

York Planning Board
Thursday, January 24, 2008, 7:00 P.M.
York Public Library

Call to Order, Determination of Presence of Quorum

Chairman Glen MacWilliams began the four-and-a-half hour meeting at 7:00. He determined presence of a quorum. Beside Glen MacWilliams, Vice Chairman Tom Manzi, Barrie Munro, and alternate Todd Frederick attended. Lew Stowe and Dave Woods were absent, and Todd Frederick was asked to vote in Dave Woods's place. Town Planner Christine Grimando represented Planning Department staff. Patience Horton took minutes. The meeting was televised.

Field Changes

Jim Hanley, representing Engineering Alliance, said the Rite Aid project had been in development with the Planning Board for about two years. Field change No. 1 was made in October of 2007, concerning relocation of propane tanks. Tonight's request for a second field change involves installation of an additional catch basin to the right of the Rite Aid building in an area a survey grid had indicated was flat ground, where no puddling would occur.

Motion Barrie Munro moved to accept Field Change No. 2, as submitted and discussed. Tom Manzi seconded the motion, and all were in favor. The motion passed, 4-0.

Minutes

There were no minutes to discuss. Approval of the December 20, 2007, minutes remained pending.

Public Input

Open to the public to address any issue

Ron Nowell spoke to the York Planning Board about taking the initiative to request the board of selectmen to redraft the planning board subcommittee ordinance that used to be in effect. The charter commission accidentally left the subcommittee out. It had five members, and the planning board chairman was the vice chairman of the subcommittee. There was help from the town counsel and help from the planning department, and Barrie Munro was most likely a member of an early planning board subcommittee, Ron Nowell said. Zoning problems, changes, and requests from the board of appeals all came to the subcommittee. They worked for the planning board, allowing the board to devote more time to reviews. The subcommittee drafted the major zoning ordinance adopted by York, of which there have been no substantial changes in the last 20 years. The planning board should propose it to the selectmen.

Fred Knox, of Long Sands Road, said the planning board has the most impact of any board in York as far as how York looks and how it will look in the future. Many decisions the board makes are good. He asked if the board thinks about how one plan

will affect other plans presented in the future, or is every decision based on what the zoning allows, he asked. Does the board have architectural reviews, as in other towns? York has a treasure of old houses. Reviews could help steer buildings toward colonial design, for example. The Rite Aid is an ugly building. For 300 years, no one could build on that land. It is not a drug store. It is a supermarket where you can go and buy car oil. The pharmacy is just a part of it. When the foundation was put in, the land was built up 12 feet, and then the building was built on top of that. Where does the code enforcement officer start measuring the land? The building seems much higher than what is allowed in York, 35 feet. Fred Knox said he hoped the planning board would prevent any more big-box stores in York. Perhaps the people should vote on such a proposal first.

Chairman Glen MacWilliams summarized different ways the board approaches development with an eye to the future. There was an architectural review required on Route 1, including the Rite Aid building, and the board decided that Rite Aid was appropriate. When it was erected, it looked far bigger than the board thought it would be. The fill was intentional for bearing the weight capacity of the building. The elevation was not changed. Zoning has been established with a specific area for big-box stores, but it is not certain if that zoning is appropriate and the zoning has to be reviewed.

Barrie Monroe said he had been on the board for quite a while, but in the last 12 to 18 months, it has become apparent that the board members may need more training. A number of ordinances should be reviewed, including the topic of scale and mass. Development of small subdivisions may open the way to otherwise landlocked land that can suddenly be developed. Mitigation of the first approval in that circumstance might solve that situation.

Public Hearings on Proposed Ordinance Amendments

New Business

Ordinance Amendments. Discuss amendments and direct staff with respect to revising and forwarding to the Board of Selectmen

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|--------------|---------------|--|
| Ord-1 | Zoning | York Beach Zoning |
| Ord-2 | Zoning | Open Flags |
| Ord-3 | Zoning | Neighborhood Front Setback Rule |
| Ord-4 | Zoning | Demolition Delay |
| Ord-5 | Zoning | Town Farm Historic Designation |

1. Ord-1, Zoning, York Beach Zoning

Town Planner Christine Grimando listed elements of the York Beach Renaissance Committee’s submission: ordinance, design standards, geographical changes to the zoning map, and a memo from Community Development Director Steve Burns detailing problems in the design standards document. Dawn Fernald, Chairman of the York Beach Renaissance Committee voiced her reasons for moving the document ahead, using the

analogy of a train arriving at the station as the structure of her presentation. Christine Grimando and Planning Board members Dave Woods and Glen MacWilliams had met with the committee from time to time. It met with those opposed to the project and have accepted and considered their input, as well. The committee has met with the planning board, working ideas into the document. She read the mission statement of the Renaissance Committee, The committee has a workable document, she said, but as Steve Burns has pointed out, there are areas for immediate attention before it is placed before the selectmen for ballot approval. She introduced key contributor Steve McNally of Paragon Engineering. During this public hearing, she hoped to hear many people from the audience speak, whether in favor, or not. She asked that the planning board make the completion of the document a priority, and that the Committee's work not be delayed any longer, letting "passengers jump off the train."

Kathy Goodwin of the Chamber of Commerce said the key to ending sprawl is in developing downtown areas and moving activity closer to the center of the community. For the record, she presented the chairman with about 100 letters and emails of support received in the past six months. Steve McNally said people may not want to see change, but it has to be addressed. The Chairman opened the Public Hearing.

Beth Fowkes talked about the properties near Chase's Garage and Turners garage. The proposed zoning for that area near her house went from having minimal impact to allowing an amusement arcade. Change is okay, but let's tread lightly, she said, requesting that the area remain strictly residential. She asked for Dave Woods to recuse himself from voting on the project, because he as had so much to do the Renaissance Committee.

Cliff Estes said some changes are too drastic or questionable. Existing zoning should be compared to proposed zoning and is not. He listed different current zones that will be changed into transition zones and the York Beach Center zone, which were not easily discernable on the map as it is presented. The design review standards should cover more impact on build-out units that could be built, comparing current availability to the availability being created. Impact on parking and beaches is missing. In the past 10 years, there has been talk but no follow-through on the access road to the Beach, which should be mandatory to major changes. Building height, frontage, lot coverage and lot size are important considerations. He described many complications to building height changes reaching 35 feet to 40 feet on many of the streets. He described reductions in setbacks on front, rear, and side. Lot coverage is increased in some cases from 30 to 100 percent. He discussed the increased density of units in the area permitted for trailers, a change large enough to warrant a study. He requested the planning board review all of the drastic changes, identifying of the total acres involved in the build-out and the impact of traffic, not just in York Beach, but the rest of York, as well. Further consideration of the access road should be done.

Ron Nowell, Cape Neddick, commended the Renaissance Committee for taking on the project long overdue. No one should be opposed to upgrading York Beach. The design standards are the most important part as a way to create and uphold aesthetic controls on

the Beach. He suggested using the design standards established by the Historic District Commission, which were successfully used at the Atlantic House and the proposed Kearsarge House. He recommended not presenting the Zoning and Design Amendments to the board of selectmen because of the outstanding comprehensive drainage study of the drainage into York Beach. Most land being rezoned, plus the land being redesigned by an out-of-state developer, conducts about 80% of the water running into York Beach. Changes need to be delayed until the results of that study are complete, because the study will determine what should be put on the land. Maybe nothing should be put on the land, and the Town of York should purchase the land. He asked where that wetland study is, and how far has it come along. From what he had read in the paper, in the area between Chases Garage and Turner's Garage, no property owner seems to be in favor of commercial changes. One major problem is with the process in the last 10 or 15 years. There was a major zoning proposal about 18 years ago. A public hearing was scheduled. The town had received a legal opinion from the town attorney saying that the proposed zoning changes were constitutionally flawed, and if the Town adopted them, they would negate all zoning in York except the State Shoreland Zoning. Town Counsel has not vetted this current zoning change. Thirty-five years ago, for any proposal that came before public hearing, there was always a legal opinion stating whether or not town counsel could defend the proposed change. It is not fair to the residents of that area. The board of selectmen has let it get this far. Ron Nowell did not understand why the Town does not make readily available copies for set public hearing as in the law in the State of Maine.

Christine Grimando replied that those copies for hearings are left with the Town Clerk and should have been available. She would check on that.

John Parker, third generation resident of York Beach, said beyond facilitating business and safety, there should be a closer look at the many vernal pools in the Beach area holding a considerable quantity of water. There are historical sites, like the garrison in York Beach, for which there should be a special concession. He commended the Renaissance Committee for bring business and safety into the area.

John Welch of York Beach has a house that abuts the transition zone. He had spoken in opposition of the zoning at a planning board meeting and with Renaissance Committee members to no avail. The transition zone is all residential now. The houses on Main Street will most likely, someday, become commercial, which will change the neighborhood. Many people affected by this cannot even vote. Shops, gas stations, and recreation arcades are all permitted there on Main Street. He recommended that the Main Street area remain RES-6, removing it from the transition zone. The area is currently zoned all residential, but the new zoning allows much more in the future to become commercial. Parking is needed in the Beach area, but if the houses stay in RES-6, it will not impact future parking plans.

Rick Boston, who is a life-long resident of York Beach and is in partnership with his wife in the Goldenrod, asked the board to not put the York Beach Zoning Amendment before the voters. He was in favor of the original plans of the Renaissance Committee,

and he supported them for the increased parking, and improved sidewalks, the initial changes he supported. Drainage, parking, and traffic issues had to be added. After that, State approval was necessary. Traffic problems increased with more people, more cars, more traffic, delivery trucks, and parking for employees. Added to that was architectural registration of which then enforcement became a piece. Mandatory architectural regulatory standards are not enforceable. The standards appearance of the Goldenrod, both inside and out, have been very high for 112 years, and he does not want to have to bend to the requests of others. The standards add another layer of bureaucracy. Tim DeCoteau had recommended cautious scrutiny before deciding on changes, because there are loopholes possibly in parking, traffic flow, and drainage issues. Rick Boston asked the planning board to stop the advancement of the incomplete and unenforceable amendment until the issues are addressed.

Joe Lipton of York Beach thanked everyone who was in on developing the amendment. York Beach is a priority in the 1999 Comprehensive Plan, and the access road to the Beach was, as well. He read how to change an ordinance from the planning department website and said that the people of York Beach are all making an attempt to get things done. He said that the amendment had come along this far, and with some tweaks and changes, he would like to see it go through so something gets done. There must be a way to go forward. He went into the Town website and read about the process of making an ordinance change, which he read. When the language is largely changed, it has to follow by another public hearing. He would like to see this through so it does not remain a large project for the planning board, allowing is to look at other issues like workforce housing.

Steve McNally said he was helping facilitate the Renaissance Committee's meetings. He addressed a couple of issues brought previously in the public hearing. Fred Knox had mentioned the architectural review as part of the design standards. The best of what is in the York Beach Design Standards was boosted from Historic District Commission. Design standards have been sampled from all over this United States, as far away as Seattle. The ordinance document is as good as could possibly be made. Ron Nowell brought up important points, said Steve McNally. Edwards and Kelsey did complete a drainage study York Beach. That part of the work is complete. The water coming through York Beach Village is an issue, because a good volume comes down. There is a large watershed that comes down from Mount Agamenticus. The volume of impact from that watershed to the area of York Beach being discussed is compared to the flooding that would occur if a child peed into a large swimming pool. Parking is also a valid concern, but the Town is conducting a parking study. A lay board, like Renaissance, should not do the matter. Professionals have taken it over.

Rich Swietek said he lives one mile from York Beach. He felt the document should move forward. The residents' comments have been incorporated, as well. In Boston and Portsmouth, he has seen the mixed-use dwellings where buildings have businesses below on the street level, and then condominiums above. They retain the character of the area. The amendment allows this design to happen in York Beach.

Beth Fowkes returned to the podium and said she came to York Beach to get away from Boston. More consideration should be made to the residents on Main Street.

Loretta Prescott owns the Kettle Woods Popcorn Company in York Beach. She makes an effort to communicate with her customers. After all, she said, she is making her living off of popcorn. An email she received last summer said it was a wonderful experience coming across a '50s beach town when they found York Beach. People come here to escape their ordinary lives, Loretta Prescott said. The Renaissance Committee came up with a really great plan to benefit everyone who lives there.

The chairman closed the public hearing and turned to Article 9, York Beach Zoning. He referred to a memo about the York Beach zoning regulation from Community Development Director, Steve Burns. There were language changes the board made, several times changing "will" to "shall". There was discussion about egresses, festival permits, and the unnecessary inclusion of landscaping on 100% covered lots. Glen MacWilliams offered his notes to other board members for their review.

Steve Burns described how he and Town Planner Christine Grimando were going to clear their calendars for two weeks in order to fully focus on the York Beach proposed ordinance amendment.

Motion Barrie Munro made a motion that the Planning Board conduct a meeting on January 31, 2008. "I move that the Planning Board request that the Town Community Development Director, Steve Burns, and the Town Planning Manager, Christine Grimando, do the following: 1) Review and edit the York Beach Zoning Proposal (Article Ord-9) for presentation and review by the planning board at a special meeting to be held January 31, 2008; 2) Establish workable administrative provisions that are internally consistent; 3) Establish non-ambiguous standards, definitions, and specifications that are internally consistent; 4) Establish formatting that is consistent with York's existing zoning ordinance; and 5) see that the editing process does not alter the comprehensive policy direction inherent in the York Beach Zoning proposal as submitted for review this date. Tom Manzi seconded the motion, which passed, 4-0

Barrie Munro made a companion motion to the one just passed.

Motion Barrie Munro also said, "I move that the planning board hear and review the edited version of the York Beach zoning Ordinance at its special meeting on January 31, 2008, for the purpose of determining whether or not the board should recommend that the Board of Selectmen place this zoning proposal on the May warrant. Todd Frederick seconded the motion.

In discussion, Barrie Munro said that without passing the second motion, the first motion is moot. Glen MacWilliams said the motion would trigger another public hearing. Barrie Munro asked if the public hearing could be up to the board of selectmen. Steve Burns added that there is no time for posting a public hearing for next week's January 31 meeting. He would not be finished with his work by then. The policy could be left

alone, and a workshop can be held based on what is heard tonight, keeping the policy exactly as it exists, today. For example, the planning board will not touch whether arcades will be allowed in the back yard. Glen MacWilliams said that at the next session, suggested changes could be prepared to pass on to the selectmen. Steve Burns answered that after the upcoming planning board meeting, the result will have to be posted, and the board can recommend no further changes. There are two public hearing scheduled for the selectmen. Glen MacWilliams said that on January 29 meeting, the planning board can decide whether or not to send the amendment forward. Barrie Munro suggested going page-by-page, item-by-item, through the entire matter, and still respond to the public. When a controversial matter comes up, based on public hearings, the planning board can stop and decide if it wishes to make a change. Steve Burns suggested working with the document by projecting it page-by-page up on a screen. Todd Frederick said the board could edit or remove language, keeping the policy. Tom Manzi said the infrastructure of the access, drainage, and parking is beyond the scope of this document but is the further responsibility of the selectmen.

Vote: The motion to review the edited version of the York Beach Zoning Ordinance on January 31 passed, 4-0.

2. Ord-2 Zoning, Open Flags

Town Planner Christine Grimando introduced the subject of the ordinance, which was requested by the Board of Selectman to have permits available for OPEN flags. With this ordinance, Christine Grimando spoke of reasonable criteria for OPEN flags in consideration of quantity, location, and size.

The chairman opened and closed the public hearing. No one came forward to speak. Tom Manzi asked about the allowable size of a flag, and Christine Grimando answered that three-quarters of the flags seem to be in violation, but after taking measurements, she found that three-by-five should be the limit in the Village. Tom Manzi asked about old and ratty flags, if there were a rule about the condition. Christine Grimando there was not something written about the quality of the flags, and she indicated they would be out only when the business is open. Glen MacWilliams asked if there is a way to address the issue of having nice flags. Barrie replied that the condition of the flag is a reflection of the business.

Motion Barrie Munro moved to approve Open Flags Article 2, as written and discussed this evening and to move it forward to the Board of Selectmen for placement on the warrant. Tom Manzi seconded the motion, which passed unanimously, 4-0.

3. ORD-3, Zoning, Neighborhood Setback Rule

Glen MacWilliams began the discussion, reading from Article 3, Setback Rule in an Existing Residential Neighborhood. Glen MacWilliams and Christine Grimando discussed the origin of the fifteen-foot setback as the precedent, which was not clear. Christine Grimando used GIS graphics to explain the Article 3 draft ordinance. She

compared lots in RES-1 and GEN-2 to describe adjacency in buffers, frontage, and setbacks in the rural zones. The length of consistent frontage was discussed and established, and a decision to enter new language into the ordinance about those new changes was made.

Motion Barrie Munro moved to approve Article 3, “Front Setback in Residential Neighborhoods,” to the ordinance amendment with the changes as discussed in Article 5.1.5.3. Tom Manzi seconded the motion. Glen MacWilliams made the friendly amendment to include setbacks as in 17.3, which Barrie Munro accepted to the motion. Tom Manzi seconded the revised motion. The vote passed, 4-0.

4. Ord-4, Zoning, Demolition Delay of Historic Properties

The board reviewed the ordinance amendment concerning the demolition of any historic building that has been damaged beyond repair. Glen MacWilliams discussed the timing for a certificate for approval of demolition in consideration of planning board review. He recommended allowing 60 days to obtain a demolition permit, instead of making a 30-day delay, in order to provide a public hearing. The process can go faster, if the building is not determined significant. The board further reviewed the language in the amendment, making small changes. Glen MacWilliams said that professional documentation should be required.

An audience member asked if there would be a public hearing in the prior hearing. It had been overlooked.

Motion Barrie Munro moved to reopen Article 3, Setback Rule in an Existing Residential Neighborhood. Todd Frederick seconded the motion. The motion passed, 4-0.

The chairman opened the public hearing for Article 3. No one came forward to speak, so the public hearing was closed.

Returning to Article 4, the chairman opened the public hearing. **Bob Cutts**, Chairman of the Historic District Commission said that documentation might include simply taking pictures inside the house. Old York Historic has documentation of many of the old buildings. Measured drawing would also be acceptable. The importance of the CEO’s role in the process was discussed. Ultimately, Glen MacWilliams offered language about using professional documentation, or photographic documentation as an alternative, which brought further discussion and different ideas about documentation.

Motion Todd Frederick moved to approve Ord-4, Zoning, Demolition Delay, with changes as noted. Tom Manzi seconded the motion.

Fred Knox described York’s having a treasury of old homes. He posed the idea of how important it is to protect the flavor of York with these old building. There is a loophole

in the definition of an old house. Perhaps a \$50,000 to \$100,000 fine, rather than an acceptance of an apology, should be imposed as a penalty clause.

Bob Cutts returned to the podium. It has become too easy to opt out of a historic district and demolish older homes. He showed and discussed photos of two houses that were lost by fire in 2006 as illustrations of the need for demolition delay. Neither the Historic District Commission nor Old York could research those houses before they were torn down.

Kinley Gregg said she is gung ho for historic preservation. She quickly read aloud a portion from 12.17.3(b), and moved to criteria for determining building significance 12.4.3, which she also read. She recommended re-positioning and rewording the passages in order to better guide the applicant. She said she would bring a copy of the proposed language to the planning office. It would make the criteria more objective.

Richard Cutts of Lindsey Road lives in a house that would certainly meet these criteria. The old structures must be protected. It is unfortunate when a situation like this comes up. Losing significant structures happens in other towns, too. According to the proposed ordinance, there would be an application for a demolition permit, and it only pertains to the structure. Long periods of waiting obstruct due diligence. It is important for someone who tears down a historic structure without a permit does so because they can't wait four years or more for a permit. If they are torn down without a permit, the applicant has to wait as long as anybody else for a permit.

Vote The motion to approve Ord-4, Demolition Delay, passed, 4-0.

The chairman moved to the next amendment.

5. Ord-5 Town Farm Historic Designation

Glen MacWilliams opened the public hearing.

Bob Cutts stated he wanted to make a slight change to the ordinance amendment. Using a map called Town Farm Property, he should the placement of "activity" where a house used to be with a cemetery nearby. This site might be interesting to the Historic District Commission, he said. Certain language in the amendment was changed.

The public hearing was closed.

Motion Barrie Munro moved to approve Article 5, Town Farm Historic Designation, as discussed and amended. Tom Manzi seconded the motion, which passed, 4-0.

Chairman Glen MacWilliams changed the order of the agenda to accommodate the applicant scheduled for hearing at the very end of the meeting.

- **Rite Aid. Planning Board determination of compliance.**

Jim Hanley with Engineering Alliance asked for site certification for the Rite Aid site. A note on the plan from 2006 caused Tim DeCoteau to suggest Rite Aid come to the board. Over the past three weeks, the applicant engineer had been working closely with Tim DeCoteau, and with town engineer, John Treat, to decide what should be completed. John Hanley sent a letter to Christine Grimando about site certification this day, which included a landscape architect's letter. What is not done is because of the time of year and the weather, particularly the landscaping, the irrigation, and the wet pond. The outstanding issues include electricity, but the site contractor is working with CMP, and there should be electricity, soon. The estimated cost of the items not yet complete is included on the letter given to Christine Grimando, and the completion date should be May, 2008. Jim Hanley had visited the site regularly every two weeks, and everything had been constructed in compliance with the drawings. He asked the board to accept his findings for certification of occupancy.

Glen MacWilliams opened and closed the public hearing. No one came forward to speak.

Glen MacWilliams said that the board could accept the professional design of compliance as of this date for temporary occupancy. Barrie Munro asked what recourse the Town would have, if the reasonable dates that are agreed to are not satisfied, and the work is deemed to be not as planned. Jim Hanley said the requested permit was temporary, and Barrie Munro replied that the business across the street had had a "temporary permit" for about five years. Christine Grimando said town counsel was reviewing the letter of credit. Barrie Munro said lighting was part of the certification, and he asked if there was a lighting engineer, and if the lighting was complete. Jim Hanley answered the lights are new and temporary power was used to light them up. Barrie Munro also asked about Landscape Architect Terrance Parker, who had said he did not know when he would be finished. Jim Hanley replied that Terrance Parker did not want to plant too early. Tom Manzi said the better the landscaping is, the better the reputation of the business will be.

Motion Barrie Munro moved to accept the Design Professional Certificate of Compliance for purpose of temporary occupancy. Tom Manzi seconded the motion.

In discussion, the completed letter of credit would go directly to Christine Grimando as a condition precedent for certification.

Vote The motion passed, 4-0

Barrie Munro and Rite Aid owner Greg Linseman discussed the visual difference between the York and Rye, New Hampshire, Rite Aids, which Greg Linseman also owns. While Barrie Munro was saying they looked quite different, Greg Linseman said they were, in fact, just the same in size and appearance.

New Business

Affordable Housing Update by Steve Burns on Affordable Housing research

Community Development Director Steve Burns said affordable housing responds to growth of all kinds in the town. The mandates for affordable housing are not Federal, but are State mandates. Two statutes dictate that the Comp Plan has to be fully considered when approaching affordable housing, and the Town cannot discriminate against mobile homes and manufactured housing. The definition of affordability is regulated by the State. The Comp Plan is compliant with affordable housing statutes. Land use is a mixed bag of about two-dozen regulations, about ten of which have an affect on affordability. The difficulty comes in that statutes do not make non-compliance obvious. The sixty-four dollar policy question becomes, "How much is enough?" Looking at five communities in Southern Maine, the threshold qualifier for affordability is making 80% or less of the area's average income. Steve Burns further explained the range of income thresholds. Southern Maine Regional Planning Commission had quickly prepared an estimate of potential affordable housing over several years, which was a ballpark figure, but had nothing to do what York is trying to do with affordable housing. The statute and growth analyses indicate that about 10% of the annual housing should be affordable, making the goal for 2008 at eleven houses. The price of affordable units for a one-person unit is \$142,000. An eight-person household would cost \$268,000, a tight squeeze. An average family would dwell in a \$200,000 house—but there are not very many \$200,000 houses out there, Steve Burns said. He also went over the rent cost of \$1,028 a month for rent and utilities for one person. The first step toward making affordable housing available would be to agree on the course of action to take.

Tom Manzi said to scope the supply and demand, because some of the eleven houses are not for working families in York. Steve Burns said the criteria has nothing to do with age and nothing to do with workforce. York is obligated to provide at least eleven affordable units, and not necessarily new units. Housing could be rehabilitated. The units could be part of a housing trust. The board discussed various aspects of affordable housing.

Steve Burns said that at the end of the population chapter of the Comp Plan, he had done a graph of the age distribution in York compared to the United States, which is in the shape of a perfect bell curve. In York, the graph of age distribution looks like an hourglass. People leave after high school and they come back in their thirties. There is a fifteen-year gap when there is a third of the population you would expect. That is the affordable housing crowd. Tom Manzi said it is the housing gap from one point of view, and it is the job availability from the other point of view. Steve Burns said, if you look at York and Rochester, which are in the same labor market, York is devoid of that labor group. And Rochester, and Somersworth, and probably Dover, are overrun with it. It shifts to where it is affordable. There was more board discussion. Steve Burns laid out the probably steps that should be taken, including planning board training.

Other Business

- Referring to her upcoming week working with the York Beach Zoning Ordinance, Christine Grimando said she wanted to take off the week of February 14, which was scheduled for the next planning board hearings. She recommended

continuing planning board meetings until February 28, which would have application reviews.

- Christine Grimando handed out a schedule of planning board meetings, pointing out what she hoped would be an August 28 “summer breather.”
- Christine Grimando said that a follow-up to Tim DeCoteau’s presentation of the expansion of non-conforming structures in York Beach would be schedule for March.
- Glen Macmillan said he had been the volunteer Chairman of the Board of Design Review. He asked the planning board if any other member wanted to work with the Design Review Board, or if he should continue.

Motion Todd Frederick moved that Glen MacWilliams should continue to represent the planning board on the Board of Design Review. Barrie seconded the motion, which passed, 3-0. Glen MacWilliams not voting.

- Glen MacWilliams described a situation in which he had received an application that, as procedure dictated, had been submitted to the code enforcement office before coming to the board of design review for approval. The thirty-day deadline for board of design review approval had expired while the application was still with code enforcement, which has no time limit. He recommended changing the procedure, because it does not work. Glen MacWilliams said it has been an issue and was rewritten, but needs to be brought forward as an amendment again.
- Barrie Munro stated, for the record, that, per Items 6.3.13.1 and 6.13.5, all buildings on Route 1 should be of New England in character. The planning board is not doing a good job of that. The board needs to evaluate what it should do to deal with larger scale and uses. He spoke of the York and Rye Rite Aid stores, which do not seem to be of the same scale. The roof overhang makes a difference, and the overhang in Rye is better and not done any more. That design would have done better in York.

The meeting closed. The time was 11:30.