

York Planning Board
Thursday, December 18, 2014, 7:00 P.M.
York Senior Center

Call to Order, Determination of Presence of Quorum; Appointment of Alternates

Chairman Al Cotton called the meeting to order at 7:01. A quorum was determined with four people voting: Chairman Al Cotton, Vice Chairman Peter Smith, Lew Stowe, and Gordon Eldridge. Board Secretary Todd Frederick and alternate Amy Phalon were absent. Town Planner Dylan Smith represented staff. Patience Horton took minutes. Gordon Eldridge, who represents York Beach, is a new, full member. This is his first meeting.

Public Forum

Torbert Macdonald said that when drafting the Artisanal Food Ordinance, it is important to protect the ability of all farms to produce, process, and sell what they farm. Artisanal food and drink does not have to be eliminated from GEN-3. It can be downsized.

In discussion, the Planning Board decided it is appropriate to allow specialty food and/or beverage facilities in the Gen-3 zone, South of the Little River.

Minutes There were no minutes

Field Changes There were no field changes.

Public Hearings

A. Anchorage Motor Inn, 265 Long Beach Avenue. Map & Lot 0036-0096 The proposal is to add a small addition that will contain an elevator and stairway for ADA accessibility in the existing motel.

This evening, project engineer Bill Anderson submitted a plan, complete with the engineer stamp and signature block, as he had been instructed to do by Chairman Al Cotton during the December 11, 2014 meeting.

The Chairman opened and closed the **Public Hearing**. No one came forward to speak.

Motion: Lew Stowe moved that we approve Anchorage Motor Inn. 265 Long Beach Avenue, Map & Lot 0036-0096. Seconded by Peter Smith, the motion passed unanimously.

Motion: Lew Stowe moved that we approve that the Chair signs the Findings of Fact for Anchorage Motor Inn, 265 Long Beach Avenue, Map & Lot 0036-0096. Seconded by Peter Smith, the motion passed unanimously.

B. The York Planning Board will conduct a Public Hearing regarding a potential proposed ordinance amendment to be considered at the May 2015 Special General referendum:

a. Motel/Hotel commercial use change within the RES-2 District.

Dylan Smith: This hearing is continued from last month. The applicant is looking for a zoning amendment/expansion to include the house at 76 Baldhead Cliff Road. The house would be operated as an additional hotel room. This is the only auxiliary property owned by the hotel.

Dylan Smith said he had reviewed the Comp Plan, and the amendment fits into its goals. Applicant Attorney Alisa Tibbitts said the Comp Plan expresses an increase in the draw of more tourism, which this amendment does.

The Chairman opened the **Public Hearing**.

Next-door abutter **Elisa Benoski**, 78 Bald Head Cliff, wanted to know if there will be an agreement saying that the rental building is currently at its maximum size and will not grow. She said it should also say that the woods between her home and the hotel will never be thinned out. She would like the agreement to be made before the ordinance amendment goes to the vote. Attorney Tibbitts responded that there will be a declaration of restrictions.

Abutter **Mark Johnson**, of 93 Bald Head Cliff, is comfortable with what the new owner is doing, but is concerned about spot zoning.

A letter from abutter **John Emerson** said the conversion of houses to hotel use must not expand beyond this current house to any other residential homes.

Andy Levine [n?] has houses at 16 and 18 Bald Head Cliff Road. He is pleased there will be an upgrade at the hotel. He might rent out his houses, too, through Seacoast Rental.

Jim Roberts, 19 Circuit Road, is part of a community group with **John Emerson**. They have not met about this amendment, but they plan to. He is concerned that Mr. Emerson referred to the community group in his letter opposing this amendment. The Chair closed the Public Hearing and continued the hearing to the January 8, 2015 meeting.

Other Business

Amy Phalon, not in attendance at this meeting, had drafted an ordinance for Artisanal Foods. All agreed the draft was excellently written, and it is best to hold it until the November referendum.

Planning Board Workshop on Proposed 2015 Zoning Amendments

The Board discussed and amended the proposed amendments for the May 2015 Special General Referendum and forward them forward to the Public Hearing on January 22, 2015.

1) Elimination of the Sunset Clause Regarding Outside Display Along Route 1

- **Motion:** Lew Stowe moved that we forward this amendment for hearing on January 22, 2015. Gordon Eldridge seconded. The motion passed, 4-0

2) Sign Standards (Digital Displays throughout T own)

- **Motion:** Lew Stowe moved that we forward this amendment for hearing on January 22, 2015. Todd Frederick seconded. The motion passed, 4-0

3) Match Density and Minimum lot Size in the Watershed Protection Overlay District

- **Motion:** Peter Smith moved that we forward this amendment for hearing on January 22, 2015. Lew Stowe seconded. The motion passed, 4-0

4) Artisanal Food and Beverage Ordinance

- **Motion:** Peter Smith moved that we forward this amendment for hearing on January 22, 2015. Lew Stowe seconded. The motion passed, 4-0

5) GEN-3 Zoning District Permitted Uses

- **Motion:** Peter Smith moved that we forward this amendment for hearing on January 22, 2015. Gordon Eldridge seconded. The motion passed, 4-0

6) RES-2 Commercial Use Amendment

- **Motion:** Lew Stowe moved that we forward this amendment for hearing on January 22, 2015. Peter Smith seconded. The motion passed, 4-0

7) Establish Standards for Local Driveway Permitting

Not in the Planning Board's jurisdiction.

8) Establish Sign Standards for "Gateway Signs"

- **Motion:** Lew Stowe moved that we forward this amendment for hearing on January 22, 2015. Gordon Eldridge seconded. The motion passed, 4-0

9) Match Variance Requirements with State Law.

- **Motion:** Peter Smith moved that we ask the Town Planner to post Article 9, as amended, and include the Statement of Fact. Gordon Eldridge seconded the motion, which passed. 4-0.

Adjourn

10:00