

1 **York Planning Board**
 2 **Thursday, August 24, 2017, 7:00 P.M.**
 3 **York Public Library**
 4

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

6 Chairperson Amy Phalon called the meeting to order at 7:00 pm. A quorum was
 7 determined with five people voting: Amy Phalon, Vice Chairperson Peter Smith, Board
 8 Secretary Gordon Eldridge, Lew Stowe, and Al Cotton. Alternates Wayne Boardman
 9 and Kathleen Kluger were present but did not vote. Patience Horton was the recording
 10 secretary. Planning Director Dylan Smith represented staff. The meeting lasted 2.5
 11 hours.
 12

13 **Public Forum**

14 No one came forward to speak.
 15

16 **Field Changes**

17 There were no field changes.
 18

19 **Preference Votes for Proposed November 2017 Ordinance and**
 20 **Comprehensive Plan Chapters**
 21

22 • **Definition of Driveway**

23 Chairperson Amy Phalon asked who prefers the amendment of Article 2, Definition of a
 24 Driveway. All five board members showed their preference for this amendment with a
 25 show of hands.

26 • **Route 1 Commercial Building Design Standards**

27 Chairperson Amy Phalon asked who prefers the amendment of §6.3.13.5, Commercial
 28 Building Roof-design Standards. All five board members showed their preference for
 29 this amended ordinance with a show of hands.

30 • **Short Term Residential Rental (Definition and Parking Requirements)**

31 Chairperson Amy Phalon asked who prefers the amendment of Zoning Ordinance
 32 Article 10, Parking Requirements. All five board members showed their preference with
 33 a show of hands.

34 • **Non-conforming Structural Expansion in Shoreland Zones (Clarification)**

35 Chairperson Amy Phalon asked who prefers the amendment of Article 8, §8.3.11.4,
 36 Non-conforming Structural Expansion in the Shoreland Zone. All five board members
 37 showed their preference with a show of hands.
 38

39 Peter Smith interrupted the voting to say he had found an inconsistency in §8.3.11.4
 40 where the distance between a building and the high water mark is required. The
 41 paragraph in question leaves room for interpretation and a potential loophole. That
 42 language will be corrected at the next Shoreland Committee meeting, Pete said.
 43

- 44 • **Include an Energy Chapter to the Inventory and Analysis Section of the**
 45 **Town’s Comprehensive Pan and accompanying amendments to Volume 1**
 46 **§1.4 of the Comprehensive Plan that supports the strategies and actions**
 47 **identified within the Energy Chapter.**

48 Chairperson Amy Phalon asked who prefers to include the Energy Chapter into the
 49 Inventory and Analysis section of the Town’s Comprehensive Plan. All five board
 50 members showed their preference for the Energy Chapter with a show of hands.

51

- 52 • **Adopt by reference, the York Bicycle and Pedestrian Master Plan, dated**
 53 **March 7, 2017, within Volume 1: Policies, Capital Investment Plan,**
 54 **Regional Coordination Program, and Implementation Program.**

55 Chairperson Amy Phalon asked who prefers to adopt, by reference, the York Bicycle
 56 and Pedestrian Master Plan within Volume 1, Policies, Capital Investments, & etc. All
 57 five board members showed their preference for the Bike Ped Master Plan with a show
 58 of hands.

59

60 **Discussion and Review of 2018 Ordinance Initiatives**

61

- 62 • **Non-conforming Situations (Committee Discussion)**

63 Lew Stowe and Gordon Eldridge co-chair this subcommittee. In focusing on tightening
 64 the definition of non-conforming situations, we are not looking at changing the
 65 requirements, said Lew. We’re not making the nonconforming lots more conforming.
 66 Instead, non-conforming situations are examined according to the enlargement of the
 67 buildings.

68

69 Dylan Smith said the word “volume” has to disappear from all references in all
 70 ordinances, starting here in §17.2.1.2. The terms “enlargement” and “vertical expansion”
 71 are the correct terms. Expansion will be measured in cubic feet, based on the square
 72 footage of the floor, multiplied by the height of the building. The focus is on the bulk
 73 size of the structures.

74

- 75 • **Green Enterprise Overlay District (Committee Discussion)**

76 Al Cotton and Wayne Boardman co-chair this subcommittee. They have enlisted Dave
 77 McCarthy (from the Bike Ped group), Dave Woods (a York Beach businessman and
 78 former Planning Board Vice Chair), and Amanda Woods (the current Vice President of
 79 the York Chamber of Commerce) to join the subcommittee. When fully populated, there
 80 will also be representatives from the Select Board, the Conservation Commission, Parks
 81 & Rec, and neighbors around the Greenway. The group will consult with DPW, Police,
 82 and Fire Departments.

83

84 The Blinn House, a botanical park, an Animal Park with a connection to York’s Wild
 85 Kingdom, a dog park, a community center, expanded Beach parking, and a summit trail
 86 to Mt. A are all possible features of the Greenway. A contest for the townspeople to

87 name the greenway is being proposed. The subcommittee meetings will be held the
88 fourth Wednesdays of the month, at Town Hall, at 11:00 a.m.

89
90 • **Cluster Ordinance (Required Vs. Optional)**

91 Right now, conservation subdivisions are called “cluster subdivisions” in the ordinance,
92 said Dylan Smith. The board calls them “conservation subdivisions” or conservation/
93 cluster subdivisions. There is nothing stopping any builder who wants to build a
94 conservation/cluster.

95
96 The issue is whether cluster subdivisions should be required or optional, Dylan
97 continued. The unique rural areas of Town west of I-95 and in portions of the Cape
98 Neddick are rich in natural resources. It is imperative to require conservation/cluster
99 subdivision in those areas.

100
101 There is a lot of land trust property in the rural area, and there are large unfragmented
102 blocks owned by individuals, he said. When for any reason a road is going to be built,
103 the subdivision has to be designed in the cluster/conservation style, with 50% of the total
104 acreage going to open space. The board has to have to have a subcommittee to develop
105 these ideas as we envision them.

106
107 • **Continued Shoreland Ordinance Discussions**

108 Kathleen Kluger heads this subcommittee, which focuses on Shoreland natural resources.
109 Though some shoreland and habitat assets have been mapped out accurately, others have
110 not. Some might have been overlooked or no longer exist. The subcommittee is bringing
111 the maps up to date.

112
113 In the spring of 2017, an aerial photographer was hired by several towns together to
114 gather more exact images of the Shoreland, but there was cloud cover the day s/he was to
115 fly over. The project was aborted until spring, 2018, when there will be another attempt.

116
117 **Minutes**

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119 Motion: Chairperson Amy Phalon asked if anyone approved the minutes of August 10,
120 2017. Al Cotton responded, “So moved.” Pete Smith seconded. The motion passed 5-0.

121
122 **Other Business**

123 There was no other business.

124
125 **Adjourn**

126 Chairperson Amy Phalon adjourned the meeting at 9:32.