

**Planning Board Meeting/Hearing
Thursday, June 23, 2022; 7:00 P.M.
York Public Library**

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, Peter Smith, Al Cotton, and alternate Ian Shaw, who was appointed as a voting member. Board Secretary Gerry Runte and alternate Kenny Churchill were not present. Planning Director Dylan Smith represented Town Hall Staff. Patience Horton took Minutes working remotely from the live online stream. Votes were tallied via roll call.

Field Changes

There were no field changes.

Public Forum

Public Hearings

York citizen Jennifer Hunter encouraged the PB (Planning Board) to amend the Town's Site Plan and Subdivision regulation §6.3.16 to include the York River focus area. This section requires applicants to identify the location of property with respect to undeveloped habitat blocks, high-value plant/animal habit, and focus areas of ecological significance in the Mt Agamenticus and Brave Boat Harbor focus areas as mapped by the Maine Dept of Inland Fisheries and Wildlife—Beginning with Habitat Program. The area is important tidal wading bird and water fowl habitat and provides habitat for many fish species. There are plants, animals, and other high-valued habitats found throughout this focus area. Chair Kathleen Kluger closed the public hearing.

Kathleen took the opportunity to say goodbye to Al Cotton, who has been a member of the PB for 10 years. She presented him with a desk trophy.

Town of York 2022 Comprehensive Plan

Copies of the draft plan can be found on the Town's website at:

<https://www.yorkmaine.org/DocumentCenter/Index/119> or in the Town Clerks Office at the York Town Hall.

- Motion: Pete Smith moved to open the Public Hearing for the 2022 Comprehensive Plan. Wayne Boardman seconded the motion, which passed 5-0.

Brad Moulton has spent much of his life in Cape Neddick. Further work is necessary for the Comprehensive Plan, he said. Proposed housing is inadequate for the needs of York. Workers in York are living in Wells or Sanford because they cannot afford to live here. If the (CP) Comp Plan does not address “economic discrimination,” conditions will worsen.

Torbert Macdonald would like to see RES 1-B rezoned to exclude elderly housing. Also, the 30-foot setback requirements in RES 1-B should be changed to enable houses in those neighborhoods to expand closer to the street.

Jennifer Hunter stated that currently, there are 46 strategies listed in the natural resources section, none of which mention marsh migration. She would like to see a specific strategy for marsh migration added to the Comp Plan.

Pricilla Moriuchi lives in York. She said she does not see the school system, infrastructure, accessibility, bike & walkability, or roads in the Comp Plan. Also, she lives in the upper part of the York River. In her experience, there are many environmental regulations established, but very little enforcement, particularly in the area of tree harvesting. Enforcement should be “upped,” she said.

Kathleen Kluger closed the Public Hearing. There will be a second hearing on Thursday, July 28, at 7:00 P.M.

Kathleen opened up the discussion to the Board. Members agreed that the Comp Plan should be amended to address the needs of salt marsh migration on the York River.

Susan Silberberg said an adjustment can be made by weaving salt marsh migration into an existing strategy by adding another sentence.

Steering Committee member Mike Sinclair said there was a conversation about marsh migration as referenced in CP §3.3.

Kathleen Kluger made several points:

- 1) Further work will evolve from the Comp Plan. Implementation Chapter 7 has the recommended actions.
- 2) Testimony given tonight dovetails with the feedback that has been previously gathered for Comp Plan.

- 3) The CP was not developed by the 14 members of the Steering Committee. The plan was developed from public feedback.
- 4) Once the Plan has been accepted by the citizens, the huge task of implementing and redefining zoning will begin.

Steering Committee members were invited to make comments. Nan Graves said the SC had many conversations about schools and connectivity. She said that marsh migration was discussed, but more direction can be given with added language.

The PB will review amendments to the Comp Plan without further assistance of the SC.

Dylan Smith asked if language about recent legislation LD-2003 should be added to the Comp Plan. LD-2003 contains State mandates on affordability requirements. The Board decided it should be left out because many goals are already addressed in the Plan, and that the Planning Board will be taking up the incorporation of LD-2003 into current or new zoning amendments.

Minutes

- Motion: Ian Shaw moved to approve the amended Minutes for the Planning Board workshop of Thursday, April 28. Peter Smith seconded the Motion, which passed 5-0.
- Motion: Wayne Boardman moved to approve the Planning Board Minutes of Thursday, June 9, 2022, as amended. Ian Shaw seconded the motion, which passed 5- 0.

Other Business

There was no other business.

Adjourn

8:50

Respectfully submitted,
Patience G. Horton

Next meeting: Thursday, July 7, 2022