

York, Maine
Comprehensive Plan Steering Committee
Tuesday, March 7, 2022; 5:00 P.M.
Zoom

Steering Committee Chair Kathleen Kluger called this 12th regular meeting to order at 5:00 P.M. Kathleen Kluger, Mike Sinclair, Jud Knox, Dave Herbein, Dave Webber, Stephanie Kemp Byrne, Roan Spencer, Nan Graves, Wayne Boardman, and Troy Williams represented the Steering Committee. Susan Silberberg, Annie Streetman, and Sue Kim represented CivicMoxie. Planning Director Dylan Smith and Land Use Planner DeCarlo Brown represented Town Hall staff. Patience Horton took Minutes.

Future Land Use—Continued, Susan Silberberg

- The public has asked for economic development and housing on Route 1.
- The Steering Committee has to decide where the growth boundary line should be.
- This is the part of the Comp Plan where the CPSC *has* to make a decision. This is land use. It can't be fixed later. This is the hard, nitty gritty part of the Comp Plan. This is a requirement of the Growth Management Act of the State of Maine.
- CivicMoxie has proposed some higher-level strategies and policies. They have sent the Committee strategies that make sure 1) development is where it is wanted and 2) the protected areas stay protected.
- CivicMoxie recommends that the CPSC only changes the boundary of the growth area at the south end of Route 1, the "tail," where public sewer from Kittery is accessible.
- Parking and lack of connectivity are deterrents when it comes to expanding the growth area in the south end of Route 1.
- The south end of Route 1 would be zoned specifically for workforce housing.
- For developers, there are financial incentives for building workforce housing on Route 1.
- Look the workforce housing going in at Hannaford, said Dylan Smith. The developer knows how to make money. It's because of the density bonus.
- The cost of land is critical to the success of workforce and elderly overlays.
- The center of the Village has an elderly zoning district. YHA has addressed that.

Chair Kathleen Kluger asked for a show of hands of Committee members who agree about extending the growth area south for workforce housing. All were in agreement.

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- Expansion of the growth area does not have to be confined to south.
 - In order to extend the growth area north, the need for water and sewer has to be identified. An overlay district can then be created.
 - Could there be less reliability on automobiles in northern Route 1? What about connectivity and walkability if the growth area extends there?
 - The land near the Ogunquit border has access to the Ogunquit Sewer District. There is no public sewer along Route 1 until that point.
 - Septic systems can go in where sewer cannot go.

- The Water and Sewer Districts expand their services as directed by the Comp Plan.
- Water and Sewer will not be extended outside the designated growth area.
- By encouraging density outside the growth area, there would be sprawl, which is uncontrolled, fast growth.
- There are six different zones along Route 1. Maybe they need to be changed to accommodate the changes already going on.
- Maybe phasing would control a transition to the growth area in the north end of Route 1.
- We should *not* go up Route 1 as far as we can go. We need to take baby steps.
- Maybe the growth area should be expanded into the small bit of RTE1-5 that is contiguous the current growth area.

Kathleen Kluger asked if there was any objection to making RTE1-5 Zone a transitional growth area. There was no objection to that.

Public Comment/Correspondence

Mr. Vinery has sent an email with ideas he and his friends are talking about. The email has been sent out for information to the CPSC members.

Brief introduction of Vision Statement

Stephanie Kemp Byrne read a draft of the vision statement she has written.

The People of York Have Spoken

[The title is followed by the word cloud Annie Streetman put together.]

[Quote] The vision for the Town of York can be expressed through the passionate words spoken by the community. From the spectacular forest and views of Mt Agamenticus to the brilliance of the sea, York is a beautiful and unique land that is critical to the shoreline of this nation. Our Vision demands and maintains our quality of life for all York residents in the face of climate and other global changes. We strive to optimize and balance the needs of the community by continuously improving the quality and diversity of York's economy, community, housing, recreation, and transportation, while at the same time preserving all our precious natural resources and the rich history of York. All the things we love about York must stay in York. [End quote]

This vision statement will be sent out for the Committee to finish on Friday.

What words capture your vision for York?

- A balanced future
- York—more than beaches.
- Sustainable, innovative, community
- Community and natural beauty
- Preserve our natural beauty.
- Intelligent growth
- Sustainability, conservation, quality
- Protect, preserve, balance

- We have the honor to live where others come for short vacations.

What words express the vision of residents?

1. Community (engaged, caring, diverse, small, welcoming, family)
2. Town (small, quaintness, quiet, family-feel, character, charm, revitalization, friendly)
3. Space (walking, biking, raise family, live, housing, more affordable, all-income levels)
4. Also (beaches, water, environments, energy, public areas, downtown businesses.)

Explanation of (more) documents to review

- Chapter 4 has been sent out for comments.
- Land Use Current Conditions has been sent out for punctuation and word use (line editing).

Meeting schedule for March

Friday, March 11	5:30-6:30 Zoom (reconciliation)
Monday March 14	5:00-7:00 Zoom (future land use)
Monday, March 21	6:00-7:30 Location and Agenda t/b/d
May 12, 2022	CompFest II

Adjourn

6:50 P.M

Respectfully submitted,
Patience G. Horton

- Policy, not law, comes out of a visionary document. The Comp Plan is not regulatory. Zoning Articles are.
- Zoning changes that are recommended in the Comp Plan cannot be defended in court. They have to become Zoning Articles first.