

**TOWN OF YORK PLANNING BOARD
THURSDAY, MAY 23, 2002, 7:00 P.M.
YORK PUBLIC LIBRARY**

MINUTES

Chairman Al Bibb began the meeting at 7:00 P.M., with Planning Board members Barrie Munro, Glenn Farrell, Torbert Macdonald, and alternate Dan Remick attending. Town Planner Steve Burns represented the staff. Patience Horton was the recording secretary. The meeting was televised.

MINUTES

Minutes were not reviewed at the meeting.

APPLICATIONS

Charles/Barbara Ganem. Map 94/Lot 80D. Application for a Shoreland Permit and a Wetland Permit to extend a shared driveway to two existing lots.

Torbert Macdonald moved to table the application until June 13, 2002. Barrie Munro seconded the motion, which Chairman Bibb so ordered without objection.

OTHER BUSINESS

Steve Burns discussed the budget votes, which had occurred the preceding weekend, saying that with two employees in Planning and three others in Code Enforcement, land use management would still be short-staffed. Compensation will include fewer supplies, less mileage, and fewer tools available to the staff. Though the Shoreland Committee was removed, it still needs to exist for the next few months to deal with the backlog. Applicants who want to withdraw and reapply, can. The Planning Office, the CEOs, and the Committee will complete that work. Brett Horr does not yet have plan review experience. Steve Burns sees that the initial directive to get rid of the backlog and then see that the regular Planning Board is backed up will be the priorities, a problem with staff being spread so thinly. Torbert Macdonald asked if Steve Burns could say "no" and turn people away, so he could work more steadily. Burns answered that his office has had to turn people away before. There are now applications on top of applications piled on his desk. Al Bibb stressed that whatever is going to be done, the voters have to see the result of their vote. They have to know there are less office hours. Steve Burns answered that, according to Mark Green, the quality of services continues to be highly important.

Glenn Farrell stated that the problem had been outlined, and he wished to know what was planned about it. Mr. Burns answered that they plan to look at possible additional fees to raise money to dedicate into the operating budget. Farrell asked who would determine the priority, and Burns answered it was ultimately up the

Town Manager. Torbert Macdonald asked how giving up the Shoreland/Wetland Committee will be compensated, with the State being involved with its implementation. If Code Enforcement is going to do the Shoreland work, perhaps a legal reading from MMA and DEP should be sought to make sure that action is legal. Barrie Munro said that even when Shoreland responsibility has been shifted, there will be no savings. Steve Burns agreed that whichever group is assigned the work; he will end up preparing the presentations, personally. Barrie Munro noted that staff support was always the "hitch" that held things up. Macdonald said that with things being handled at the CEO level, the public would not have public hearings. Steve Burns said that even if there are public hearings, people still come into his office to see the files. Work priorities and Board schedules will have to change in the next few months to create better efficiency. An organized plan for goal setting is needed. The Planning Board needs work on clearing the backlog and deciding how zoning will play out. Barrie Munro said that in the future, there might be joint public hearings, with Planning Board and the Board of Selectmen together, creating a consensus between the Boards, and so the public can be heard in the same vein.

Dan Remick said that Draft 10 would be coming to them shortly, for which public input has been sought for a year and a half. Glenn Farrell added that only a small percentage has followed the process, and some people don't understand it. Draft 10 will have a reaction. Some will vote based on the Planning Board and Selectmen's recommendations. Torbert Macdonald said that there are good sentiments in York Beach, York Harbor, York Village, and Cape Neddick. It behooves the Board to let them decide as separate villages how they should be able to call their shots locally, rather than trying to understand centralized bureaucratic practices, like the Planning Board. Barrie Munro said that the Planning and Ordinance Committee has dealt with those areas separately by offering meetings to solicit public input for years. Al Bibb predicted that even after 10 years, the eleventh-hour people would still come out at the last minute. Glenn Farrell said that the Ordinance will be ready for a vote in November, if the Board members are will to put work in.

Torbert Macdonald stated that he had problems with the ordinance rewrite, in which he found no standards. He said that he was pressed to be excused, but first gave out a memo which he asked everyone to read about his perspective. He explained that it deals with the framework of the ordinance rewrite and policies involved. He said that the Board must understand that though there has been a legal review, it was not the same as a policy evaluation. He left the meeting.

Mark Green arrived and sat with the Board. Al Bibb told Mr. Green that the Planning Board greatly needs application preparations in order to do an adequate job. He cited Brett Horr's excellent job in preparing the Elk's application for the previous meeting. He also said that if the Planning Board takes on Shoreland/Wetland issues, it would not be a violation of State law. Glenn Farrell told Mr. Green that the ordinance rewrite is the biggest planning issue of all. Mark

Green said that setting priorities and identifying compromises were very important at that point in time. Al Bibb agreed with Glenn Farrell that the ordinance review is the most important thing and told Mr. Green that after that, the application packages for the Planning Board come in as the next highest priority with Shoreland/Wetland application packages holding the third place precedence. Farrell said that the Board has to do the applications correctly, as dictated by the ordinances being done correctly. Barrie Munro said that the ordinance, as currently proposed, represents the quality of improvement that the process apparently needs. At the risk of making a backlog in other issues, the new ordinance needs to be resolved first.

Mr. Munro also noted that it is a pragmatic job to get the job done with fewer resources. Mark Green answered that the Clerk's office cannot keep up with registration reports to the State, because of its comparative overload. Maybe the office needs to be closed for an afternoon-a-week. Perhaps that is a viable option for all offices. Steve Burns said that paying the bills and looking after the books is critical, but there is no time to do it. Dan Remick said that the Town's people want the offices run efficiently, as a business does. Steve Burns said that as Brett Horr picks up speed, can accomplish Shoreland Committee work, and as the ordinance writing lessens, things will get better. The public hearings on the ordinance process are going to be tough to get through, he added.

Steve Burns said that the designation of the growth zone and its necessity, or not, were remaining issues in the process of the Comp Plan. They discussed State certification and requirements. Barrie Munro asked about a resource inventory analysis for the Comp Plan, which Steve Burns said was complete, in a form not highly useful, but available for reference.

The gentlemen wrapped up the meeting. Mr. Farrell and Mr. Munro motioned and seconded to adjourn, to which all voted in favor, 4-0. The time was 8:30.