

***York Planning Board Workshop  
Thursday, January 13, 2022; 7:00 P.M.  
Via Zoom***

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

Chair Kathleen Kluger called the meeting to order at 7:00 P.M. A quorum was determined with five people voting: Kathleen Kluger, Vice-chair Wayne Boardman, Board Secretary Gerry Runte, Pete Smith, and Al Cotton. Alternate Kenny Churchill was present, but did not vote. Ian Shaw was not present. Planning Director Dylan Smith represented Town Hall staff. DiCarlo Brown, new to the staff, attended this as his first meeting. Patience Horton was the recording secretary, working remotely. Votes were tallied via roll call.

Dylan Smith introduced DiCarlo Brown, the new planner. He comes from Maryland.

**Field Changes**

There were no field changes.

***Public Forum***

No one came forward to speak.

***Discussion and Review—Comprehensive Plan Update/Climate Action Plan***

***Update on Climate Action Plan Process***

The CAP Steering Committee has pulled together eight draft chapters with five appendices. CivicMoxie is currently producing the fully laid-out version of the document. There will be a public Zoom meeting on January 25, preregistered by link. The Planning Board and the Selectboard will give input, and there will be an opportunity for public comment. Robert Palmer, the Selectboard representative to the CAP, has requested that the first formal presentation of the document be held February 28.

***Update of the Comprehensive Plan Process***

Kinley Gregg resigned from the committee effective January 2. Wayne Boardman has joined as a regular member. Kathleen Kluger continues as Chair.

Comp Plan Steering Committee meetings are set up for January 19 and 31. They are on Zoom. The locations of the February 7, 19, and 31 meetings are not known (Zoom v. Library). All meetings run from 5:00 to 6:30. The new Comp Plan is scheduled to be unveiled on May 12. Public hearings will occur over the summer.

The setup of the new Comp Plan will begin during the upcoming meetings. It focuses on housing opportunities, connectivity of the community, diversity of the economic base, enhancement of benefits for residents, and the balance and protection of natural resources.

***Discussion/Review—Possible Ordinance Amendments for November, 2022***

The Town Manager is possibly requesting a dock ordinance for May, 2022. The status of that project is up in the air.

Dylan is scheduled to go before the Budget Committee next week to request funding for the Green Enterprise Zone project. Such funding would become available July 1 to pay for a Charrette. The project could lead to an ordinance amendment(s) for November, 2023.

An amendment to the Board of Design Review is being considered for the November, 2022 ballot. The Planning Board might approach such design standards as regulations, instead.

Wayne Boardman and Gerry Runte have agreed to continue as the workgroup for the Open Space Conservation Subdivisions ordinance. It has been in redesign for some time. Work will start up again this summer. Perhaps other legal mechanisms could address the problem developers have when they cannot get a conservation group interested in the open space.

***Discussion/Review—Mechanism for Planning Board Motions***

A formal worksheet is being developed to organize motions in advance and speed up the process during meetings. Waivers and conditions can be worked into the standardized motions.

***Review—Findings of Fact***

Findings of Fact, Conclusions of Law and Decisions  
Bristol Pointe Mixed-use Development  
Tax Map 50, Lot 123

- Motion: Al Cotton moved to authorize the chair to sign the amended Findings of Fact for Bristol Pointe Mixed-use Development, Map/Lot 0050-0123. Gerry Runte seconded. The motion passed 5-0.

Findings of Fact, Conclusions of Law, and Decisions  
Cliff House Deck and Pergola Addition Amended Site Plan  
Tax Map 4, Lot 29  
Applicant RBDD, Cliff House Acquisitions, LLC

- Motion: Al Cotton moved to authorize the chair to sign the Findings of Fact for Cliff House Addition Amended Site Plan, Map/Lot 0004-0029. Pete Smith seconded. The motion passed 5-0.

## Minutes

- Motion: Pete Smith moved to approve the Minutes of December 23, 2021, as amended. The motion passed 4-0-1, with Al Cotton abstaining (not present at this meeting).

## Other Business

1. All Planning Board meetings will be on Zoom for the month of January.
2. Patience takes corrections for the Minutes directly off the discussion and does not have to be given notes about them.

## Adjourn

9:00 P.M.

Respectfully submitted,  
Patience G. Horton  
Recording Secretary