

**Planning Board Meeting/Hearing  
Thursday, July 28, 2022; 7:00 P.M.  
York Public Library**

**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 people voting: Wayne Boardman, Vice-chair Kathleen Kluger, Board Secretary Peter Smith, Gerry Runte, and Ian Shaw. Planning Director Dylan Smith was not present. Patience Horton took Minutes working remotely from the online stream. Votes were tallied via roll call.

**Field Changes**

There were no field changes.

**Public Forum**

**Martin Meyers** of Three Cranberry Lane referred to the July 14<sup>th</sup> 66 Raydon Road application for which there were neither television broadcasting nor Minutes. Will there be a site walk? Has the lighting plan been waived? Has the wildlife report been waived? [Kathleen Kluger answered that the board had obtained enough information about those things. Further action was not necessary.]

**Torbert Macdonald** of Fernald Ave said that peer reviewer Chris Di Matteo, a landscape architect, should not peer review “everything,” including telecommunications facilities. Chris Di Matteo should only peer review his own field, landscaping. An expert should be brought in for any other category. [Kathleen Kluger replied that Chris Di Matteo, a former town planner, is fully qualified to review applications.]

**Janet Drew** of Avon Avenue spoke of the dangers of electromagnetic radiation and asked that the Planning Board hire expert witnesses when those applications come up.

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**Public Hearings**

**Town of York 2022 Comprehensive Plan**

**Copies of the draft plan (document draft date June 27, 2022) can be found on the Town’s website at: [https://www.yorkmaine.org/Document center/Index/119](https://www.yorkmaine.org/Document%20center/Index/119) or in the Town Clerk’s office at the York Town Hall.**

Comprehensive Plan Steering Committee Chair Kathleen Kluger conducted this public hearing, which was the follow-up of the June 23 Comp Plan public hearing, five weeks ago.

Kathleen Kluger reported on five changes that were made to the draft plan.

1. A substantive change had been made to Strategy 8.2. A section was added: “Encourage conservation actions and adoption of policies or regulations that accommodate marsh migration.”
2. There was a note to the plan cover with a revision date.
3. On Page 64, text was added for 8.2 which resulted in 8.2.a.i.
4. A typo was repaired in Strategy 8.4.5 on Page 70. The same adjustment was made to the same strategy in the implementation table.

5. A note was added to the front of Appendix D. It has dates showing all revisions and their locations in the document.
- Motion: Kathleen Kluger moved to open the Public Hearing for Comprehensive Plan 2022 for the Town of York. Pete Smith seconded the motion. There was no discussion. By roll call vote, the motion passed 5-0.

**Torbert Macdonald** of Six Fernald Avenue said the plan has to be certified. An implementation strategy has to be created. A regional coordination program must be enacted. The transfer of development rights should be incorporated. [Kathleen Kluger referenced Southern Maine Planning and Development Commission's director, Lee Jay Feldman's email to Dylan Smith indicating the new plan is especially inclusive of regional coordination and is a gold standard for all other Maine comp plans.]

**Patty Hymanson** talked about the importance of speaking directly about invasive species in the plan.

**Janet Drew** said communication utilities and energy are not addressed in the Comp Plan.

- Motion: Kathleen Kluger moved to close the public hearing for the Comprehensive Plan. Pete Smith seconded the motion. Without objection, the Chair closed the Public Hearing.

The Board discussed the public hearing. The plan will go to the State for certification once it has been accepted by the voters in November. There is an implementation plan, which calls for the creation of committees that will focus on the transfer of development rights, invasive species, communication utilities, energy, and other topics. Every item claimed to be missing from the Comprehensive Plan is in the appendices.

Sue Kim, Senior Planner from CivicMoxie, commended the Town Staff and Steering Committee for coordinating involvement from the largest number of people of any comp plan she has ever been associated with.

- Motion: Kathleen Kluger moved to forward the Comprehensive Plan to the Selectboard for their August 22 meeting to place on the warrant for the November ballot. Gerry Runte seconded the motion. There was no discussion. By roll call vote, the motion passed 5-0.

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## Minutes

- Motion: Kathleen Kluger moved to approve the Minutes as amended for Thursday, June 23, 2022. Ian Shaw seconded the motion. By roll call vote, the motion passed 4-0-1, with Gerry Runte abstaining because of absence.
- Motion: Kathleen Kluger moved to approve the Thursday, July 7, 2022, Minutes, as amended. Peter Smith seconded the motion. By roll call vote, the motion passed 5-0.

**Other Business**

1. There are changes for York in the upcoming MS4 program. Kristie Rabasca will be making a presentation to the Planning Board on August 11.
2. There will be a second hearing for the EV charging stations ordinance during the Selectboard meeting on August 8.

**Adjourn**

9:00

Respectfully submitted,  
Patience G. Horton

Next meeting: August 11, 2022