

York Planning Board
Thursday, April 27, 2017, 7:00 P.M.
York Public Library

Call to Order, Determination of Quorum; Appointment of Alternates

Chairman Amy Phalon called the meeting to order at 7:00. A quorum was determined with five people voting, Chairman Amy Phalon, Vice Chairman Pete Smith, Board Secretary Gordon Eldridge, Al Cotton, and Lew Stowe. Alternates Wayne Boardman, and Kathleen Kluger were not present. Patience Horton took minutes. Planning Director Dylan Smith represented staff.

Public Forum

No one came forward to speak.

Discussion/Review November 2017 Comprehensive Plan initiatives

Bike Ped Master Plan Inclusion into Comprehensive plan

Dave McCarthy of Cape Neddick is the Bike/Ped Committee chairman and spokesman. Committee member Leah Drennan was also present. The committee has been working to get inclusion of the Bike/Ped Master Plan into York's Comprehensive Plan onto the November, 2017 ballot. While many people have contributed to development of the plan, Scott Hastings was the primary writer.

One of their biggest issues is implementation of a Complete Streets policy. Any time a state road, a state-funded road, or any road in York using state funding in any way, the Complete Streets policy must be implemented. Going forward, the question the Planning Board must face when reviewing an application is what the applicant is doing to improve access for pedestrians and bicyclists and/or to make the roadway adhere to the Complete Streets concepts.

The Bicycle Coalition of Maine has a template that provides a standard policy for towns that wish to use it. The form is blank, and a town can sign it and use the recommendations as presented. But we want to deliberate the implementation of the policy, Dave McCarthy said. If the policies don't get implemented, they're worthless.

Dylan Smith said reference to the Complete Streets policy should be added to the Site Plan and Subdivision Regulations, which already references the development of roads based on types of development, number of units, and location.

A shortage of bike racks is also a longstanding concern. Subcommittee member Leah Drennan described how York Rotary is donating a bike rack for Harbor Beach. It is

prohibited to bring bicycles over the rocks, and the chain link fence that is currently used to secure bicycles is overgrown with weeds, thereby a potential health hazard.

Motion: Pete Smith moved to adopt, by reference, the York Bicycle and Pedestrian Master Plan, dated March 7, 2017 within Volume 1: Policies, Capital Investment Plan, Regional Coordination Program and Implementation Program. Gordon Eldridge seconded. The motion passed 5-0.

Energy Comprehensive Plan Chapter

Energy Subcommittee Chairwoman Rozanna Patane reported on updates to the draft chapter since the fall of 2016. During that period, the final bond money was spent on LED lighting upgrades. The \$400,000 bond money originated as four individual \$100,000 ballot items which citizens approved in separate referendums over four years. The last \$100,000 bond was approved in 2014.

It is projected that after seven years, when the final lease payment has been made, the LED street lighting program will save the Town at least \$139,649 a year, which is an 83% savings. Rozanna referred to that as a "cash cow." What to do with the savings is a policy decision for the Select Board and the Town Manager to make. Some towns use their savings from LED streetlight programs to finance other energy programs. It has not been decided if York will take the savings and put them toward future energy programs.

Since last fall, the number of proposed energy efficiency actions went from 10 to 12. "Schools" were added as a category. Municipal Operations, Commercial Business, and Residential were added under Energy and Climate. An action has been added that explores solar biofuel and other renewable energy options that can reduce carbon emissions. Goal 4, Action 9 is intended to engage teachers and students in learning about sustainable energy programs in the schools.

Motion: Al Cotton moved to add a new "Energy Chapter" within Volume 2, York Comprehensive Plan Inventory and Analysis, and adopt, by reference, the strategy and summary of actions identified in the Energy Chapter, Volume 1: Policies, Capital Investment Plan, Regional Coordination Program and Implementation program. Pete Smith seconded. The motion passed 5-0.

Capital Investment Plan (Funding of Sewer Projects)

The sewer district is doing a sewer study in the Old Post Road and Route 1 area, and they are not finished with the study. Once the sewer study is done, Dylan plans to have Tim Haskell talk to the board about the funding of Sewer Projects. Until then, this capital investment plan is on hold.

Discussion/Review November 2017 Ordinance Initiatives

Lew Stowe and Gordon Eldridge have been analyzing parking in neighborhoods with short term residential rentals. It is likely that in those areas, only two off-street parking spaces are provided per cottage, but there might be eight people coming to stay! Lew and Gordon offered to develop a separate parking ordinance that would be acceptable with current conditions in the high density areas. But ultimately, though, as Dylan Smith explained, the Select Board's recommendation is to make an addition to Article 15 which would require one off-street parking space for every bedroom beyond the given off-street spaces. A burden of proof would be offered to landlords who are grandfathered and can prove they have been doing it "forever."

This parking ordinance would be one way to address short term rental parking issues. Dylan pointed out that we may need a definition of "off-street parking."

Minutes

Motion: Al Cotton moved to accept the minutes of April 13, 2017. Pete Smith seconded. The motion passed 5-0.

Other Business

The new definitions of "driveway" (excellent job) and "roof pitch" (needs work) were discussed.

Motion: Pete Smith moved to authorize the Chair to sign the Findings of Fact for 1376 Rte. 1, Map/Lot: 0097-0018. Al Cotton seconded. The motion passed 5-0.

Motion: Pete Smith moved to authorize the Chair to sign the Findings of Fact for 9 Hannaford Drive, York Police Station; Map/Lot: 0053-0026. Lew Stowe seconded. The motion passed 5-0.

Adjourn

Pete Smith moved to adjourn. The time was 9:14