

**York Planning Board**  
**Thursday, February 25, 2016, 7:00 P.M.**  
**York Public Library**

***Call to Order; Determination of Quorum; Appointment of Alternates***

Chairman Peter Smith called the meeting to order at 7:00. A quorum was determined with five people voting: Chairman Pete Smith, Vice Chair Amy Phalon (who arrived 10 minutes late), Gordon Eldridge (representing York Beach), Lew Stowe, and Al Cotton. Alternates Wayne Boardman and Kathleen Kluger were present, but did not vote. Director of Planning Dylan Smith represented staff. Patience Horton was the recording secretary.

***Public Forum***

No one came forward to speak.

***Minutes***

The February 18, 2016 minutes were reviewed and changes were requested.

**Motion:** Lew Stowe moved that Amy Phalon recuse herself from voting on the minutes, because she did not attend the meeting. Al Cotton seconded. The motion passed 5-0.

**Motion:** Lew Stowe moved to accept the February 18, 2016 meeting minutes as corrected. Gordon Eldridge seconded. The motion passed 4-0-1.

***Field Changes***

There were no field changes

***Review Potential Ordinance Initiatives for November 2016***

**Discussion/Review of State Shoreland Rule Changes and Ordinance Amendments**

A Planning Board subcommittee was formed to review and amend York's shoreland ordinance articles to reflect recent changes to the State of Maine shoreland statutes. A large part of the state changes focus on timber harvesting. Revision language will be taken largely from text provided by the Maine Bureau of Forestry. Proposed revisions to the ordinance should be finished by the third week in April. A public hearing will be held then.

**Motion:** Al Cotton moved to elect Linda Scotland as a member of the Shoreland Ordinance Subcommittee. Gordon Eldridge seconded. The motion passed 5-0.

### **Discussion/Review of Building Height Definition**

Home owners have been using fill to increase grade levels in order to improve the overall building heights based on the standard calculation of average grade. Dylan Smith wants to assure that the average grade should be defined as the pre-existing, natural conditions prior to any alteration for construction activity. The IRC Building Code might be used to determine the average grade of gradient fill. The IRC Code measures planes to determine average grade.

Low Stowe described a method where elevation surveys are taken by a licensed surveyor when a proposed structure comes within two feet of the maximum height.

### **Discussion of Stormwater Ordinance**

Our plan is to prepare a new stormwater ordinance for the November vote, but Dylan was not sure if this ordinance can be finished by then. Much of the content could be borrowed from the South Portland stormwater ordinance, where they have a stormwater user fee. Stormwater engineer Kristy Rabasca wrote about the technical aspects of stormwater management for the Comp Plan which should act as a guide for the new ordinance. It's likely that a stormwater subcommittee will be needed.

### **Discussion of a Lighting Ordinance/Regulation**

Currently, there is nothing in the Comp Plan about lighting. Among other things the Town should follow guidelines provided by the International Dark Sky Association. One key aspect of those guidelines is that glare shall not go beyond a lot line or into the sky.

### **Discussion of Site/Sub Separation and Performance Standards**

For the March workshop, Lee Jay Feldman will meet with the Planning Board to discuss the status of his work separating Subdivision Regulations out of the existing Site Plan - Subdivision Regulations. In addition, Site Plan regulations will be incorporated into new performance standards.

### ***Other Business***

A site visit for Stoney Brook Landscaping, 1680 Route 1, is scheduled for March 3, at 10:30am.

Dylan noted that the hospital was concerned about not being able to meet the new York Village zoning performance standards. He pointed out that the Hospital Overlay Zone wording supersedes the new performance standards, so they will not be required to adhere to them.

### ***Adjourn***

At 9:30 Al Cotton moved to adjourn. Amy Phalon seconded. The motion passed 5-0.