

**York Planning Board**  
**Thursday May 25, 2017, 7:00 P.M.**  
**York Public Library**

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

Chairwoman Amy Phalon called the meeting to order at 7:00. A quorum was determined with five people voting, Chair Amy Phalon, Vice Chair Peter Smith, Al Cotton, Lew Stowe, and alternate Wayne Boardman, who was assigned as a voting member. Gordon Eldridge and Kathleen Kluger were absent. Patience Horton took minutes. York Director of Planning Dylan Smith represented staff.

**Public Forum**

No one came forward to speak.

**Field Changes**

**Cliff House: 591 Shore Rd.; Map & Lot 0004-0029**

Amy Phalon recused herself. Pete Smith served as Chairman for this field change alone. Christopher Rupp and Christine Holmes from Gorrill Palmer Engineering in South Portland represented the Cliff House.

Christopher Rupp: We are planning to move the phasing line that separates Phase 1 from Phase 2. The Clifftop building can then be permitted for occupancy in July. Currently it is set to open at the same time as Ledges, in August. Work on Clifftop has gone quicker than expected, so it can be opened a month sooner.

The Code Office and the Fire Chief agree that all the requirements have been met.

Dylan Smith commented there are no specific notes considering phasing. Lew Stowe noted that this change did not have to come back to the Board. The applicant said they were being careful not to miss an administrative step.

Motion: Al Cotton moved to approve the change to the phasing line as proposed, with site improvements east of the Phase 2 line being substantially completed prior to occupancy at Ledges. Wayne Boardman seconded. The motion passed 5-0.

Amy Phalon returned to chair the meeting.

## **Discussion/Review November 2017 Comprehensive Plan Initiatives**

### **Energy Comprehensive Plan Chapter (Formatting)**

Dylan Smith: Rozanna Patane, Chairwoman of the Energy Committee, will bring final, non-substantive changes of the Energy Chapter to the June public hearing. After the hearing, the Planning Board will make changes to the chapter so it meets the rest of the chapter's format. The Energy Survey will be added as part of the appendix.

## **Discussion/Review November 2017 Ordinance Initiatives**

Lew Stowe: He and Gordon Eldridge had gone to the Code Office and presented their idea for creating a RES-7 overlay, which would bring lots in that very dense zone into conformity, hopefully alleviating the parking crises there. About 90% of the houses in RES-7 are nonconforming, based on tiny lot sizes and setbacks. The code officers did not take to the overlay idea, but said they might revisit it in two or three years, said Lew. Dylan Smith said the Planning Board will look at Article 17, Nonconforming Provisions, with regard to both the RES-7 and the Village.

## **Proposed Ordinance Amendments**

### **Amendment 1 - Definition of driveway**

No discussion necessary.

### **Amendment - 2 Rte. 1 Commercial Roof Design Standards**

No discussion necessary.

### **Amendment - 3 Short Term Residential Rentals (STRR)**

Planning Director Dylan Smith had proposed changes in 15.1.1.2.c, which reads "The following minimum off-street parking requirement(s) shall be provided and maintained for any new construction, alteration and change of use."

The proposed changes in 15.1.1.2.c are in italics below.

#### **15.1.1.2.c      USE**

*Hotel/Motel and short term residential rentals*

#### **15.1.1.2.c      NUMBER OF PARKING SPACES**

- 1.25 parking spaces for each rental unit accommodation *or bedroom within a short term residential rental*
- Or**
- 1.25 parking spaces for each rental unit accommodation *or bedroom within a dwelling to be used for transient occupancy*

Dylan said the purpose of this step is to match STRR with the Hotel/Motel use. Amy Phalon said that people might not see the change. Wayne Boardman said the change might raise a red flag. Dylan said that as a result of feedback from the upcoming June 22 public hearing, the amendment might be “tweaked.” Most likely the parking space requirement of 1.25 spots for each rental room will be changed to 1.0 parking spot for each rental room.

Motion: Al Cotton moved to have a hearing on this on the 4<sup>th</sup> Thursday in June, June 22. Lew Stowe seconded. The motion passed 5-0.

## **Minutes**

Motion: Lew Stowe moved to accept the minutes of May 11, 2017, as amended. Al Cotton seconded. The motion passed 5-0.

## **Other Business**

Motion: Pete Smith moved to authorize the Chair to sign the Findings of Fact for the Union Bluff Hotel, Map/Lots 0024-0037 and 0024-0035. Al Cotton seconded. The motion passed 5-0.

Motion: Pete Smith moved to authorize the Chair to sign the Findings of Fact for Gold Rock LLC, Map/Lot: 0200-0028A. Al Cotton seconded. The motion passed 5-0.

Motion: Pete Smith moved to authorize the Chair to sign the Findings of Fact for Maine Coast Company, Map/Lot 0053-0023. Al seconded. The motion passed 5-0.

The site walk for Oak Ridge Terrace, 140 Pine Hill Road (Walter Woods), will be held Wednesday, May 31, 2017 at 10:00, meeting at the Rough.

## **Adjourn**

Amy Phalon adjourned the meeting at 8:50.