

York Planning Board Meeting
Thursday, April 18, 2023; 12:00 P.M.
York Public Library

1. Call to Order; Roll Call; Determination of Quorum; Appointment of Alternates

Chair Wayne Boardman called the meeting to order at 12:00 P.M. and declared a quorum of four: Chair Wayne Boardman, Vice Chair David Woods II, Board Secretary Pete Smith, and Brian Trafton. The Selectboard was represented by Kinley Gregg. Planning Director Dylan Smith and Land Use Planner DeCarlo Brown represented Town Hall staff. Patience Horton was the recording secretary. Votes were taken by roll call.

1. Consultant interviews for “Short Sands Road and Surrounding Area Design Charrettes, Regulating Plan & Zoning Amendments”

The purpose of this meeting was to interview the two competing finalist consulting firms that are hoping to administer the design charrette for the Short Sands Road area. The area is roughly 300 acres in size and lies between York Beach and Route 1. The area is called GEROD (Green Enterprise Recreation Overlay District).

The RFP originally brought in four proposals, which were narrowed down to two, TPUDC (Town Planning and Urban Design Collaborative) and Yard and Company. The consultant that is ultimately selected will make rezoning recommendations and create innovative design standards.

The following questions were asked of each applicant.

Introduction: Tell us a little about you, your firm, the people who make it up, and why this project intrigued you.

Question 1. You have been invited here because the Planning Board liked your proposal and methodology to complete the project described in the RFP. Are there any areas of focus that we might have missed in our RFP which you have found to be important in other similar projects for other towns?

Question 2. We have requested an effective public participation program to assure that the people of York, particularly those within or near this area, are part of the design charrette process and part of the development of plan/ordinance amendments. We would like to see them fully buy, or believe in, the process and final amendments. In your experience, which aspects of outreach would you consider to be the most effective for this type of project?

Question 3. Given that many of our citizens are distracted by other priorities, and some, if not most, are typically apathetic about municipal issues, how will you motivate members of the public to participate in the design charrette and ordinance amendment process? How will you get residents to approve amendments for this area?

Question 4. For this planning process, please describe in some detail how your team will be organized and how its leadership functions. Is the engagement leader expected to be on site

most of the time, or will they periodically check on and report progress to the Board and its subcommittee?

Question 5. Please explain in some detail how your firm might address recreation, sustainability, and climate change solutions within this area as part of the amendment process.

Question 6. What innovative strategies would you recommend for transforming this area into a distinctive destination and place to be? What will be your primary focus to ensure that occurs?

Question 7. How have you been successful by going “outside the box” on similar projects in other towns?

Question 8. What potential innovative zoning and design strategies or approaches would you recommend for consideration in this area?

Question 9. What measurement criteria will you use to know that the project is tracking well and will be completed on time?

Question 10. What do you imagine the finished amendments will look like when complete? And how might you make it user friendly?

TPUDC

For TPUDC Spokesperson Brian Wright, Principal
 Bill Wright, Land Use Attorney
 Anna Underwood, Planner and Deputy Project Manager
 Jessica Wilson, Project Manager Director (via Zoom)

Brian Wright gave an overview of the 18-year-old company from Franklin, Tennessee. They have done projects around the country and have done a great deal of work in New England. They are national leaders of form-based zoning. Their staff is integrated with legal, urban design, project management, and public outreach expertise. Their big event is called the Plan-a-palooza. Their project locations include Middlebury, Vermont, and the west end of Portsmouth, New Hampshire.

The Board engaged TPDUC with the ten prepared questions.

Yard and Company

For Yard and Company Joe Nichol, Principal and Co-founder

This company is headquartered in Cincinnati, Ohio. It is an urban growth firm that helps places solve problems around growth. The primary way they do that is through three types of services: master planning and urban design, place management and operations, and boutique development projects in the Cincinnati area. They partner with ZoneCo, a zoning and coding firm. The Yard’s project locations include the creation of a college town in Storrs, Connecticut and a housing development called Great Pond Village in Windsor Lock, Connecticut.

The Board engaged TPDUC with the ten prepared questions.

When the applicants finished their interviews and left the room, each member of the Planning Board summarized their first impressions of the presentations. At their next meeting, the Planning Board will go into detail about which proposal they want to accept.

Dylan Smith asked the Planning Board members to check references.

2. Other Business

There was no other business.

3. Adjourn

3:00

Respectfully submitted,
Patience G. Horton