

York Planning Board Meeting
Thursday, May 11, 2023; 7:00 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 7:00 P.M. A quorum was determined with five members voting: Chair Wayne Boardman, Vice Chair David Woods II, Board Secretary Pete Smith, Brian Trafton, and Meredith Goodwin. Planning Director Dylan Smith and Land Use Planner DeCarlo Brown represented Town Hall staff. Patience Horton was the recording secretary working remotely from Town Hall Streams. Votes were taken via roll call. Pete Smith left the meeting at 8:50.

2. Field Changes

There were no Field Changes.

3. Public Forum

No one came forward to speak. Without objection, Wayne Boardman closed the Public Forum.

4. Discussion

A. Application Outside Technical Review Billing

Sometimes, the Planning Board relies on outside partners for technical reviews. At those times, the Planning Board authorizes Planning Staff to hire experts. Review agents might cost between \$100 and \$500 an hour for their expertise. A contentious project might have a technical review bill as high as \$20,000. The Town pays upfront.

Sometimes, applicants who are denied approval or have withdrawn their application are not “paying their bills,” as DeCarlo Brown put it. Applicants have also bypassed paying up by coming in under a different name. This evening, the Board discussed possible solutions.

B. Fall 2023 Potential Ordinance Amendments

a. Open Space Conservation Subdivision

The Open Space Conservation Subdivision Development Ordinance, §7.6 of the Zoning Ordinance, calls for attention to immediate action items located in the Comprehensive Plan and the Climate Action Plan. The Planning Board discussed tweaks, major changes, and additions and subtractions to §7.6, for which there will be a Public Hearing on June 11, 2023.

b. Board of Design Review

The dissolution of the Harbor Board of Design Review will involve putting ordinance sections that are particular to the Harbor into other areas of the Code. The Board asked Dylan and DeCarlo to write the amendment, which will go to the November referendum as is except if the Board finds necessary changes.

c. LD2003

This legislation was passed by the State to increase the number of housing units in Maine. York is already aligned with most of the provisions that the State created. The Board proceeded to review and edit the LD2003 document.

d. ADU

The Board discussed ADUs and Short-term Rentals. They reviewed and edited the amendment.

C. Potential Site Plan and Subdivision Regulations Amendments

a. Datum 1923

In science, Datum has to do with the shape of the Earth. Datum 1923 calculates the Earth differently than Datum 1988. York is converting to Datum 1988 to assure that engineering measurements are accurate and are in keeping with the times.

D. Committee Creation

a. GEROD Design Charettes Committee

This will be a fast-paced project once the contract with TPUDC (Town Planning and Urban Design Collaborative) is signed. A subcommittee of two or three Planning Board members and some other residents of York, including Al Cotton, will be formed to work with TPUDC on Charrettes.

b. Land Use Committee

c. Comprehensive Plan Implementation Committee

The Comp Plan calls for a committee or the planning department staff to determine future land use. Once passed by the Selectboard, meetings will start in June or July. Meetings will be held during the day, and Minutes will be taken.

5. Minutes

- Motion: David Woods moved to approve the Minutes of April 18, 2023, as amended. Brian Trafton seconded the motion. Without further discussion, the motion carried 4-0-1 with Meredith Goodwin abstaining (absent).
- Motion: Brian Trafton moved to approve the Minutes of Thursday, April 27, 2023, as amended. David Woods seconded the motion. Without further discussion, the motion carried 5-0.

6. Other Business

There was no other business.

7. Adjourn

10:10

Respectfully submitted,

Patience G. Horton