. He was with the YBFD for 10 years, and worked as a summer cop (on a motorized bike) writing tickets along Long Sands for 3 years in the seventies. He is interested in helping generate a master plan for the Growth Area. He is not here for any vested interest, he said. He is not here because he grew up in York Beach. He wants to be on this board because he is proud of the character of the town.

The meeting adjourned at 8:45.