

The Town of York has a rich history with European settlements beginning in the early 1600s and various Native American populations calling this area home before and during the early colonial era. This long history means that historic and archaeological resources are prevalent around town and are seen as an important part of York's identity. Threats to historic and archaeological resources include climate change and sea level rise, aging materials, funding, unknown or private resources, and disasters.

HISTORIC + ARCHAEOLOGICAL RESOURCES TODAY - HIGHLIGHTS

Archaeological sites can be classified in two varieties, Native American or pre-European arrival (sometimes called prehistoric, since these often are from time before the written historical record) and Colonial or European-American sites (for which there are historical records starting around 1600 AD).

- **Native American sites** include campsites or village locations, rock quarries and workshops, and rock carvings (petroglyphs). While a lot of these sites remain unknown, areas are identified for potential based on settlement patterns and distance to canoe-navigable water.
- **Colonial archaeological sites** can include cellar holes from old houses, foundations of houses, farm buildings, mills, wharves, and boat yards, as well as near-shore shipwrecks. These sites are often predicted through study of historical documents, deeds, and maps.
- The land that the Town of York occupies was inhabited for thousands of years by native peoples before colonizers arrived. While some of this history remains visible, such as the buildings at the Old York Historical Society, a lot of it was lost to time, either destroyed, buried under land, or submerged by water. For this reason, the state defines these rich resources as both historic and archaeological, where historic represents those resources that exist today while archaeological may include anything that may be underground, including cellars or foundations of buildings that are no longer standing. Archaeological sites are often discovered through research of historical documents or discovering artifacts in the soil or under water.
- Today, York is home to various historic and archaeological resources. There are 23 “prehistoric” and 207 “historic” known sites. Some of these sites are estimated to be five to seven thousand years old. On the National Register of Historic Places, run by the National Parks Service, there are four (4) districts and 13 buildings that fall within York’s borders. Locally, York has recognized three (3) historic districts with more than 60 properties in total, 18 local historic landmarks, and one (1) historic site.

Historic Organizations/ Institutions

Historic District Commission

- York’s Historic District Commission (HDC) was created in March 1985, when citizens at Town Meeting enacted the Historic District Ordinance. The purpose of the Ordinance, now an article of the Zoning Ordinance, is to provide a legal framework within which York’s residents can protect the historic, architectural, and cultural heritage of historically significant areas, landmarks, and sites in the community. It is the Commission’s responsibility to carry out this purpose, and it functions as both a regulatory and an educational body. The Historic District Commission is also one of 10 Certified Local Governments (CLG). The CLG program is designed to promote preservation planning and cultural resource protection efforts at the local level that are consistent with state and federal standards and guidelines.

This topic includes...

- The history of the settlement and development of the land the Town of York occupies
- Important historical and archaeological resources and sites within York
- Preservation and conservation of the historic resources

- In its capacity as a regulatory body, the HDC has authority over the local historic districts and designated landmark properties. Currently, there are three (3) local historic districts (Village Center, Lindsay Road, and York Harbor) with 60 properties and 18 designated historic landmarks and one (1) historic site. A total of 76 properties are regulated under this system.

York Historic Markers Committee

- This Committee was initially appointed by the Board of Selectmen on May 10, 1994, to increase public awareness and appreciation of historic places in York. While not formally disbanded, this committee has been inactive for many years.

Old York Historical Society

- The Old York Historical Society is a private, not-for-profit organization whose mission is to preserve and promote the history of York, Maine for the education and enjoyment of the public. Old York maintains ten historic museum buildings on six properties in York Village, open to the public for tours from June through mid-October. These buildings are furnished with items from Old York’s deep and nationally recognized collections of eighteenth- and nineteenth-century artifacts, most of which have been donated by local families. Old York’s library and archives offer rich resources for historical and genealogical research to the town’s residents and visitors. Old York offers a wide range of educational programs for people of all ages.

Building Age

- There are 1,124 residential homes in York that are 100 years old or older, with 86 of those built prior to 1800.

Age of Homes in York

Year Built	Number of Homes
pre-1700	12
1700-1749	35
1750-1799	39
1800-1849	55
1850 - 1899	388
1900-1922	595
1923-1949	499
1950-1972	1,709
100 years old or older	1,124
50 years old or older	3,332

Source: 2020 Town of York Assessor Data

- In addition, there are 101 commercial structures that are 100 years old or older, with 11 of those built prior to 1800.

HISTORIC + ARCHAEOLOGICAL RESOURCES TODAY - HIGHLIGHTS (CONT.)

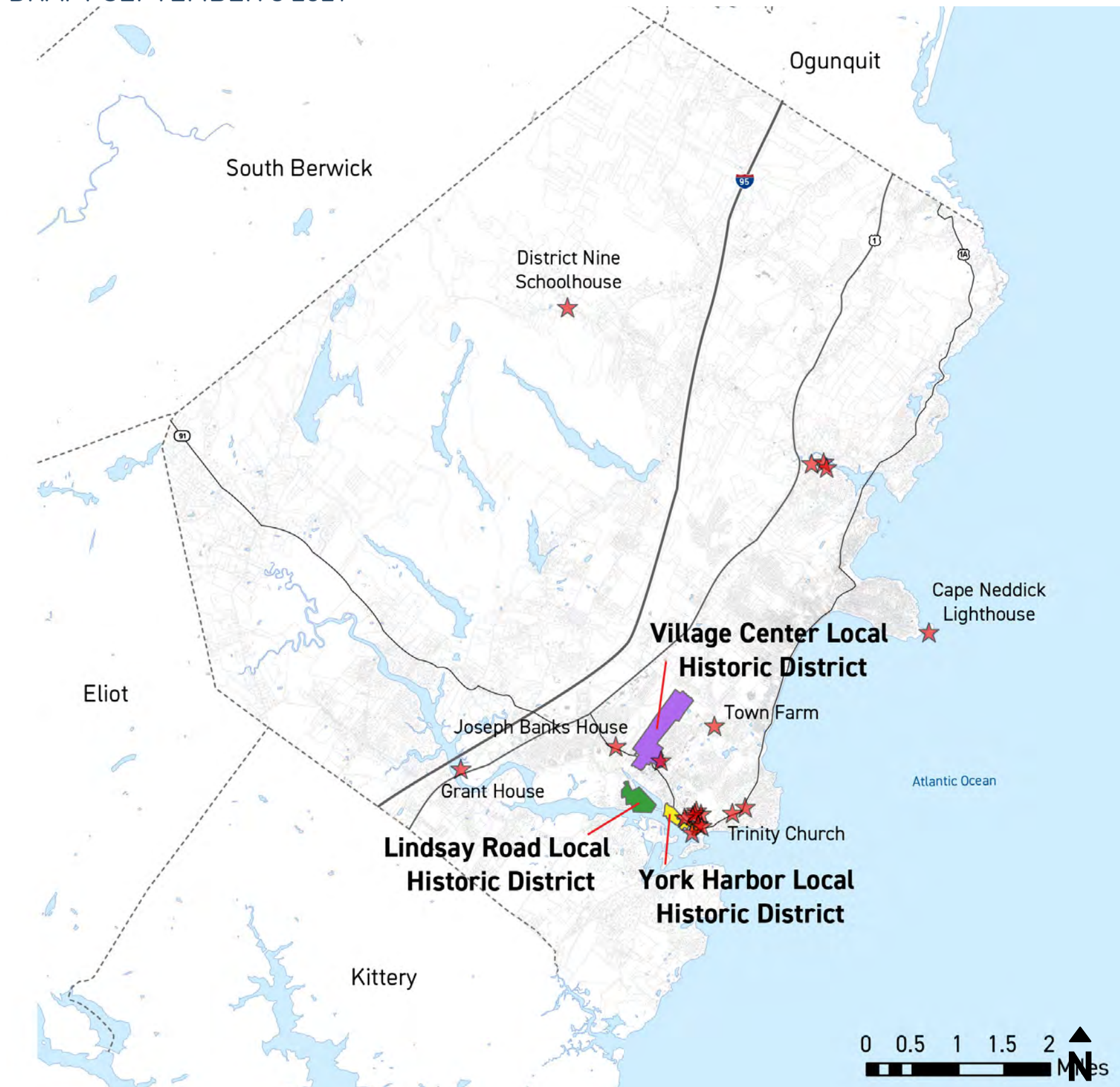
Historic and Archaeological Resources

Local Historic Resources

- There are three local historic districts, 18 local historic landmarks, and one historic site.

LOCALLY DESIGNATED HISTORIC RESOURCES

DRAFT SEPTEMBER 8 2021



Town of York OpenData, Maine Geolibrary, USGS National Hydrography Dataset

- ★ Local Historic Landmark
- Village Center Local Historic District
- Lindsay Road Local Historic District
- York Harbor Local Historic District

Local Historic Districts and Landmarks in Town of York

Name	Type	Address
Village Center Local Historic District	District	Intersection of York St and Lindsay Rd.
Lindsay Road Local Historic District	District	Lindsay Rd between York River and Barrells Mill Pond
York Harbor Local Historic District	District	Between York St and the York River
Contributing Property	Building	70 Clark Rd
Contributing Property	Building	83 Clark Rd
Contributing Property	Building	77 Clark Rd
Cape Neddick Lighthouse	Building	13 Sohier Park Rd
Joseph Banks House (Also site of Richard Banks House)	Building	112 York St
Contributing Property	Building	31 Long Sands Rd
Contributing Property	Building	25 Sentry Hill Rd
Contributing Property	Building	17 Sentry Hill Rd
Contributing Property	Building	11 Sentry Hill Rd
Trinity Church	Building	546 York St
Contributing Property	Building	2 Norwood Farms Rd
Contributing Property	Building	16 Simpson Ln
Contributing Property	Building	416 York St
Contributing Property	Building	16 Sentry Hill Rd
Contributing Property	Building	450 York St
Contributing Property	Building	5 Orchard Ln
Contributing Property (A.K.A Grant House)	Building	200 U.S. Route One
District Nine Schoolhouse (A.K.A Agamenticus Schoolhouse, razed in recent years)	Building	301A Mtn Rd
Town Farm	Historic Site	178 Long Sands Rd

Source: Town of York Zoning Ordinance

National Historic Resources

- In the National Register of Historic Places, maintained by the National Park Service, there are four historic districts and 13 historic landmarks listed. Two of the four listed districts take the form of traditional districts.

NATIONAL HISTORIC RESOURCES

DRAFT SEPTEMBER 8 2021



National Register of Historic Places, National Parks Service (September 2020)

Town of York OpenData, Maine Geolibrary, USGS National Hydrography Dataset

- ★ National Register Historic Listing
- York Cliffs National Historic District
- York National Historic District
- Brave Boat Harbor Farm

National Historic Districts and Resources in Town of York

Name	Type	Address
Boon Island Light Station	District	Boon Island
Brave Boat Harbor Farm	District	110 Raynes Neck Rd.
York Cliffs Historic District	District	Agamenticus Ave
York Historic District	District	Roughly U.S. 1, U.S. 1A, ME 103 and Woodbridge Rd.
Barrell Homestead	Building	W of York Corner on Beech Ridge Rd.
Breckinridge, Isabella, House	Building	Off U.S. 1
Cape Neddick Light Station	Building	Cape Neddick
Conant-Sawyer Cottage	Building	14 Kendall Rd
Hancock, John, Warehouse	Building	Lindsay Rd
Hawkes Pharmacy	Building	7 Main St
McIntire Garrison House	Building	On ME 91 about 5 mi. W of York
Moody Homestead	Building	Ridge Rd
Old Schoolhouse	Building	York St (on the Village Green)
Old York Gaol	Building	4 Lindsay Rd
Pebbledene	Building	99 Freeman St
Rose, Robert, Tavern	Building	Off Long Sands Rd
Sedgley, John, Homestead	Building	N of York Corner on Chases Pond Rd

Source: National Register of Historic Places, 2021

Historic + Archaeological - 1



HISTORIC + ARCHAEOLOGICAL RESOURCES TODAY - HIGHLIGHTS (CONT.)

Archaeological Resources

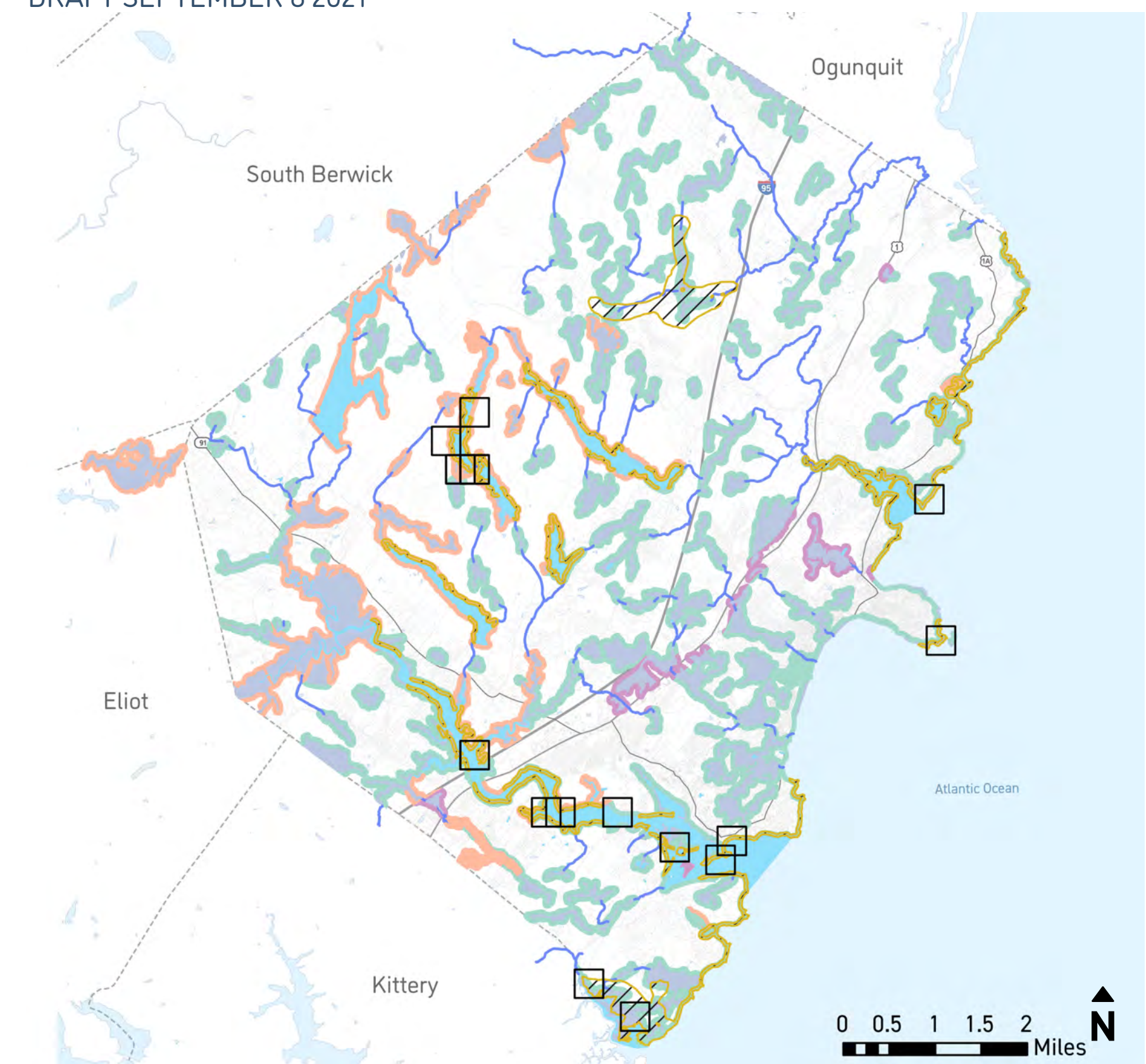
Archaeological site locations are protected information from the State of Maine. These maps provide an area of one kilometer by one kilometer which contains the known site. These sites are not necessarily located in the center of these squares. The known archaeological site areas, in coordination with the Shoreland Zoning Overlay District, help protect known and unknown archaeological sites since a majority of sites are thought to be along the waterways of York.

Prehistoric

- There are 23 prehistoric archaeological sites known in York. Seven are located around Foley Pond (inundated at full pool levels). Ten are located on the shores of the tidal York River. Four are located elsewhere on the tidal coast.

PREHISTORIC ARCHAEOLOGY WITH SHORELAND ZONING

DRAFT SEPTEMBER 8 2021



Town of York OpenData, Maine Geolibrary, USGS National Hydrography Dataset

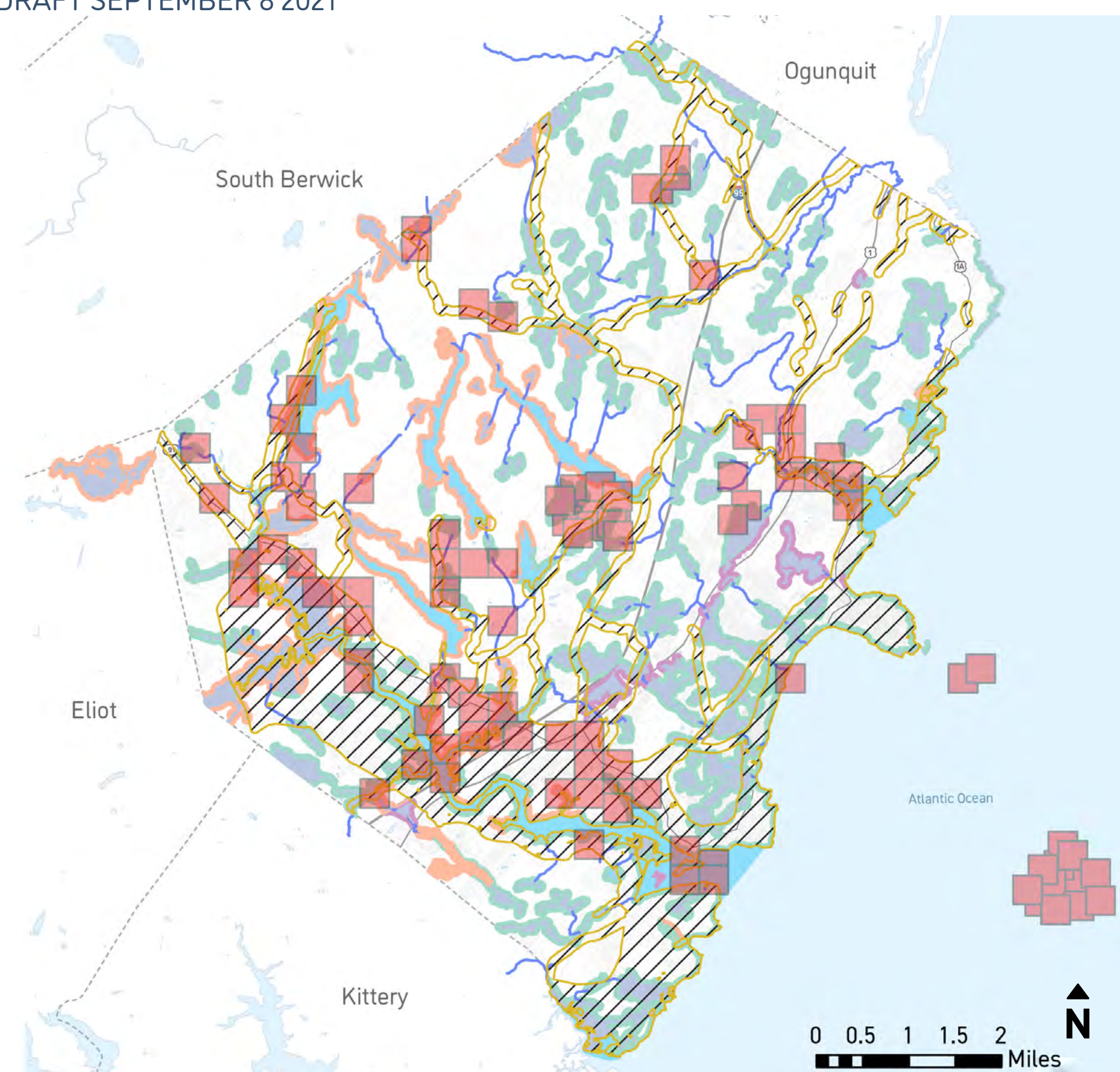


Historic

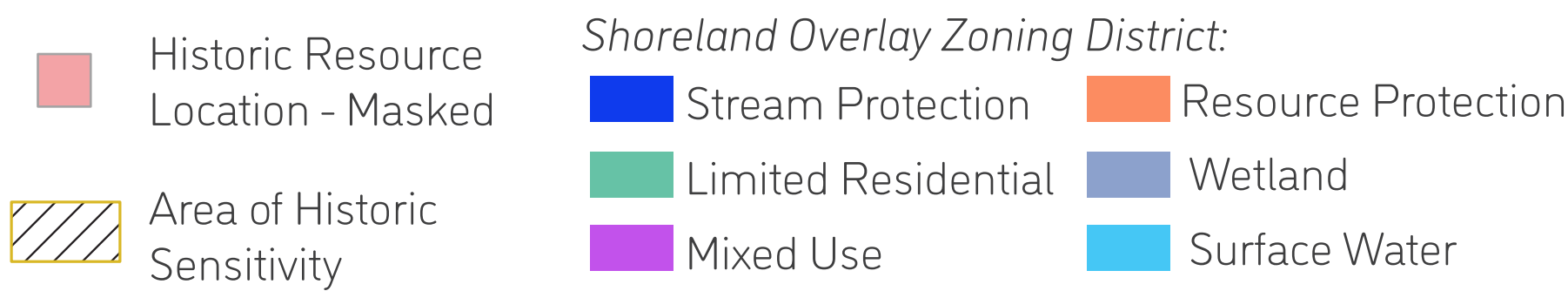
- To-date, a total of 207 archaeological sites have been documented for the town.

HISTORIC ARCHAEOLOGY WITH SHORELAND ZONING

DRAFT SEPTEMBER 8 2021



Town of York OpenData, Maine Geolibrary, USGS National Hydrography Dataset



Threats to Historic and Archaeological Sites

Climate Change and Sea Level Rise

A significant number of archaeological sites and historic settlements occur along the York River and other waterways. As sea level rises and the risk of storm surge and other flooding increases, these resources are threatened to be lost. This also affects the various shipwrecks found in the waters around York. One example is the shipwreck on Short Sands beach, which becomes uncovered on occasion and could incur a lot more damage if not adequately protected from rising seas and violent waves from storms like nor'easters.

Aging Materials

As anything ages it tends to decay and the same goes for historic and archaeological resources. Natural erosion and decay of materials are challenges when it comes to preservation.

Funding

Lack of funding for preservation techniques and historic resource management could threaten the loss of many historic and

archaeological resources. There is often not enough funding for research, management, and preservation to adequately conserve historic resources. Some properties, like the Old Goal and the Emerson-Wilcox house, no longer have heating systems, which causes problems with the expanding and contracting of building materials between winter and summer. Preservation of these buildings would require new systems to be put in, at much expense.

Unknown or Private Historic/Archaeological Resources

A lot of the legal or systematic protections for historic and archaeological resources only apply to those that are known. Anything on private property or that is unknown to the local and state governments is at risk of being destroyed and lost from the cultural heritage of the region.

Disasters

Historic and archaeological sites are always at threat from any disaster. This can be a wide variety of disasters both natural and human caused. A recent example is the car that crashed right into the Emerson-Wilcox house this year.



Historic + Archaeological - 1



YORK
COMPREHENSIVE PLAN

WHAT WE'VE HEARD SO FAR...

- York residents love York's character and historical resources.
- Sometimes preservation of historic structures is not possible because of the difficulties and expense to bring these structures up to current building code, making them ripe for tear down.
- Programming and education can help make residents aware of these historic resources and perhaps support their preservation. These require money and staff time that are not possible with current budgets.
- Residents value the Old York Historical Society and the historic buildings it maintains, as well as the local churches. People are concerned about losing the historic cemeteries and the Native American archaeological sites.

KEY ISSUES/ITEMS OF NOTE

- All historic structures are under threat. The Historic District Commission can only delay applications for 60 days, and the most common application is for demolition. The Commission is required to find something that is mutually agreeable with the owner, which in most cases is the approved demolition.
- Historic tax credits are available but rarely used. These tax credits offer a 20% tax credit for developers or property owners who undertake improvements and maintenance on historic properties.

THINGS TO THINK ABOUT

THESE ARE DRAFT AND ARE JUST MEANT
TO START THE CONVERSATION

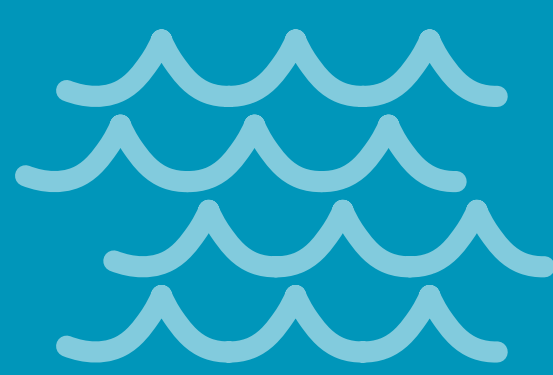
1. Prioritization of the preservation, rehabilitation, and active reuse of historic structures in York, recognizing that the history of the town is a key characteristic of York.
2. Protection of archaeological sites.
3. Articulation of the story of pre-colonial history in York to recognize the deeper history of human settlement in town.
4. Enhancement of the offering of historic programing, destinations, and narratives for residents and visitors.

WHAT ARE YOUR IDEAS OR COMMENTS ON THIS TOPIC?

PLACE YOUR
POST-IT NOTES
HERE!



Water Resources - 2



Water resources in York serve many functions, including providing for drinking water, recreational opportunities, such as boating and fishing, and scenic views. As a coastal community, York’s economy is also closely tied to its water resources. (Note: water resources as they relate to the ocean and coastal areas are primarily discussed in 5 - Marine Resources).

- This topic includes...**
- Surface water and aquifers
 - Drinking water supplies
 - Watersheds
 - Water bodies including streams, rivers, and lakes
 - Pollution sources and water bodies at risk from pollution

WATER RESOURCES TODAY - HIGHLIGHTS

Water Resources in York include...

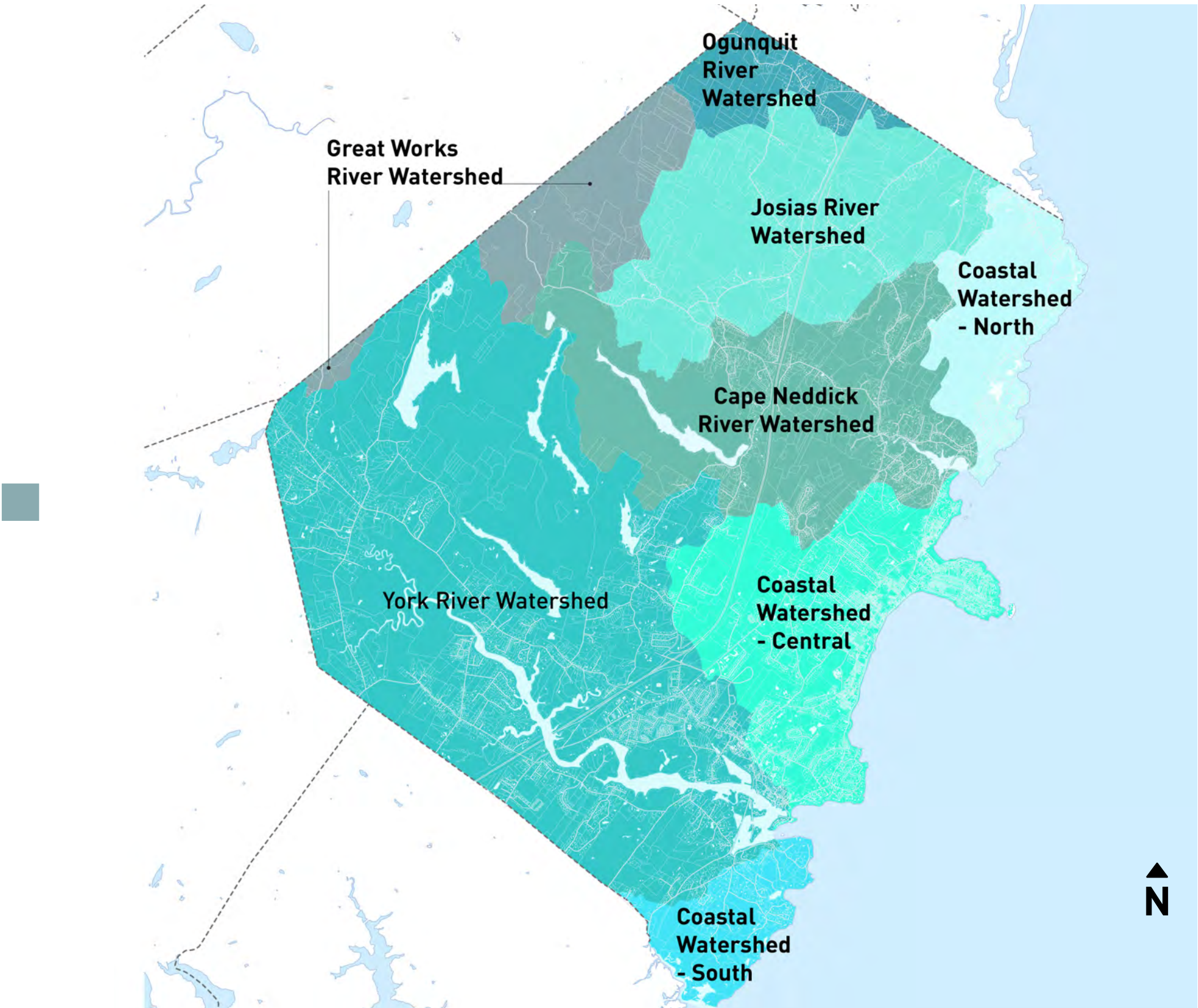
- Major surface water bodies used for public water supply, including Chases Pond (the York Water District's primary water supply source), Boulter Pond, Middle Pond, Folly Pond, Welch’s Pond, and Bell Marsh Reservoir;
- Scituate Pond, Lake Carolyn, Welch's Pond, Phillips Pond, and other smaller ponds and water bodies;
- The York River and the Cape Neddick River as well as the many rivers, brooks, creeks, and streams that feed into them;
- York’s coastal areas;
- The Maine Geological Survey identifies one significant (though relatively small) sand and gravel aquifer in York, located between the York River and Boulter Pond; and
- There are many bedrock wells in York outside of public water service areas.

Watersheds

- Due to its topography, the town is divided into a series of eight major watersheds that drain directly to the ocean in or near York.

MAJOR WATERSHEDS IN YORK

DRAFT JULY 16 2021



2004 York Comprehensive Plan Data, Town of York OpenData, Maine Geolibrary

Public Water Supply

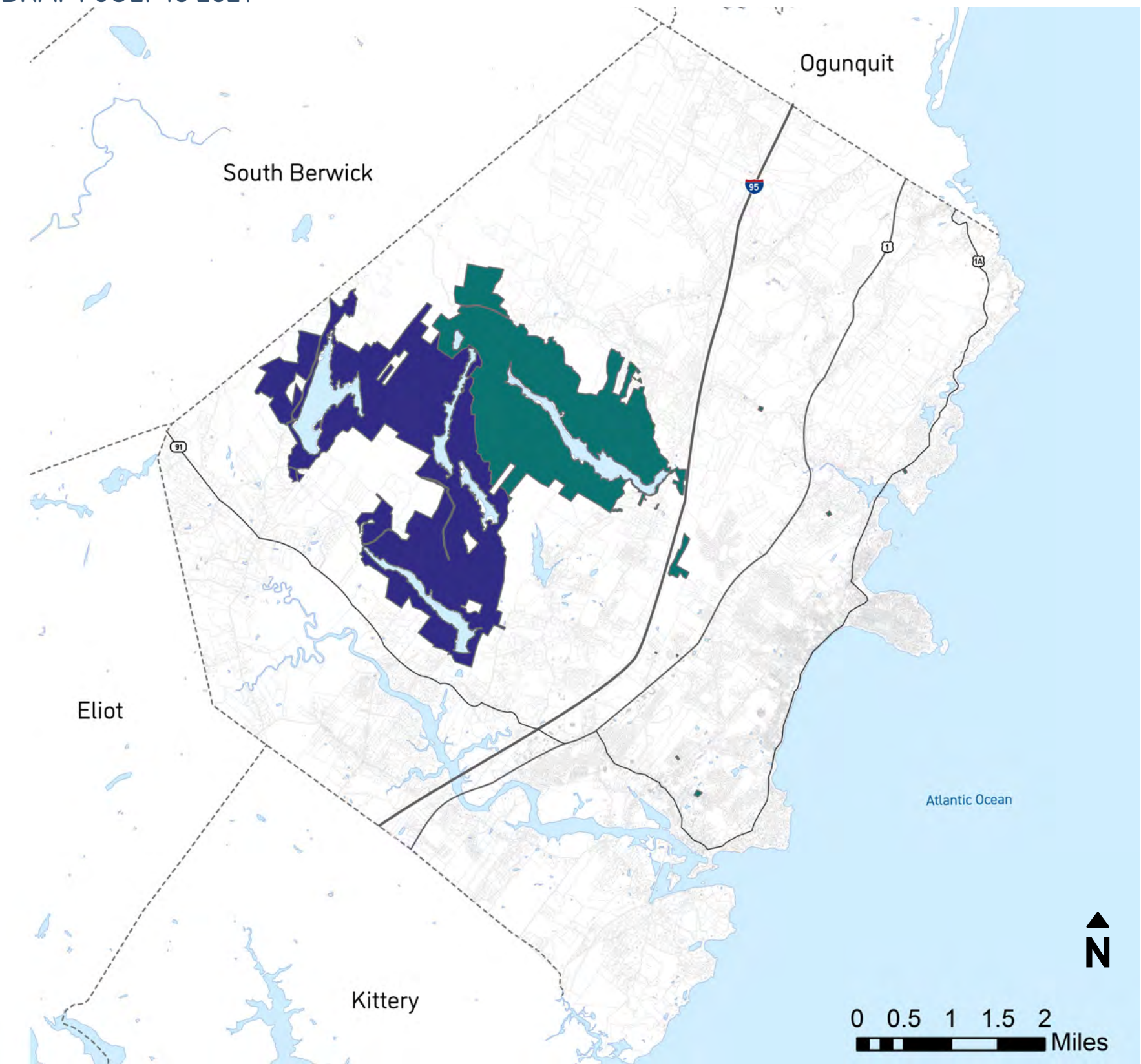
- Public water in York is supplied by three public water utilities: (1) York Water District, (2) Kennebunk-Kennebunkport-Wells Water District, and (3) Kittery Water District. The York Water District is the predominate and largest water utility in town serving York Village, York Beach, Cape Neddick, and the US Route 1 corridor.
- All of York’s public water supply comes from surface water sources.
- The remaining York water supply (outside of these service areas) is provided primarily by bedrock wells.

York Water District + Kittery Water District Lands

- The York Water District (YWD)’s primary source of water supply since 1896 has been Chases Pond. YWD has protected over 1,840 acres of land in the watershed to maintain this valuable resource. Along with land surrounding the Kittery Water District (KWD) supplies, also located in the Town of York, over 5,000 acres of land is protected within town by these two utilities. YWD now owns 90% of the Chases Pond Watershed and controls the entire shoreline of Chases Pond.
- The YWD and KWD land is actively managed to protect water quality but is available for limited use by the public. YWD actively monitors and enforces an in-depth watershed management plan that includes 22 rules to manage activities in the watersheds.

MAP OF KWD + YWD LANDS

DRAFT JULY 16 2021



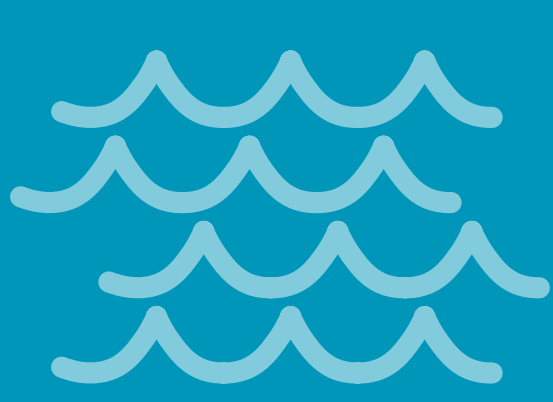
2020 Town of York Assessor’s Data, Town of York OpenData, Maine GeoLibrary, USGS National Hydrography Dataset

York Water District Kittery Water District

Regional Collaboration

- The York Water District (YWD) is a member of the Southern Maine Regional Water Council (SMRWC), a group of seven southern Maine water utilities formed to enhance regional cooperation. Three members of the SMRWC; (1) York Water District, (2) Kittery Water District and (3) Kennebunk, Kennebunkport Wells Water District have been participating in more localized planning.
- York has an interconnection with Kittery Water District as well as Kennebunk, Kennebunkport, and Wells Water District to supplement water, if needed, during periods of peak usage and limited recharge (typically summer months). In August 2020, York Water District siphoned more than 27 million gallons of water from Folly Pond and sent it to Chases Pond to offset drought conditions and peak demand.





WATER RESOURCES TODAY - HIGHLIGHTS (CONT.)

Threats to Water Resources in York

- Threats to water quality in York primarily stem from potentially failing septic systems, runoff from impervious surfaces, inadequate erosion/sediment control, spills, fires, accidents, waste from pets and wildlife, demand for water supply, and drought and other issues related to climate change.
- The Maine Department of Environmental Protection (DEP) categorizes Boulter, Chases and Scituate Ponds as “Lakes Most at Risk from New Development.” As a public water system, Chases Pond is on the state’s “Threatened Lake Priority List.”*
- Little River, Moulton Brook, and Unnamed Stream at I-95 Exit 7 (tributary to Moulton Brook) are listed as three (3) of 73 streams on the State’s “Threatened Streams Priority List” due to “highway access-related development threat.” As marine waters associated with a Maine Municipal Separate Storm Sewer Program (MS4) priority watershed, the Cape Neddick River is listed as one of 36 marine waters on the state’s “Impaired Marine Waters Priority List” as well as on the state’s “Threatened Streams Priority List.”*

**Note: As in the case of Chases Pond, waters are included on these State lists because they provide high quality or critical resources like water supply and do not necessarily indicate elevated threat levels.*

Monitoring + Protection of Water Resources

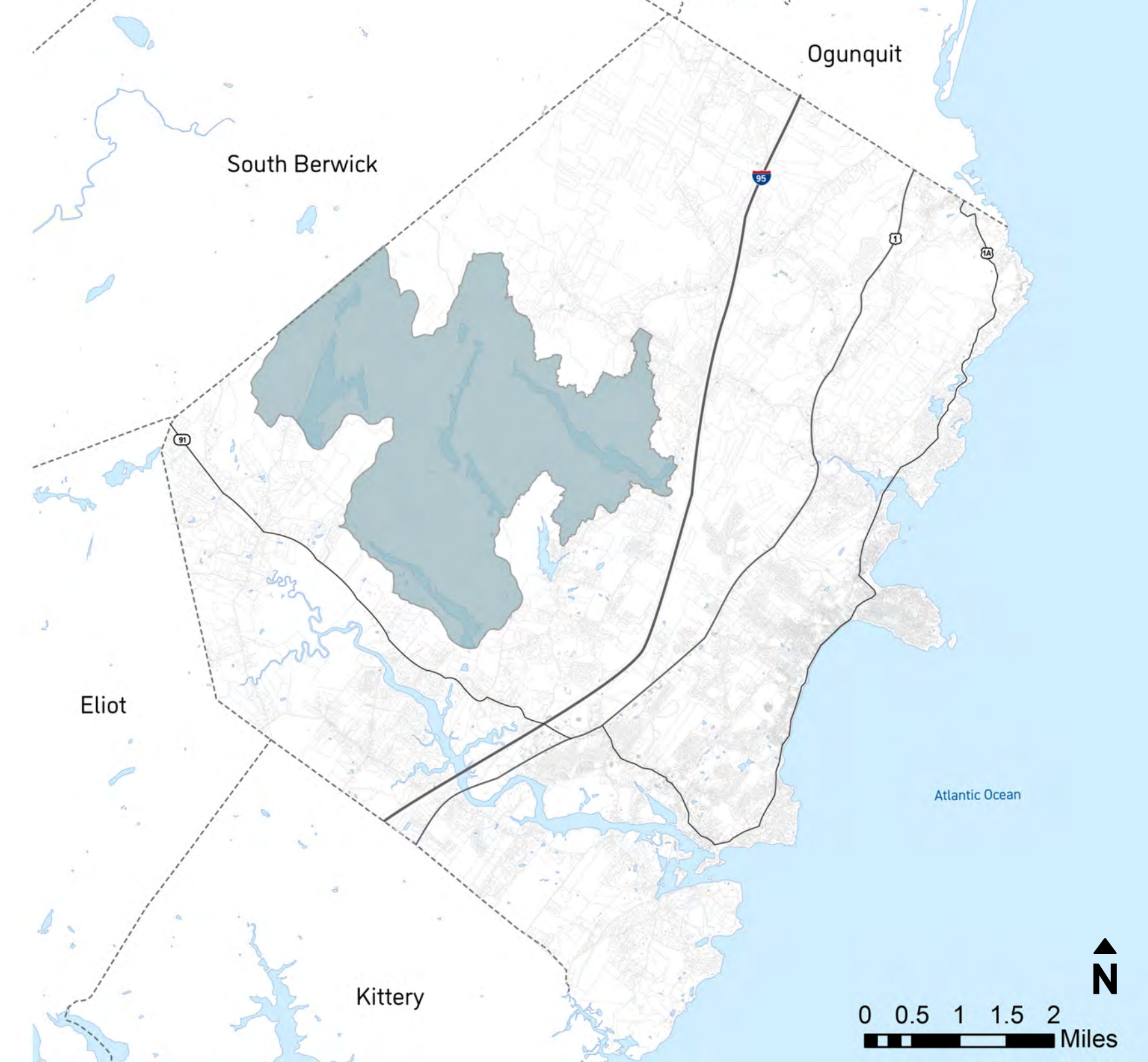
The Town employs a variety of regulatory tools to protect water resources and manage potential threats, including:

- Public Water Supply Watershed Protection Overlay District;
- Wetland Protection Overlay District;
- Shoreland Overlay District;
- Floodplain Management Ordinance;
- Cluster Subdivisions; and
- Other regulations, including performance standards, to control erosion, maintenance, and stormwater planning and ordinances to control dumping, construction, and supplemental plumbing.

- York is regulated under the Small MS4 GP program, which includes construction + post-construction management, and good housekeeping/pollution prevention. Participation/ compliance is documented each year in the annual report for the Small MS4 GP.
- The York Water District requires homes within the Water Supply Watershed Overlay District to pump septic tanks every three years and has increased setbacks for logging in the watershed.
- The York Water District actively monitors and enforces an in-depth watershed management plan that includes 22 rules to manage activities. The YWD does regular surveillance of the watershed through its Resource Protection Program.
- The Town of York has an on-staff Stormwater Manager within the Code Enforcement Department.

WATERSHED PROTECTION OVERLAY DISTRICT

DRAFT JULY 16 2021



2004 York Comprehensive Plan Data, Town of York OpenData, Maine Geolibrary

Watershed Protection Overlay District

WHAT WE’VE HEARD SO FAR...

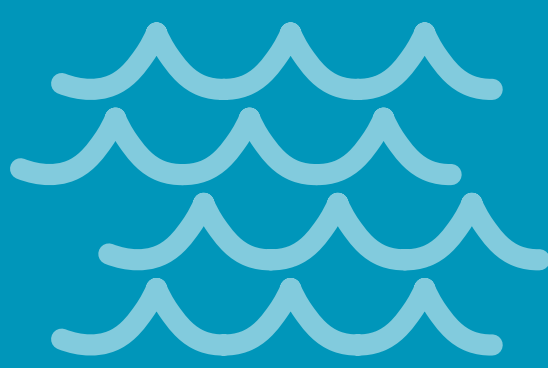
- The York Water District reports that there are no significant water quality issues at this time.
- The biggest threats to water system capacity include extreme drought conditions, pollution/emerging contaminants, leaks, failure of major system facilities, and intentional/unintentional introduction of toxic material into surface water bodies.
- Residents have expressed a desire for more recreational use of Water District lands, including trail connections to other York recreational opportunities. However, recreational use on these lands must be balanced with protection of drinking water sources, and the Districts have expressed concerns about encouraging any increase in recreational use on these lands.

KEY ISSUES/ITEMS OF NOTE

- How can York protect itself from threats to water quantity and quality?
- How can York prepare for future impacts and threats to water quantity and quality from climate change?
- How can the Town enhance its management practices around water resource protection in order to improve water quality protection (salt/sand storage, culvert replacement, street sweeping, public works garage operations, etc.)?
- Are there additional opportunities for York to partner with neighboring communities and local or regional advocacy groups to promote water resource protection?



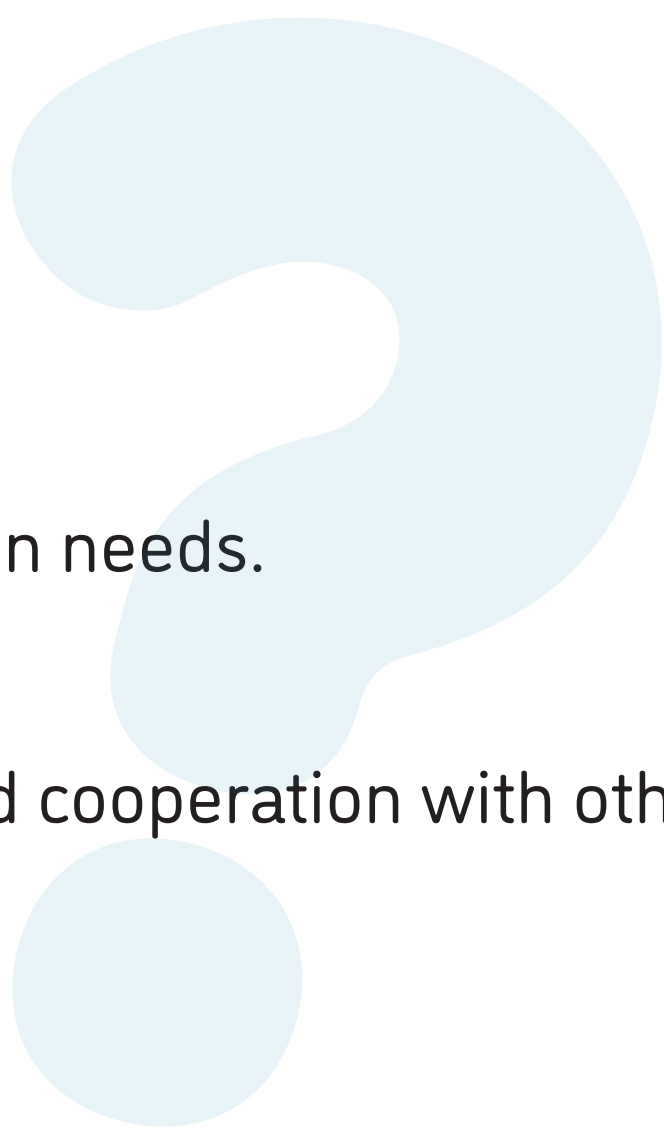
Water Resources - 2



THINGS TO THINK ABOUT

THESE ARE DRAFT AND ARE JUST MEANT
TO START THE CONVERSATION

1. Preparation for impacts of climate change on water quality and supply.
2. Protection of the quality and quantity of the public supply of fresh drinking water.
3. Ensuring that drinking water is available and affordable to vulnerable populations.
4. Ensuring efficient use of the town’s public water supply.
5. Balancing competing uses of coastal waterways, lakes and rivers consistent with health, safety and conservation needs.
6. Management of recharge areas to ensure the viability of groundwater resources.
7. Continuing to seek opportunities to add to the safe yield of water supplies, including but not limited to continued cooperation with other districts.



WHAT ARE YOUR IDEAS OR COMMENTS ON THIS TOPIC?

PLACE YOUR
POST-IT NOTES
HERE!



Natural Resources – 3



York’s natural resource base is an important part of the community’s vitality. Major natural resources in York include Mount Agamenticus, the York River, the Cape Neddick River, the Atlantic Ocean, and a number of beaches, parks, and forests. Many of these resources serve natural, recreational, and economic functions. It is important to preserve these important connections to nature while finding new ways to connect people with York’s rich natural environment.

NATURAL RESOURCES TODAY - HIGHLIGHTS

Wildlife Habitats

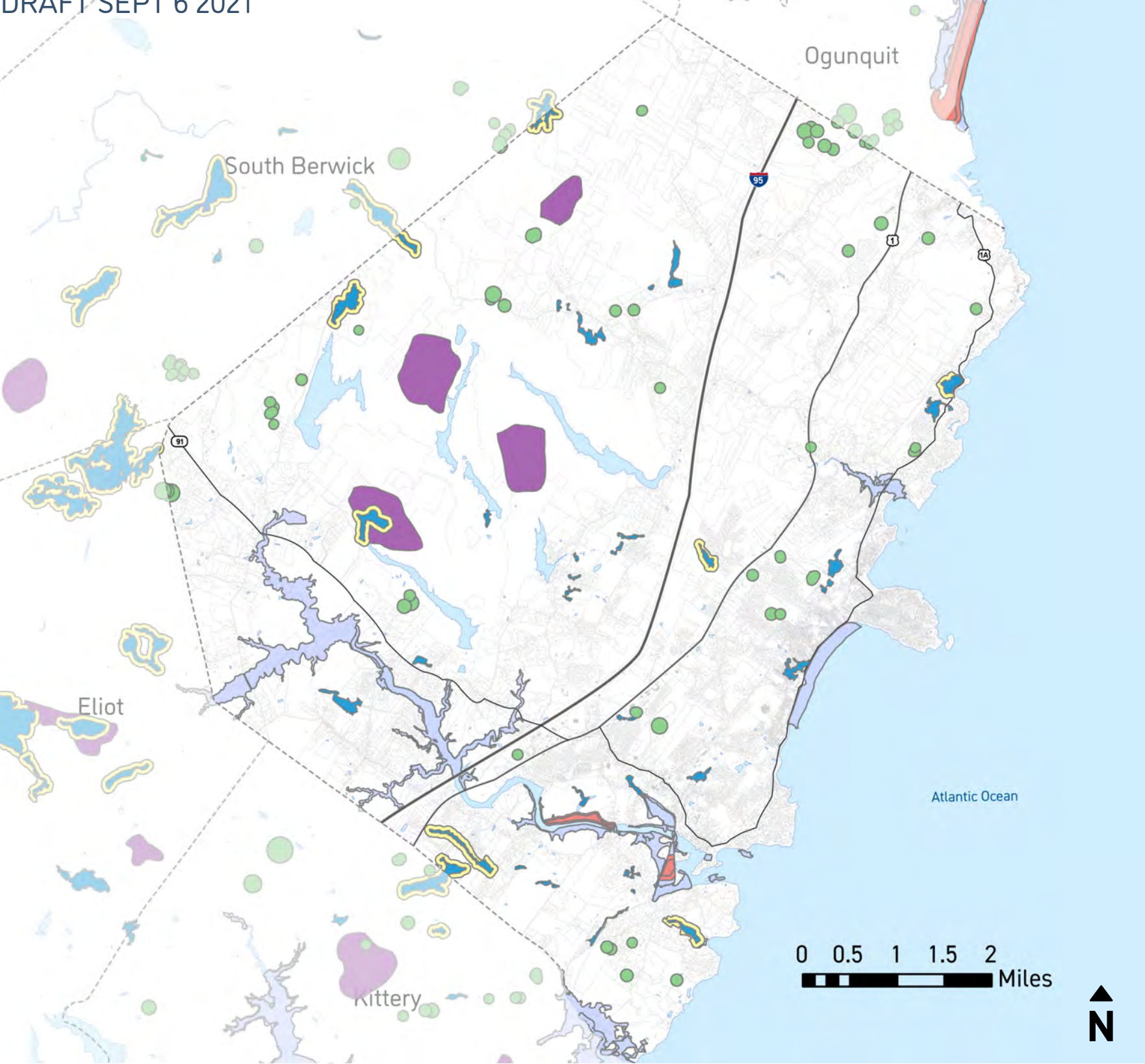
- Due to York’s location on the coast, at a point where the northern and southern forest ecosystems meet, and the continued presence of large tracts of undeveloped, unfragmented land, the town is home to some of the highest biodiversity in Maine.
- Beginning with Habitat (BwH) is a program within Maine’s Department of Inland Fisheries and Wildlife that helps to collect and consolidate habitat information produced by separate federal, state, and local agencies and other organizations. There are three BwH Focus Areas of Statewide Ecological Significance located in York. BwH focus areas contain unusually high concentrations of at-risk species and habitat.

BwH Focus Area	Why is this Area Significant?
Brave Boat Harbor – Gerrish Island	Includes a rich association of natural community types, including upland forests, dune grasslands, spartina saltmarshes, oak forests, freshwater swamps, pocket swamps, vernal pools, and coastal features that provide the habitat needed to support most of the native plants and animals we would expect to find along the south coast of Maine.
Mt. Agamenticus Focus Area	Comprises and is one of the largest remaining expanses of undeveloped forests in coastal New England. The uplands and wetlands around Mt. Agamenticus are inhabited by 12 animal species and 21 plant species that are considered rare in Maine. Many of these rare species are at the northern limit of their distribution range and are more abundant south of the Maine border. Similarly, some natural communities that occur in the Focus Area are restricted primarily to southern New England. The forest that extends northward from Mt. Agamenticus features Maine’s only chestnut-oak woodland.
York River Headwaters Focus Area	Encompasses the 1,000 acres of uplands and wetlands that comprise the headwaters of the York River. It is notable for the Tidal Marsh Estuary Ecosystem that includes the intertidal bays and one of the largest unprotected spartina saltmarshes, a rare community type, in the state. The extensive York River Estuary is one of the Gulf of Maine’s least disturbed marsh-estuarine ecosystems and may be the most ecologically diverse coastal drainage for its size in the Gulf of Maine. Rare plants and animals and extensive areas of high value habitat are found throughout the focus area as well. This diverse system of large, undeveloped, high quality natural habitats is a high priority for additional conservation action because of the rapid pace of development in its immediate vicinity

Source: Beginning with Habitat Focus Areas documentation provided as part of the 2021 Comprehensive Planning Dataset from the state.

“SIGNIFICANT WILDLIFE HABITATS” IN YORK

DRAFT SEPT 6 2021



Source: Beginning with Habitat Data Received from Town of York August 30, 2021; Maine Department of Inland Fisheries and Wildlife; Town of York OpenData; Maine Geolibrary, USGS National Hydrography Dataset

- Shorebird Areas
- Significant Vernal Pools
- Wildlife Wetlands
- Deering Wintering Areas
- Inland Waterfowl / Wading Bird Habitat
- Tidal Waterfowl / Wading Bird Habitat

This topic includes...

- Critical natural resources such as wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas, and unique natural areas
- Threats to natural resources
- Protections for natural resources

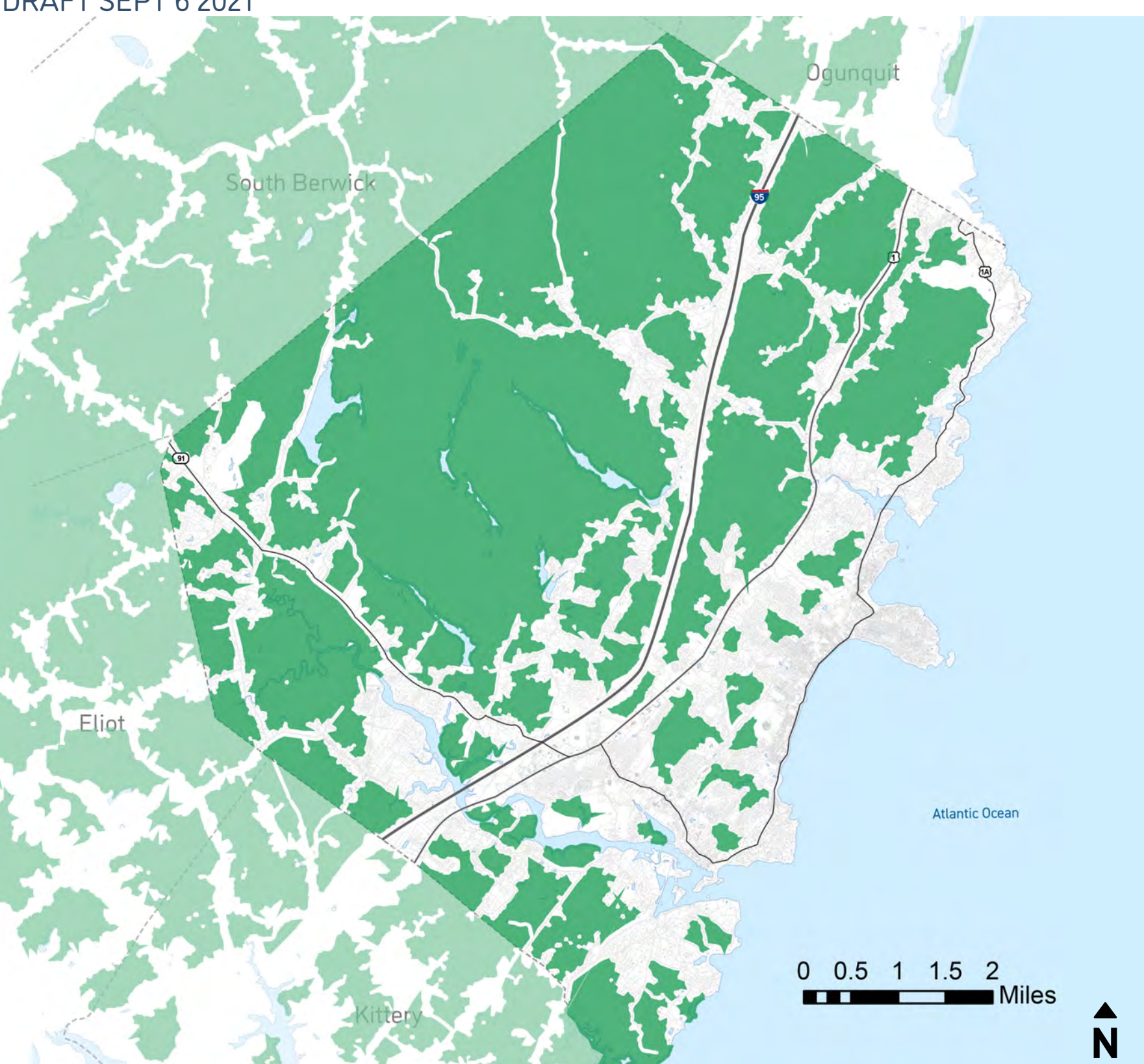
- Significant wildlife habitats in York include:
 - » Candidate Deer Wintering Area;
 - » Inland Waterfowl and Wading Bird Habitat (IWWH);
 - » Wildlife wetlands;
 - » Shorebird Areas;
 - » Tidal Wading Bird and Waterfowl Habitats (TWWH); and
 - » Significant Vernal Pools.
- In York’s rivers, there are many Wild Brook Trout Priority Areas in addition to riparian habitats.
- Particularly around the Mt. Agamenticus area, there are many areas classified by the State as buffers for endangered, threatened, and special concern species habitats as well as rare plant communities.

Undeveloped Blocks

- The continued presence of large tracts of undeveloped, unfragmented land is essential to York’s rich biodiversity. An extensive, undeveloped block of forested open space surrounds Mount Agamenticus and the watersheds of the York and Kittery water supplies.
- Unfragmented blocks are important because the size of block generally limits the diversity of animal species. At 2,500 acres and above, the block size does not generally restrict species.
- Within York there are two blocks in excess of 2,500 acres—one just to the north of Mountain Road and the other just to the south of Mountain Road.

UNDEVELOPED BLOCKS

DRAFT SEPT 6 2021



Source: 2021 Beginning with Habitat Program Received from Town of York August 30, 2021, Maine Department of Inland Fisheries and Wildlife, Town of York OpenData, Maine Geolibrary, USGS National Hydrography Dataset

- Undeveloped Blocks

CivicMoxie





NATURAL RESOURCES TODAY - HIGHLIGHTS (CONT.)

Sand Dunes

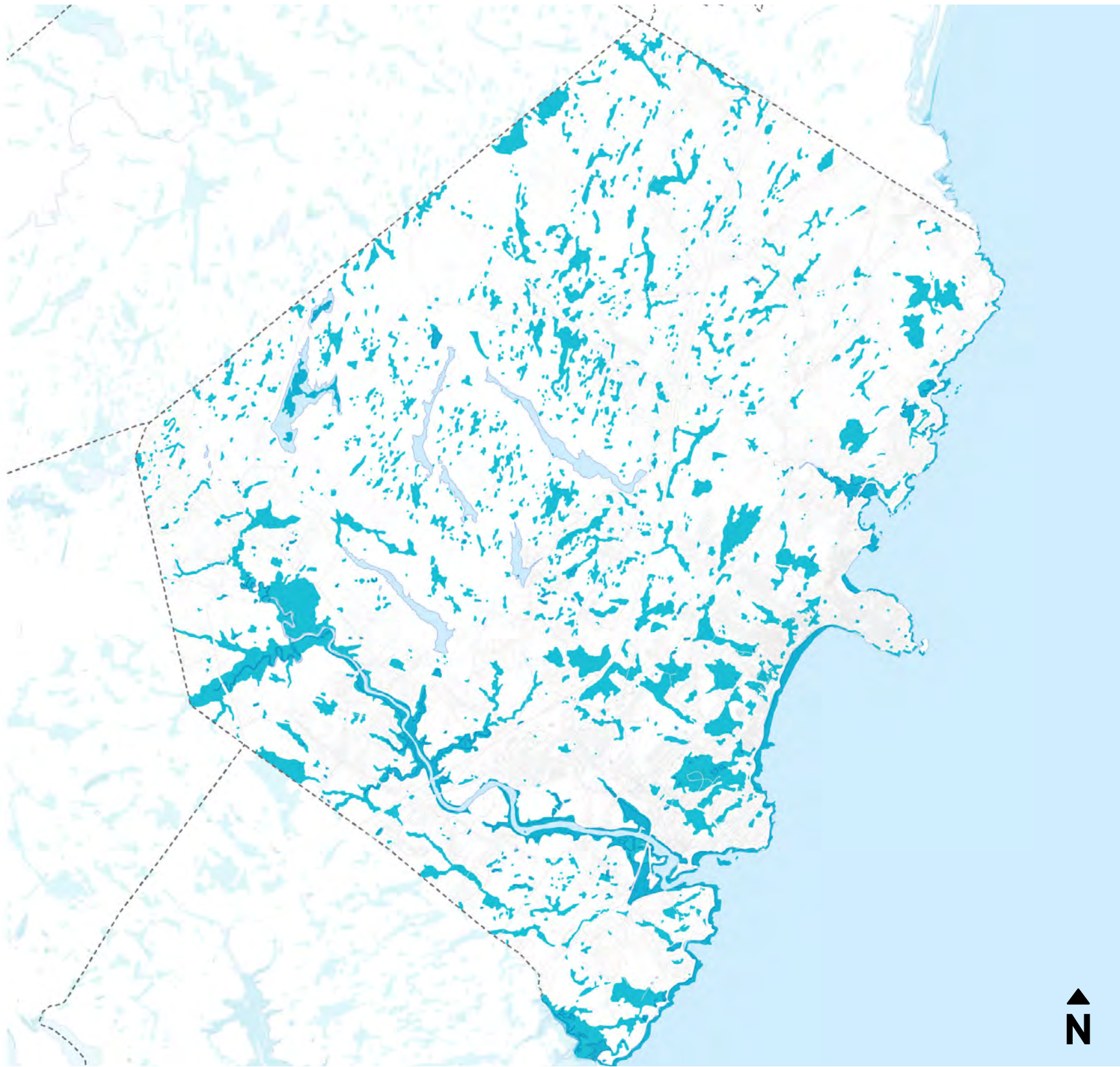
- In York the State has identified two coastal sand dune systems: along Long Sands Beach and along Short Sands Beach. Dunes are an important component of the natural environment along the coast, and they fulfill a multitude of functions. Most notably, they buffer inland areas from storms, provide important wildlife habitat, and enhance the scenic beauty of the coastline.
- The dunes in York have been heavily developed, and have been so for over a century in many places. In the face of future sea level rise, buffering functions will become more vital, and it is likely that much of the development on the frontal dunes will be subject to increasingly frequent and more severe damage during storm events.

Wetlands

- Wetlands in York serve as valuable ecosystem habitats and can help to absorb water and mitigate flooding impacts. Fifty-seven percent of York’s wetlands have been found by the state to have “Values at a Significant Level” for flood flow function.

YORK WETLANDS

DRAFT SEPT 6 2021



Source: 2021 Wetland Characterization Maine Geolibrary, Town of York OpenData, National Hydrography Database

Classified Wetlands

Climate Mitigation and Adaptation Benefits

- York’s wetlands and sand dunes are important tools for mitigating the impacts of sea level rise and more frequent flooding events.
- In addition, natural resources in York provide opportunities for carbon sequestration (absorbing carbon dioxide from the atmosphere). The management, preservation, and expansion of these lands are key components of York’s climate action planning and strategies to reduce York’s greenhouse gas (GHG) emissions in the coming years.

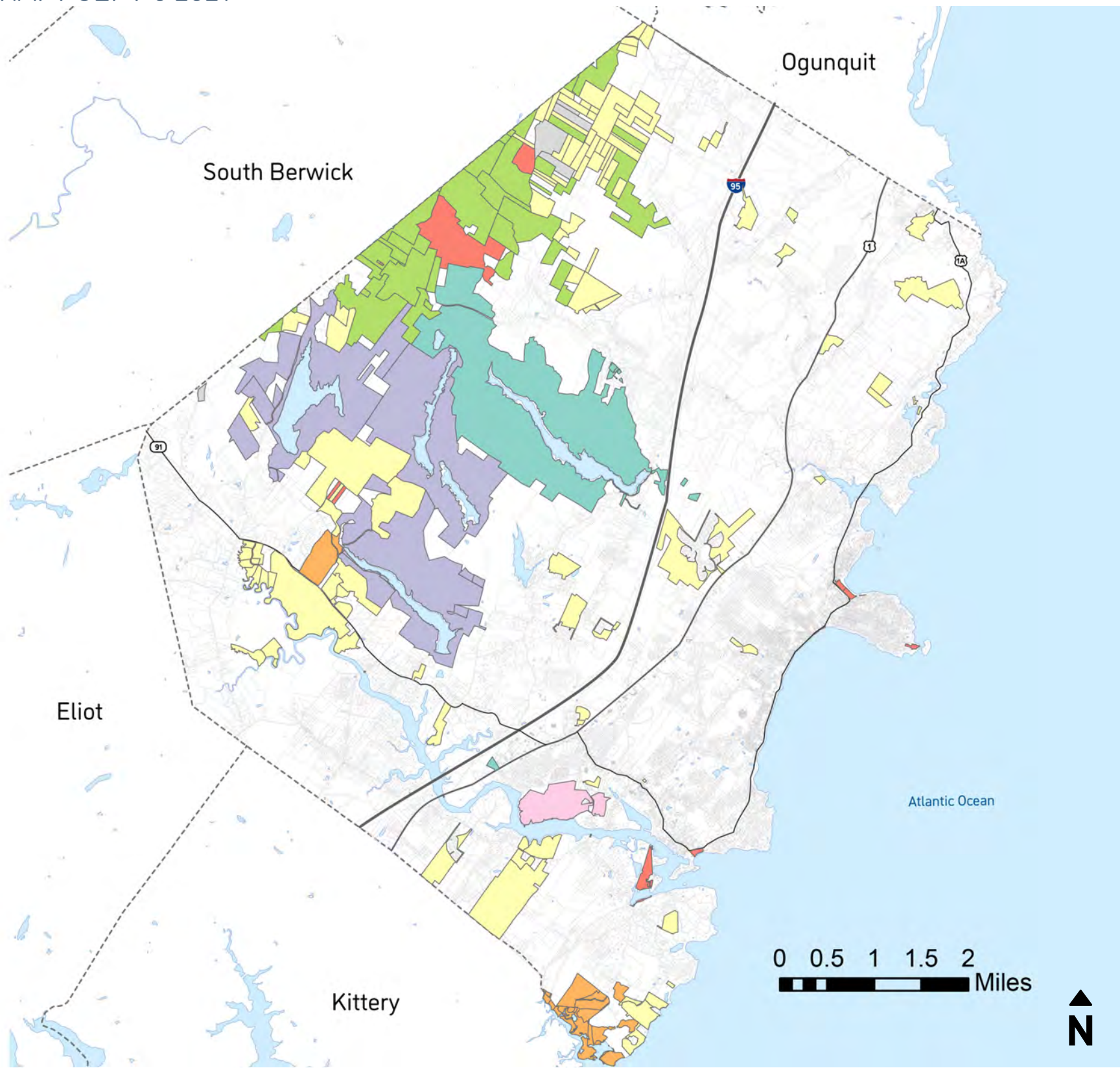
Conserved Lands

- Conservation data compiled by Beginning with Habitat (BwH) reflects approximately 9,000 acres of conservation land and easements in York.

- Government conservation land and easements are held by the Town of York, the York Water District (YWD), the Kittery Water District (KWD), the Maine Department of Inland Fisheries and Wildlife (IF&W), and the U.S. Fish and Wildlife Service (USF&W).
- The vast majority of conservation land in York is located in the greater Mount Agamenticus area, although there are significant holdings throughout town.
- The York Land Trust has been working in the Mount Agamenticus region for 25 years to help conserve more than 14,000 acres of land. The Mt. Agamenticus to the Sea Conservation Initiative (MtA2C) has targeted 15,086 acres of Open Space in the focus area of this initiative across York and neighboring towns.

CONSERVED LAND IN YORK BY LAND HOLDER

DRAFT SEPT 6 2021



Source: State of Maine Conserved Lands Data updated April 26, 2021 (credit to Department of Agriculture, Conservation and Forestry, Bureau of Parks and Lands, Land Use Planning Commission, Department of Inland Fisheries and Wildlife, State Planning Office, The Nature Conservancy, New England Forestry Foundation, Maine private land trusts, US Park Service, US Fish and Wildlife, Maine municipal towns, Appalachian Mountain Club), Town of York OpenData, Maine Geolibrary, USGS National Hydrography Dataset

York Water District	Town of York	Maine Coast Heritage Trust
York Land Trust	US Fish and Wildlife Service	Great Works Regional Land Trust
Kittery Water District	Maine Dept of Inland Fisheries + Wildlife	

Regional Cooperation

- Beginning with Habitat is a statewide initiative that assists landowners, land trusts, non-profits, and governmental bodies with conservation planning by providing information, creating maps, collecting data, assisting with conservation planning, and helping to create tools and strategies for conservation programs.
- MtA2C is a coalition of ten organizations working together to conserve fields, wetlands, and marshes in a regional focus area that includes parts of Kittery, Eliot, York, Ogunquit, Wells, and South Berwick.
- *York River Wild & Scenic Stewardship Plan* - A bill was introduced in the U.S. Senate December 1, 2020 to designate York River as 'Wild and Scenic'. The Bill must be passed by Congress and signed by the President to achieve designation.
- Southern Maine Planning and Development Commission (SMPDC) provides its 39 member towns with services including land use planning, brownfields redevelopment, transportation planning, sustainability and resilience programs, and cooperative purchasing.





NATURAL RESOURCES TODAY - HIGHLIGHTS (CONT.)

Threats to Natural Resources

- Previous planning efforts in York have consistently identified residential development as the largest threat to natural resources.
- Historical development patterns in York included development in environmentally unstable areas, such as on coastal dunes and in the former marshlands behind the dunes. Many of the current land use problems faced in York are a result of uninformed decisions over 100 years ago. Sea level rise will worsen these problems, and will create others.
- Looking forward, threats to natural resources from growth pressures and development include:
 - » Groundwater pollution from development on poor soils without public sewer collection and treatment;
 - » Non-point water pollution from road maintenance and new development with inadequate erosion/sedimentation control;
 - » Reduction in surface water quality from increasing impervious surfaces in each watershed;
 - » Loss of biodiversity by habitat loss and fragmentation from new roads and development;
 - » Worsening of flooding problems from more than a century of unplanned development, continued development, and sea level rise;
 - » Loss of the working landscape (such as sustainable agriculture and forestry) by escalating land values and neighborhood concerns and impacts;
 - » Increased demand for use of trails and natural spaces; and
 - » Overcrowding of harbor and other waters as people compete to use finite shore resources.
- Natural resources in York operate as a system full of complex inter-relationships, and impacts in any one of these areas could have cascading effects.

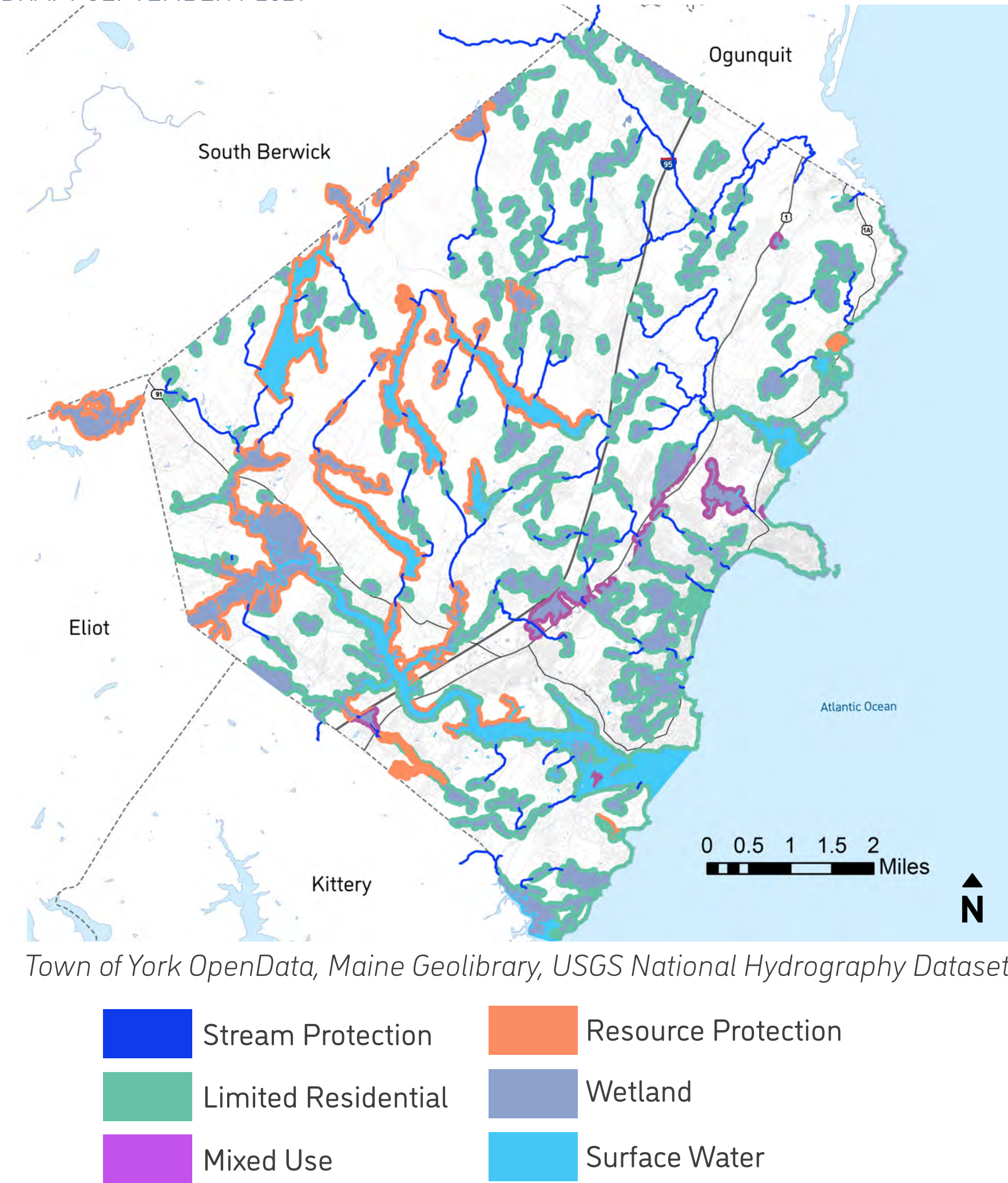
Policies and Regulations

Policies, regulations, and other tools protecting natural resources in York include:

- Shoreland Overlay Zoning District;
- Watershed Protection Overlay Zoning District;
- Wetlands Protection Overlay Zoning District;
- The Farm Enterprise Overlay Zoning District;
- Open Space Conservation Subdivisions;
- York Conservation Commission;
- York Shellfish Conservation Ordinance;
- State’s Current Use Tax Laws; and
- Other Development and Performance Standards.

SHORELAND OVERLAY ZONING DISTRICT

DRAFT SEPTEMBER 7 2021



WHAT WE’VE HEARD SO FAR...

- Feedback from the CompFest! event reflected that York’s natural resources and natural beauty are loved and essential to the town’s identity.
- Preparing for climate change was a major concern reflected in feedback from the CompFest! event.
- Recreational use of York’s natural resources has increased in recent years. More pervasive use of social media has raised demand on lesser-known resources. Balancing recreational users, commercial users, and environmental quality/protection of these resources remains a challenge.

KEY ISSUES/ITEMS OF NOTE

- How can York work to balance different uses of critical natural resources (i.e. commercial, recreational, ecological)?
- What tools can be used to protect critical natural resource areas from the impacts of future development and recreational use?
- How can York’s natural resource areas help in planning for climate change mitigation and adaptation?



Natural Resources - 3



THINGS TO THINK ABOUT

THESE ARE DRAFT AND ARE JUST MEANT
TO START THE CONVERSATION

- 1. Preservation of key natural areas.
- 2. Identification of additional opportunities for conservation of land with a focus on growing contiguous tracts of land and on ecologically fragile and climate-vulnerable areas of the town.
- 3. Enhancement of natural areas that will help to lessen climate change impacts.
- 4. Reduction of impacts of development on natural resources.

WHAT ARE YOUR IDEAS OR COMMENTS ON THIS TOPIC?

PLACE YOUR
POST-IT NOTES
HERE!



Agricultural + Forest Resources - 4



While agriculture and timber harvesting are not the cornerstones of the local economy that they once were in York, there is still a small presence of each in town. More broadly, the abundance of forest resources in York holds significant value for the town and serves a number of ecological, recreational, and climate mitigation purposes, as well as representing the vast majority of undeveloped land in York.

This topic includes...

- York's existing farms and forestry activities
- Regulations or strategies to support farmland and forestry activities
- Recent trends or impacts from development
- Community farming and forestry activities (community gardens, farmers' markets, etc)

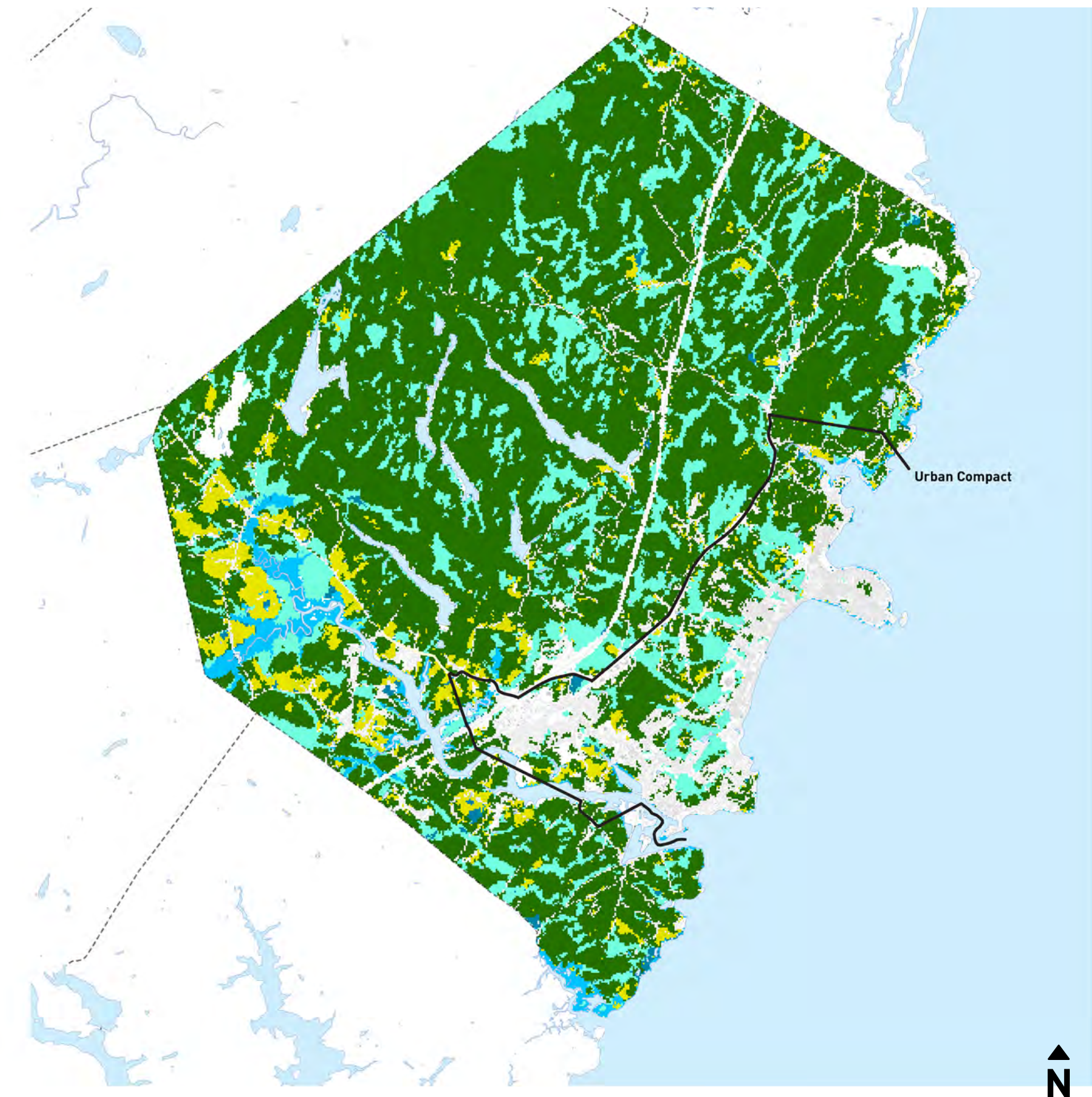
AGRICULTURAL + FOREST RESOURCES TODAY - HIGHLIGHTS

Forests and Tree Cover

- Land Cover analysis from the 2019 Land Cover Database identified 57% of land in York as forests and woodlands, making up the majority of undeveloped land.
- An extensive, undeveloped block of forested open space surrounds Mount Agamenticus and the watersheds of the York and Kittery water supplies. Here, the Northern forest blends into the Southern forest, presenting a rich diversity of plant communities.
- Agricultural and Forest Land in York provide opportunities for carbon sequestration (absorbing carbon dioxide from the atmosphere). The management, preservation, and expansion of these lands are a key component of York's climate planning efforts and strategies to reduce York's Greenhouse Gas (GHG) emissions in the coming years.

FORESTED, GRASSLAND, WETLAND LAND COVER

DRAFT JULY 16 2021



2020 Town of York OpenData, Maine Geolibrary, USGS National Hydrography Dataset, NOAA Regional Land Cover

- | | |
|--------------------------------|---------------------------|
| ■ Forested | ■ Palustrine Open Wetland |
| ■ Agriculture + Open Grassland | ■ Estuarine Open Wetland |
| ■ Palustrine Forest Wetland | |

Timber Harvesting/Forestry

- Year End Landowner Reports to the Maine Forest Service reflect approximately 310 acres of timber harvested in York in 2018. Forest land that has been harvested for timber in York totals more than 8,000 acres within a 27-year period (1991-2018). This includes 11 acres associated with a change of land use and a total of 141 acres that were clear cut. (Maine Forest Service)
- According to land use information from York's Tax Assessor's Office, there are currently four parcels totaling 156 acres classified as forestry land uses.

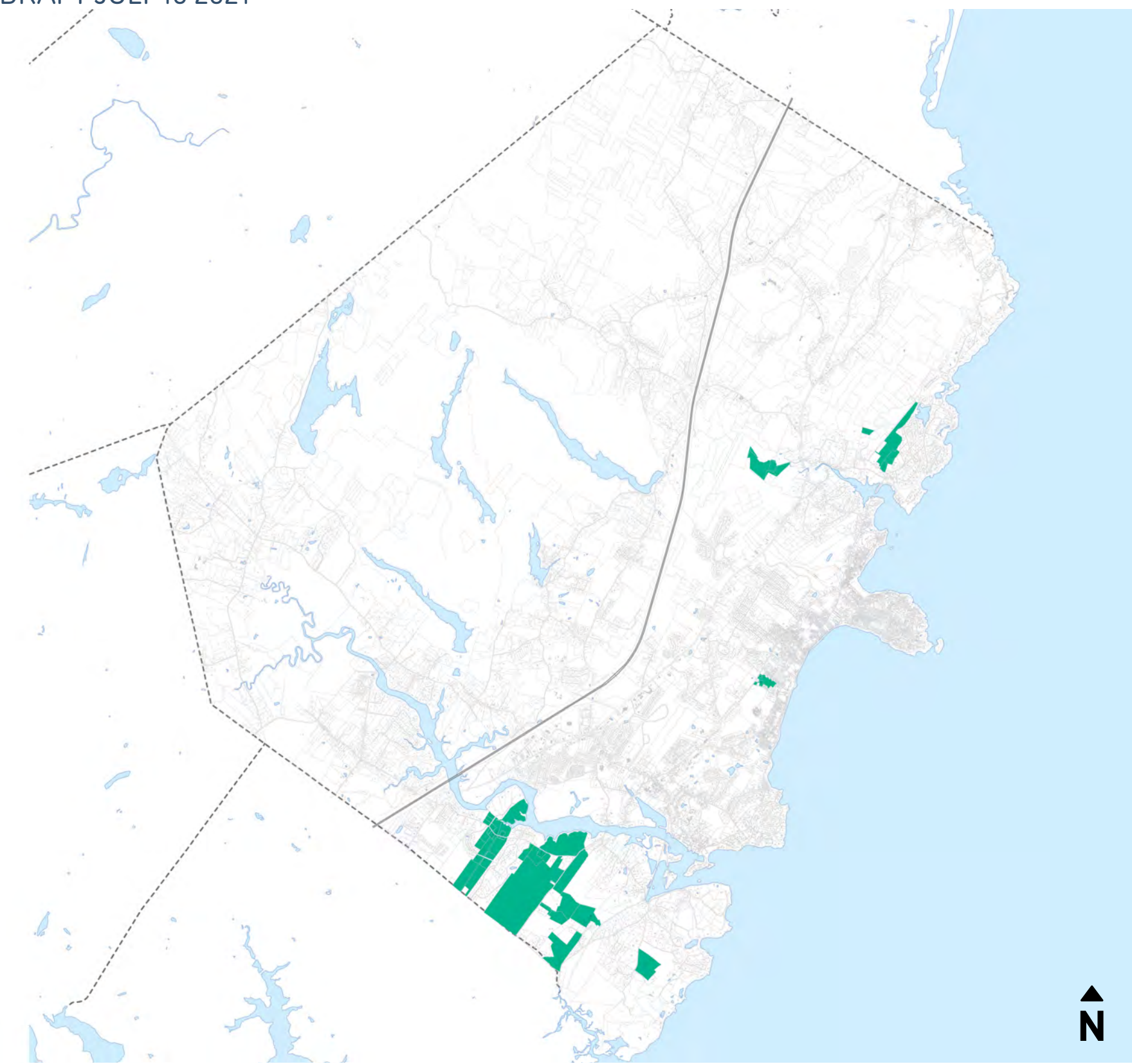
- As of 2019, there were there were 18 parcels containing 876 acres registered as Tree Growth in the state's current use tree growth tax credit program. (2019 Municipal Valuation Return Statistical Summary, Maine Revenue Services Property Tax Division)

Farming

- Only a small percentage of land in York is deemed "prime farm land" and is primarily located along the York River. Some prime farm land in close proximity to ME-91 or Route 1 may be particularly vulnerable to future development. (Natural Resource Conservation Service and Town of York)
- According to land use information from York's Tax Assessor's Office, there are currently 12 parcels totaling an estimated 134 acres classified as agricultural land uses in York, including farms, pastures, and farm buildings. (Town of York)
- As of 2019, there were 887 acres of land registered in the state's current use farmland tax credit program. This includes 308 acres of farmland and 579 acres of woodland. (2019 Municipal Valuation Return Statistical Summary, Maine Revenue Services Property Tax Division)
- Currently, there are approximately 740 acres of land in York in the Farm Enterprise Overlay District. (Town of York)

FARM ENTERPRISE OVERLAY ZONING DISTRICT

DRAFT JULY 16 2021



2019 Town of York OpenData, Maine Geolibrary

- Farm Enterprise Overlay District

- The 2017 Census of Agriculture reported that York County had seen a 6% reduction in total number of farms between 2012 and 2017. This trend is consistent with the state of Maine as a whole, which saw a 7% reduction in the number of farms during the same time period. York County only accounts for 4% of the State of Maine's agriculture sales. (U.S. Census of Agriculture)



AGRICULTURAL + FOREST RESOURCES TODAY - HIGHLIGHTS (CONT.)

Community Farming Activities

- The York Region Chamber of Commerce operates a weekly farmers market during the summer months (May to October) and less frequently in the winter months. This gives farms the opportunity to sell directly to residents and visitors.
- Both Blaisdell and Zach’s farms operate popular farm stands, and Nubble Hydro Microgreens Farm offers a monthly microgreen crop delivery subscription.
- York Town Farm is York’s community garden located at Long Sands Road. It includes an estimated seven garden plots and is run informally by a resident.

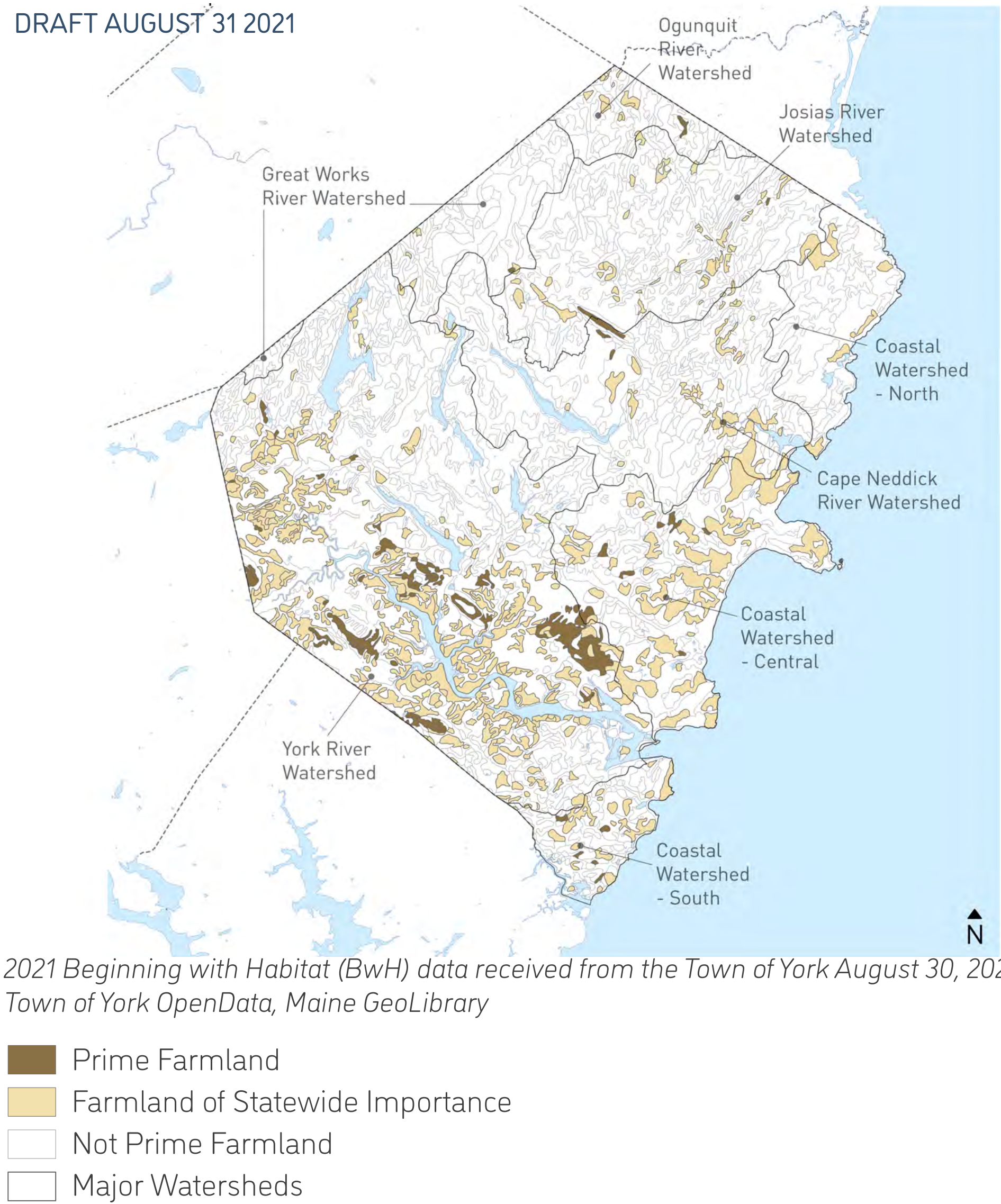


Preservation Efforts

- Town policies such as the Farm Enterprise Overlay District and Open Space Conservation Subdivisions seek to preserve land dedicated to agriculture/forestry (as well as protection of public access, wildlife corridors, scenic beauty, and land trust education opportunities) through increased flexibility and land protections.
- The York Land Trust has been working in the Mount Agamenticus region for 25 years to help conserve more than 14,000 acres of land. *(York Land Trust)*
- The Mt. Agamenticus to the Sea Conservation Initiative (MtA2C) has targeted 15,086 acres of Open Space in the focus area of this initiative across York and neighboring towns. *(MtA2C)*
- Maine Farmland Trust is a statewide organization that protects farmland, supports farmers, and advances the future of farming. The organization is currently partnering with the Blaisdell family to pursue an agricultural conservation easement that would permanently protect the historic farm. *(Maine Farmland Trust)*

FARMLAND SOILS

DRAFT AUGUST 31 2021



WHAT WE’VE HEARD SO FAR...

- There is interest from some members of the community in growing York’s agriculture and aquaculture industries.
- There is interest in seeing additional community garden space.
- The Mount Agamenticus area and York’s existing forests and tree canopy are among York’s most valuable natural resources and warrant more proactive preservation efforts to ensure these beloved qualities are not threatened by other competing priorities.

KEY ISSUES/ITEMS OF NOTE

- There has been some loss of forest cover in York between 2010 and 2020.
- While there is a small community gardening presence in York, it is not coordinated through the Town and is not particularly visible.
- While farming is not particularly prevalent in York, members of the community have expressed a desire to see more active farming. Where might these uses be located and how can they be supported or encouraged?

Agricultural + Forest Resources - 4



THINGS TO THINK ABOUT

THESE ARE DRAFT AND ARE JUST MEANT
TO START THE CONVERSATION

- 1. The safeguard and support of existing farms and forestry operations and encourage their economic viability.
- 2. Maintenance of areas identified as prime farmland soils to the greatest extent possible.
- 3. Increase of small-scale farming on community and household land where appropriate.
- 4. Promotion of agriculture and forestry in a manner that also recognizes the need to ensure the protection of environmental resources.

WHAT ARE YOUR IDEAS OR COMMENTS ON THIS TOPIC?

PLACE YOUR
POST-IT NOTES
HERE!



Marine Resources - 5



Marine resources play an important role in York's way of life. Marine-oriented businesses contribute to the local economy, and York's coastal resources provide numerous recreational, public access, and scenic opportunities. These resources, which include three harbors, several beaches, parks, and many rocky coastline areas, have been prominent in York's history and continue to be an essential part of the town's character and economy.

MARINE RESOURCES TODAY - HIGHLIGHTS

Marine Resources in York include...

- **Harbors:** York Harbor, Cape Neddick Harbor, Brave Boat Harbor;
- **Beaches:** Cape Neddick Beach, Short Sands Beach, Long Sands Beach, York Harbor Beach;
- **Public parks with access to the coast:** Goodrich Park, Steedman Woods, Hartley Mason Estate, Ellis Park, Sohier Park, Rachel Carson National Wildlife Refuge;
- **Islands:** seven state-owned, two federally-owned, one Town-owned, two privately-owned;
- The York River and Cape Neddick River, as well as many smaller brooks and streams;
- Wheeler wildlife refuge, clam flats, and other natural areas;
- Docks, moorings, wharves, boat launches, and other waterfront facilities; and
- Many scenic views and routes.

Impacts of Sea Level Rise

- Sea level rise has the potential to increase floodplains, storm damages, and reduce public access to recreation areas on the waterfront. High Astronomical Tide (HAT) plus 1.6 feet of sea level rise (SLR), which could happen by 2050 or earlier, will lead to a loss of inundation of 29% of York County's undeveloped sand dunes, 84% of its developed dunes, and reduce dry beach area by 42%. (State of Maine, Assessing the Impacts Climate Change May Have on the State's Economy, Revenues, and Investment Decisions: Volume 2: Cost of Doing Nothing Analysis Final)

Commercial Uses

- In York, commercial waterfront users include lobstermen, charter fishing operations, tuna boats, marina or boat docking facilities, whale watching tour boats, wholesale and retail seafood dealers, bait vendors, storage and repair, marine railway, boat and motor sales, kayak and paddlecraft rental companies, and a boat fuel station.
- Commercial fishing, primarily lobstering, has long been important to the local economy. Between 2008 and 2015, the total harvest weight (in pounds) of landings in York has fluctuated between approximately 500,000 pounds and 900,000 pounds. The total value of these landings has fluctuated between approximately \$2 million and \$4 million. (Maine Department of Marine Resources, Landings Program, 2021)

2015-2020 York/York Harbor Commercial Landings

Year	Species	Weight (lbs)	Value
2015	Lobster	681,854	\$3,078,361
2016	Lobster	886,370	\$4,063,706
2016	Tuna	20,483	\$142,990
2017	Lobster	721,892	\$3,556,430
2018	Lobster	824,767	\$4,051,342
2019	Lobster	654,705	\$3,551,950
2020	Lobster	676,558	\$3,144,600
2020	Tuna	12,645	\$50,055

Source: Maine Department of Marine Resources, Landings Program, accessed August 2021

This topic includes...

- Marine resources and associated water-dependent uses located in York
- Facilities operated by the Town to provide access for residents and visitors to the water and waterfront areas
- Marine water quality testing
- Regulations impacting shoreland areas

Recreational Uses

- Recreational waterfront uses include restaurants, lobster pounds, lodging facilities, seasonal/year-round housing, boating, paddlecraft and other non-motorized vessels, beach-going, swimming, surfing, diving, and tourist-oriented businesses.
- Recreational use of many marine resource areas in York has increased in recent years. One specific factor contributing to this change is increased use of social media to spread the word about recreational opportunities and previously lesser-known sites.

Public Access

- In addition to York's beaches and public parks with access to the shore, public access points include two Town docks in the York Harbor area, Strawberry Island, Scotland Bridge boat launch, and informal canoe/kayak launch options at Goodrich Park and Route 103.
- The 2018 York River Watershed Stewardship Plan identified 45 docks on record from the mouth of the York River to the Scotland Bridge area and 311 moorings and 198 slips managed by the Town.
- Most launching facilities direct users to York Harbor, where overcrowding has created safety concerns.
- Limited parking and years-long waiting lists for moorings have been described as limitations to public access.

PUBLIC ACCESS POINTS TO THE SHORE

DRAFT JULY 16 2021



Town of York OpenData, Maine Geolibrary, USGS National Hydrography Dataset

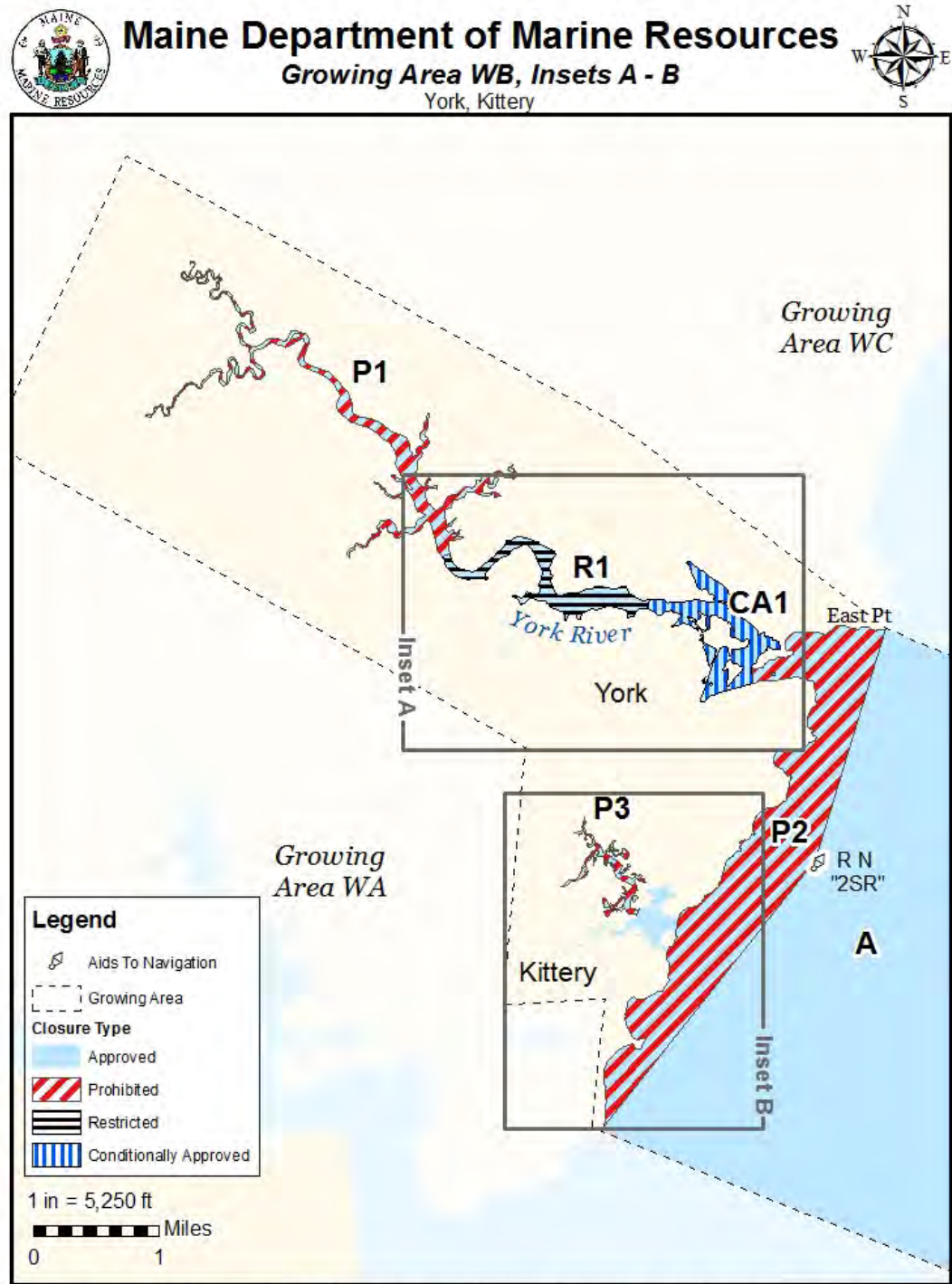




MARINE RESOURCES TODAY - HIGHLIGHTS (CONT.)

Clam Flats

- At this time, York allows only recreational clam digging. The Maine Department of Marine Resources (DMR) monitors bacteria levels and classifies areas as Prohibited, Restricted, Conditionally Approved, or Approved. Currently, productive flats in York consist of the following (all other areas are closed):
 - » York River open flats: all flats east of Sewall's Bridge to the mouth of the York River.
 - » Brave Boat Harbor open flats: all flats on the York side of the Harbor from the eastern trolley bridge to the mouth of the Harbor.
 - » In addition, a large section of Brave Boat Harbor that has historically been classified as "Prohibited" by the DMR is in the process of being reclassified as "Approved".



Source: Maine Department of Marine Resources

Dredging

- A federal dredge project in 2018 improved navigable areas and anchorages, creating the potential for added moorings and berths. Prior to 2018, the last dredging of York Harbor was in 1996. The Harbor Board hopes to have the next dredge of York Harbor happen around 2030 to 2033.

Current local regulations in place include...

- Shoreland Overlay Zoning District;
- Floodplain Management Ordinance;
- Harbor Ordinance;
 - » Harbormaster and Harbor Board enforce rules + regulations and manage harbor planning; and
- Shellfish Conservation Ordinance.

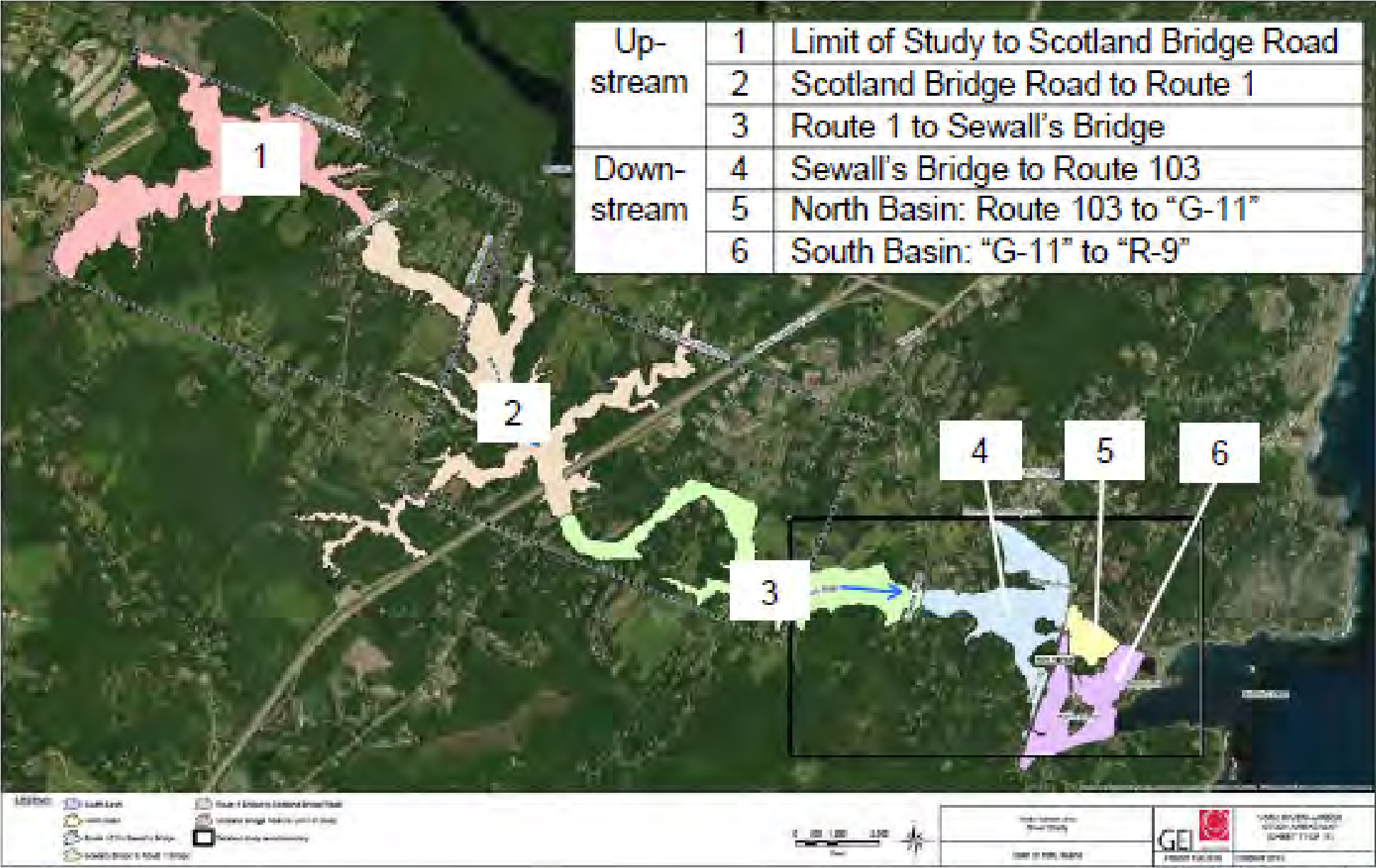
WHAT WE'VE HEARD SO FAR...

- York allows only recreational clam digging at this time. There has been some interest in opening up York to commercial clam digging.
- Capacity at York's marine resources is a major challenge, particularly in regard to parking and moorings. However, expansions to capacity could have negative impacts on safety and critical environmental resources.
- With high levels of use of York Harbor and York River and impacts from runoff pollution, the Town has observed increased rates of sedimentation in the Harbor, which could indicate a need for additional dredging sooner than anticipated.
- Surveying at the CompFest! event reflected that York's rivers and beaches are some of the most-loved resources in town. Many residents expressed that these same resources are particularly vulnerable.

2019 York Harbor + River Capacity Study

- The Study identified that waterway capacity in York is a balance of spatial, facility, ecological, and social factors, and that effective management of varying uses is necessary.
- Recommended that York consider management of distinct river areas rather than regulating the York River as a whole.
- Two areas specifically called out for safety and capacity concerns:
 - » Area near the Route 103 bridge (commercial use of Town Dock #1, paddlecraft use of Strawberry Island and kayak landing, recreational use of boats in adjacent mooring fields, bridge jumping off Route 103 bridge and swimming near causeway to Wiggly Bridge).
 - » The area at the mouth of the harbor, which includes heavy use by boats from York Harbor Marine as well as the adjacent mooring fields and Agamenticus Yacht Club (AYC). The narrow channel at low tide and high currents at ebb tide add to navigation challenges at this location.

York Harbor + River Capacity Study River Areas



Source: York Harbor + River Capacity Study, November 4, 2019

KEY ISSUES/ITEMS OF NOTE

- Maintain environmental quality of ocean and coastline.
- There are multiple competing uses of coastal areas, including capacity issues such as parking and moorings. Impacted areas include environmentally sensitive resources, such as clam flats, that may not be able to accommodate increased levels of recreational use.
- Impacts of sea level rise on Town infrastructure are already being seen, with water levels reaching the Wiggly Bridge causeway much more frequently in recent years.
- Additional number and intensity of storms is taking a toll on the shoreline and impacting both public and private waterfront facilities.

Marine Resources - 5



YORK
COMPREHENSIVE PLAN

THINGS TO THINK ABOUT

THESE ARE DRAFT AND ARE JUST MEANT
TO START THE CONVERSATION

1. Protection, management, and growth of critical habitat and natural areas.
2. Protection of commercial fishing, ports, and harbors from incompatible development.
3. Balance among multiple competing uses of coastal areas.
4. Promotion of access to the shore for commercial fishermen and the public.
5. Preparation for the impacts of climate change on York’s marine resources.

WHAT ARE YOUR IDEAS OR COMMENTS ON THIS TOPIC?

PLACE YOUR
POST-IT NOTES
HERE!



The composition and growth trends of York’s population are key considerations in planning the town’s future. A growing population, along with any shifts in ages, incomes, or other demographic factors may have implications for Town infrastructure and services, as well as types of housing demand and future land use policies.

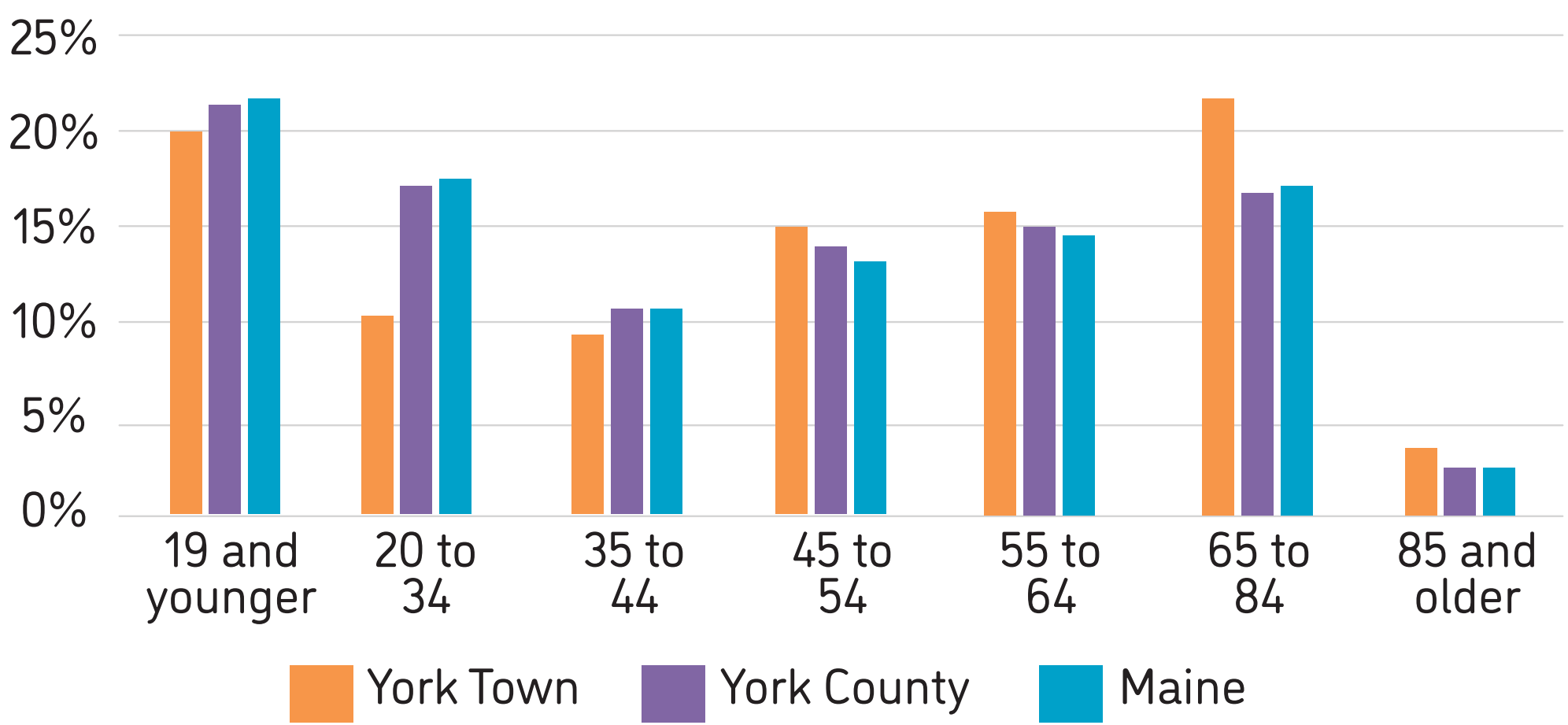
- This topic includes...**
- Population characteristics
 - Recent and anticipated future population trends
 - Seasonal population patterns
 - Future demands for housing and services

POPULATION + DEMOGRAPHICS TODAY - HIGHLIGHTS

Demographic Characteristics of Existing Population

- York’s population can be viewed as three groups, each of which have different impacts on the town:
 - » “Year-round” population represents people who identify York as their primary place of residence and generally live in York in both the summer and winter. Year-round residents generally live in year-round housing units.
 - » “Seasonal” population represents both year-round population and also people who live in York for some of the year but don’t identify York as their primary place of residence. The seasonal population generally lives in homes, apartments, and condominiums, that are defined by the U.S. Census as housing units.
 - » “Peak summer” population includes year-round population, seasonal population, and also those who visit in the peak summer months for shorter visits. Peak summer population is generally staying in hotels or other places not defined by the U.S. Census as housing units, though some may stay in short-term rentals or other housing units.
- York has experienced a slow overall population growth over the past decade, growing from 12,720 year-round residents in 2010 to 13,070 in 2019, a 2.8% increase. The number of households grew by 7.9% during that time, suggesting a decline in household size. *(2019 Five-Year American Community Survey)*
- The median age in York rose from 46.5 years old to 52.2 years old between 2010 and 2019; the median ages for York County and Maine in 2019 were 45.2 years old and 44.7 years old, respectively. *(2019 Five-Year American Community Survey)*
- At 23%, York has a much higher percentage of residents age 65 to 84 than the rest of the county or the state. Simultaneously, York has fewer young adults between the ages of 20-34 compared to York County or the state. *(2019 Five-Year American Community Survey)*

Population by Age 2019,
Town of York, York County, and Maine



Source: 2019 Five-Year American Community Survey

- The median household income in York grew from about \$64,000 in 2010 to \$93,333 in 2019, a 46% increase in less than 10 years. The town’s 2019 median household income was substantially higher than for the county (\$67,830) and state (\$57,918). *(2019 Five-Year American Community Survey)*
- Even with a high median household income, a high percentage of renters in York in 2019 had “cost burdens” (44.9%), as did 22.9% of homeowners. The percentage of both renters and homeowners who are cost-burdened did decline between 2011 and 2019, (A household is considered “cost-burdened” when they spend 30% or more of their income on housing-related expenses.) *(2019 Five-Year American Community Survey)*

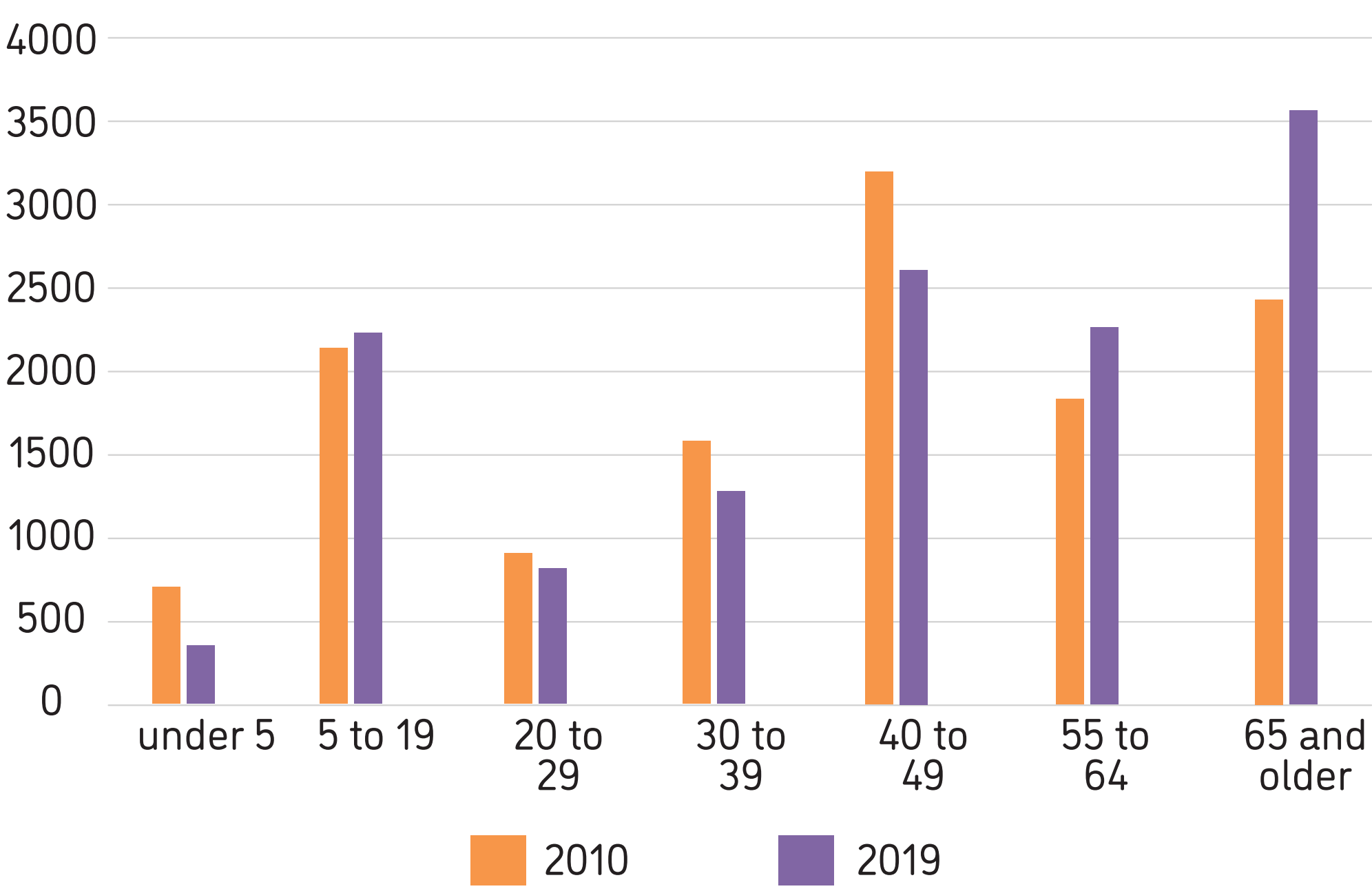
Household and Resident Well-Being Indicators for York, York County, and Maine

Indicator	York	York County	Maine
Median Age	52.2	45.2	44.7
Unemployment Rate	2.5%	2.6%	2.6%
Median Household Income	\$93,333	\$67,830	\$57,918
Poverty Rate-All Residents	4.1%	7.9%	10.9%
Under Age 18 Poverty Rate	4.6%	8.2%	15.1%
Age 65+ Poverty Rate	6.7%	6.7%	8.7%
Percent of Population 25+ with Bachelors Degree or Higher	52.2%	32.5%	31.8%
Self-employment Rate	6.3%	8.0%	8.4%
Employed in management, business, science, or arts occupations	49.4%	37.6%	40.1%

Source: 2019 Five-year American Community Survey

- In 2019, York’s unemployment rate at 2.5% was similar to York County’s (2.6%) and the state’s (2.6%). *(2019 Five-Year American Community Survey)*
- Compared to the county and state, York’s population is more educated and has lower rates of poverty. However, among all age groups, poverty rates are highest for those 65 and older, a growing proportion of the population. *(2019 Five-Year American Community Survey)*
- In 2020, nearly 50% of York’s employed residents worked in Management, Business, Science, and Arts occupations, much higher than the rates for all of York County and Maine. *(Maine Department of Labor Quarterly and Annual Industry Employment and Wages Dataset, <https://www.maine.gov/labor/cwri/qcew1.html>)*
- York is racially homogeneous, with 98.2% of residents estimated as White in 2019. This is slightly higher than the county and state. *(2019 Five-Year American Community Survey)*

York, ME Population Change by Age, 2010-2019



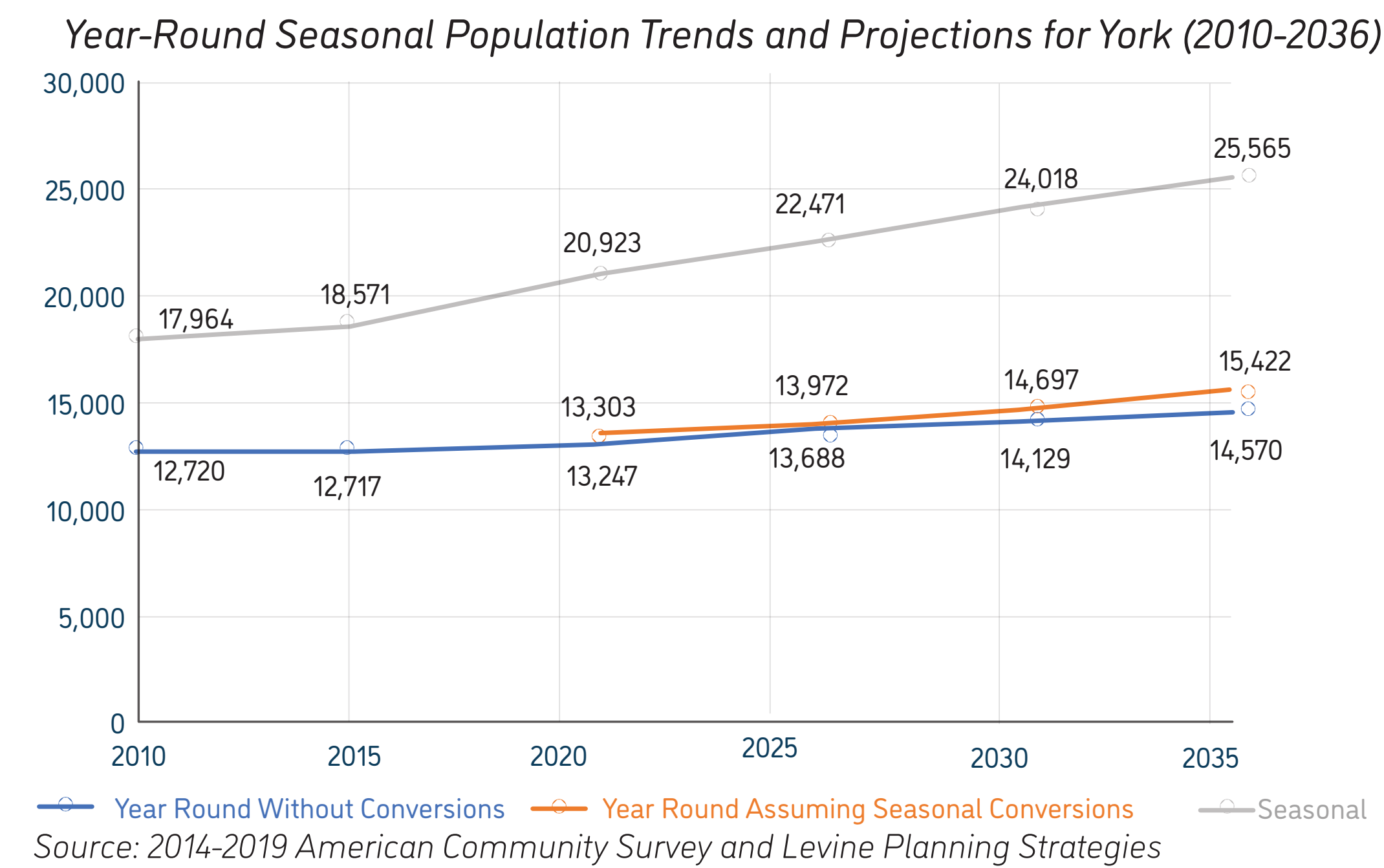
Source: 2019 Five-Year American Community Survey

POPULATION + DEMOGRAPHICS TODAY - HIGHLIGHTS (CONT.)

Future Population Trends & Potential Impacts

Making reasonable (but not definitive) assumptions about how a portion of seasonal homes may convert to year-round would mean that York’s population would increase from approximately 13,300 in 2021 to 14,697 in 2031. Projected town population by age group is shown in the table on the right. While all age groups will likely see an increase in numbers, the largest percentage increases will likely be in those age 60 and over.

- York’s year-round population is projected to increase from approximately 13,300 in 2021 to 15,422 in 2036. *(American Community Survey, Southern Maine Planning & Development Commission, and Levine Planning Strategies)*
- The seasonal population, which includes summer homes but not day visitors or those who stay in hotels, is estimated at 20,923 in 2021, and is expected to increase to 25,565 by 2036. *(American Community Survey, Southern Maine Planning & Development Commission, and Levine Planning Strategies)*
- The summer peak population of the town, which includes the seasonal population as well as those who stay in hotels, is estimated at 30,914 in 2019 with an estimated increase to 31,180 by 2029. *(American Community Survey, Southern Maine Planning & Development Commission, and Levine Planning Strategies)*
- While all age groups will likely see an increase in numbers, the largest percentage increases will likely be in those age 60 and over. This increase in older York residents will affect future housing demand, as these residents are more likely to seek smaller and lower-maintenance homes, including one- and two-bedroom units and rental units.



WHAT WE’VE HEARD SO FAR...

- Not enough housing available that is affordable at a variety of household income levels.
- Not enough senior housing for the rising older adult population.
- Would like to see more diversity.
- Support for aging in place: housing, transportation, other services for widowed or single older adults.
- No space for teens of York.
- Many Town departments and services are already facing capacity challenges, which could be exacerbated by projected population growth.

- Based on current population trends, demand for school services should not dramatically change. While the population of school-aged children (5 to 19) stayed relatively constant between 2010 and 2019 and the population of young children (0 to 5) declined by nearly half, the school enrollment has been decreasing since the 2011-2012 school year. The number of adults aged 20 to 39 also decreased by 13.7%, suggesting a continuing trend of fewer young families.
- York School District’s projected total school enrollment for the 2022-2023 school year is an estimated 1,618 students. From 2011-2023, that would be a decrease of 258 students and a projected change of -13.75%.
- In addition, while difficult to quantify, migration into York due to climate change will certainly be a factor in changing demographics in the coming decades.

Current and Projected Year-Round Population by Age Cohort

	2015	2019	2031 (estimated)
5 to 14 years	1,361	1,391	1,514
15 to 17 years	382	634	1,558
15 to 44 years	3,561	3,577	3,762
16 years and over	10,886	11,069	12,052
18 years and over	10,593	10,660	11,243
60 years and over	4,095	4,646	6,672
65 years and over	2,760	3,543	6,364
75 years and over	1,183	1,375	2,072
TOTAL POPULATION	12,717	13,070	14,697
Median age (years)	50.3	52.2	56.0

Source: 2014-2019 American Community Survey and Levine Planning Strategies

Total Actual School Enrollment in All York Public Schools (2011 - 2021)

School Year	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	Change 2011-2021	% Change 2011-2021
# of students	1,876	1,850	1,846	1,826	1,788	1,746	1,746	1,729	1,684	1,639	1,627	-249	-13.27%

Source: York School District

Seasonal Population Patterns

- York’s seasonal population and households have grown rapidly over the past decade, by 46% and 38%, respectively.
- Unless limitations on developable land reduce the rate of seasonal home production, the seasonal population projection (mentioned under Future Population Trends & Potential Impacts) is expected to increase to 25,565 by 2036. *(American Community Survey, Southern Maine Planning & Development Commission, and Levine Planning Strategies)*
- It is unclear how changes in long-term work patterns in response to the COVID-19 pandemic will influence seasonal population projections going forward. It is possible to assume there may be some conversion of seasonal to permanent homes. *(See 8 – Housing)*

KEY ISSUES/ITEMS OF NOTE

- What impact does a population that is trending older have on the community’s needs? What can the Town do to accommodate this trend?
- How can York prepare for a potential increase in conversions from seasonal to year-round homes? How would that change the demographics in town? What would that mean for Town services and infrastructure?
- Should York be preparing for a possible migration of residents into York due to climate change? Will climate change increase the demand for seasonal homes?

Population + Demographics - 6



YORK
COMPREHENSIVE PLAN

THINGS TO THINK ABOUT

THESE ARE DRAFT AND ARE JUST MEANT
TO START THE CONVERSATION

- Fostering a more socially and economically diverse population in the town.
- Planning for a possible population spike in the coming decades (climate change migration).
- Ensuring the needs of the town’s increasing older adult population are met to allow for aging-in-community.



WHAT ARE YOUR IDEAS OR COMMENTS ON THIS TOPIC?

PLACE YOUR
POST-IT NOTES
HERE!



York’s local business economy is primarily driven by the health care, service, and retail industries. The town’s natural amenities and historic character, with support from the Town, have created a strong tourism economy. With high property values, York’s economy is bolstered by high property tax revenue. However, these high property values also make it more expensive for new businesses, as well as year-round and seasonal residents and workers, to locate in York. Land values and property tax revenue are also at high risk from future sea level rise due to climate change.

ECONOMY TODAY - HIGHLIGHTS

Note: “York employment” and “York job base” mean jobs at private and public sector employers (including large and small businesses, government units, and nonprofit organizations) within the town’s borders whose workers may live anywhere. York’s “employed labor force” means all York residents 16 or older who are working at a job in any location.

Recent Trends

- Prior to 2020 and the beginning of the COVID-19 pandemic, York’s establishments within the town had a job growth rate of 11% from 2009-2019, above the state rate of 6.8% during the same period. Highest growth rates during this period were in professional/technical services, administrative/waste services, and manufacturing. Simultaneously, the town saw a loss of 101 health care jobs.

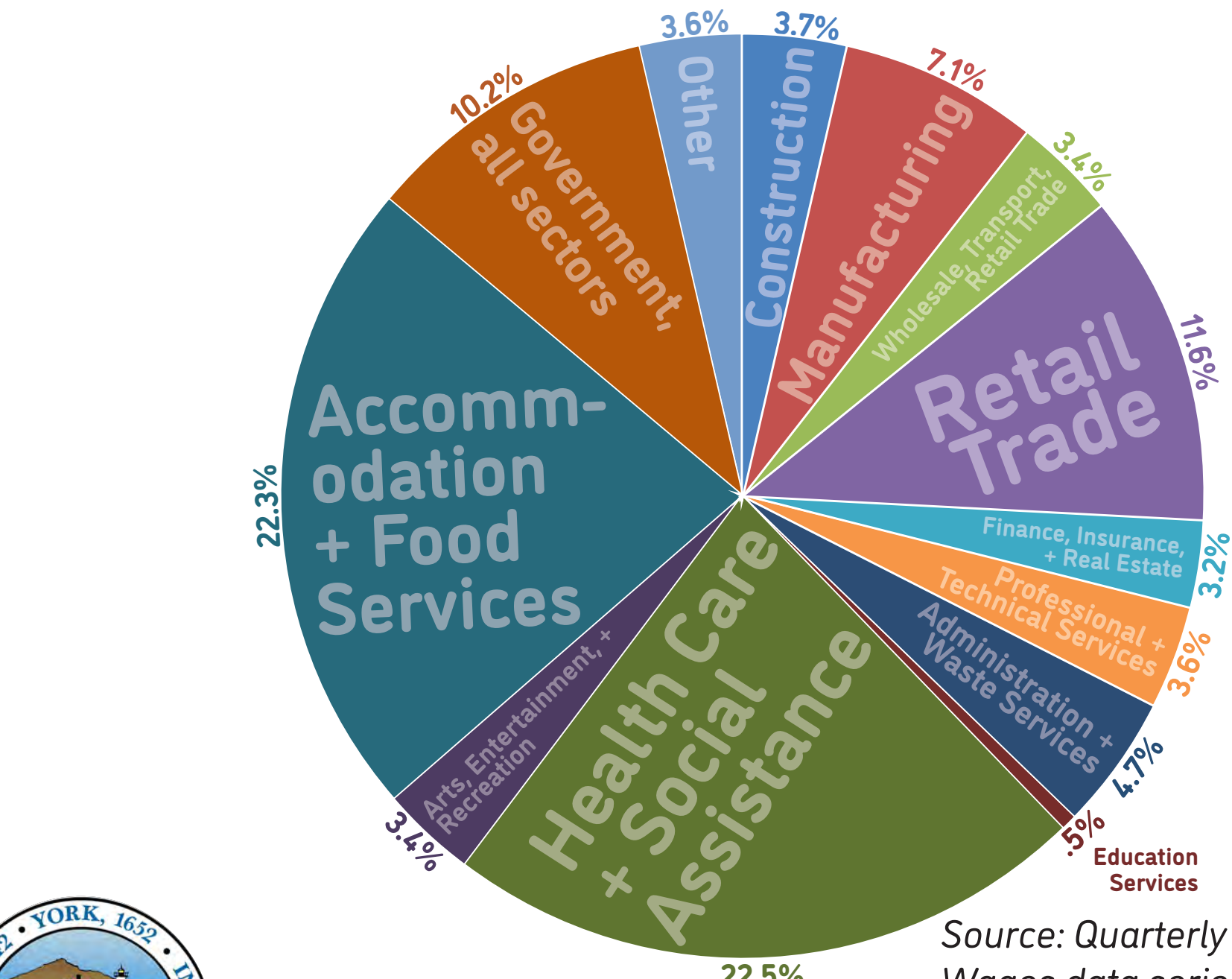
York Employment Growth by Sector, 2009 to 2019

Sector	Absolute Change, 2014-2019	Percent Change, 2009- 2019
Total Private and Government	603	11.1%
Total, Private All Industries	583	12.1%
Construction	48	27.7%
Manufacturing	121	39.4%
Wholesale Trade	32	23.4%
Retail Trade	63	9.9%
Finance and Insurance	-4	-3.0%
Real Estate and Rental Leasing	-8	-10.7%
Professional and Technical Services	91	74.0%
Administrative and Waste Services	141	97.9%
Educational Services	-1	-3.2%
Health Care and Social Assistance	-101	-7.0%
Arts, Entertainment, and Recreation	-16	-7.3%
Accommodation and Food Services	204	17.9%
Other Services, Except Public Admin	-65	-28.0%
Government, All Sectors	20	3.4%

Source: Maine Department of Labor Quarterly and Annual Industry Employment and Wages Dataset, <https://www.maine.gov/labor/cwri/qcew1.html>

- Health care is a core part of the town’s economic base that has seen recent employment declines and may face additional risk from the financial impacts of the pandemic.
- Manufacturing may be an opportunity for future growth, given recent town and county trends and its priority in the regional economic development strategy.

York Employment by Sector, 2019 Annual Average



Source: Quarterly Census of Employment and Wages data series download from <https://www.maine.gov/labor/cwri/qcew1.html>

This topic includes...

- Employment trends for employers (including large and small businesses, government units, and nonprofit organizations) within York
- Employment trends for York’s labor force (York residents over 16 years old, classified as employed or unemployed)
- Impacts of the COVID-19 pandemic on local economy
- Tourism economy
- Economic development efforts, priorities, and opportunities
- Economic strengths and challenges, including potential climate change impacts on businesses and tax revenue

- Climate adaptation and protection from future sea level rise is a key issue for all coastal communities in Maine. York faces a moderate impact on businesses and a large risk to tax base from sea level rise, according to a December 2020 study. The report identified 21 businesses with 188 employees within a flood area impacted by a 3.9-foot sea level rise and 30 businesses with 259 jobs within an area impacted by a 6.1-foot sea level rise. The report also estimates over \$100 million in impacted property value at 1.6 feet of sea level rise, which goes up to more than \$550 million at 6.1 feet. Estimated property tax losses under these scenarios are more than \$1 million at 1.6 feet and nearly \$6 million at 6.1 feet, which represent approximately 5% and 26%, respectively, of York’s 2020 expenditures.

Projected Business and Employment Impacts of Sea Level Rise (SLR)

SLR (ft)	Businesses Impacted (2019)	Jobs Impacted (2019)	% of Total Jobs Impacted (2019)
3.9	21	188	2.3%
6.1	30	259	3.2%

Projected Property Value and Tax Losses from Sea Level Rise (SLR)

SLR (ft)	Estimated Lost Property Value	Estimated Lost Property Tax	Property Tax Loss as % of Town Expenditures
1.6	\$101,867,774	\$1,067,574	4.77%
3.9	\$357,583,872	\$3,747,478	16.74%
6.1	\$554,852,922	\$5,814,858	25.97%

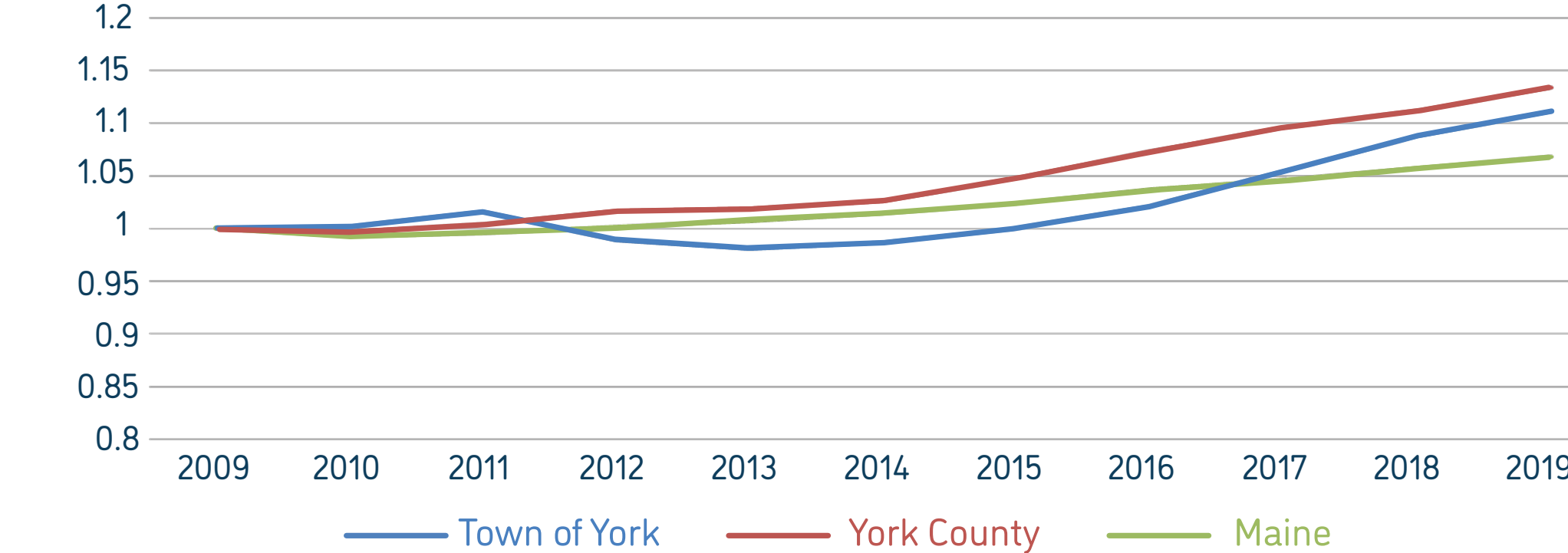
Source: Adapted from R Bouvier Consulting, Economic Analysis of Sea Level Rise: Kennebunk, Wells and York, December 17,2020 - Note that more detailed information on property tax losses may be available for inclusion in this Comprehensive Plan when York’s planning regarding climate change is completed.

- Though York’s business centers are largely built-out, York Village is currently in the midst of a Revitalization Project, which includes the 2015 *York Village Master Plan*, to improve its amenities, access, and infrastructure. Opportunities for development have also been identified within the area north and south of the Route 1 and Route 1A interchange that already have commercial uses within the Route 1-3 zone, a lot near the Spur Road and Maine Turnpike interchange, and at a Town-owned site on Short Sands Road.

York Employment Patterns

- In 2019, York had 683 employers (including large and small businesses, government units, and nonprofit organizations) located within the town’s borders, with 6,016 jobs. Many of these jobs are concentrated in the health and tourism sectors. (Maine Department of Labor Quarterly and Annual Industry Employment and Wages Dataset, <https://www.maine.gov/labor/cwri/qcew1.html>)
- Overall, the steady moderate growth in employment is a positive trend for York, adding to its tax base and economic activity without generating major infrastructure needs.

Index of Total Employment, York, York County, and Maine, 2009 to 2019*

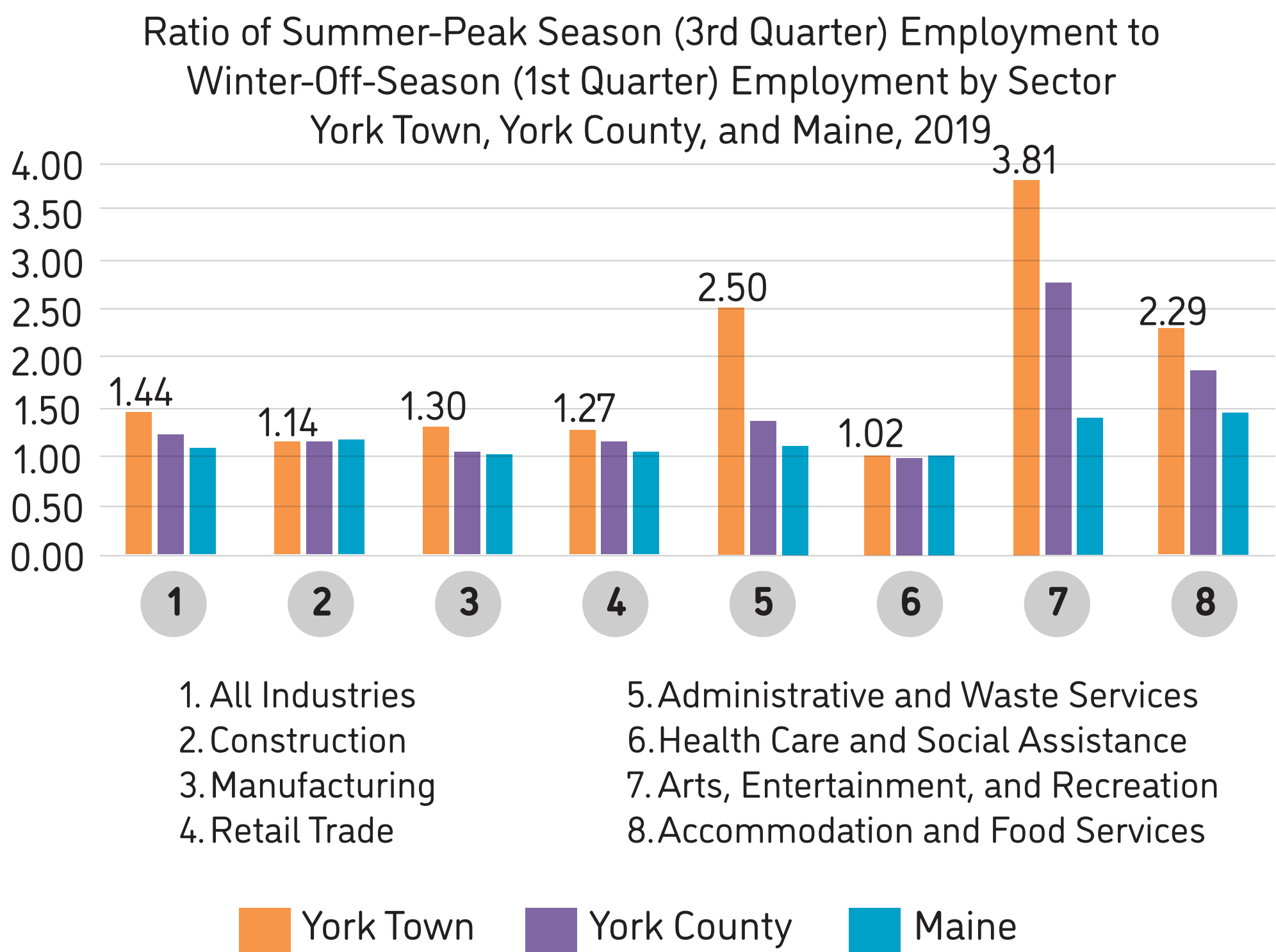


Source: Maine Department of Labor Quarterly and Annual Industry Employment and Wages Dataset, <https://www.maine.gov/labor/cwri/qcew1.html>

*The “Index of Total Employment” shows the change in employment relative to the base year (2009) growth, e.g., an index value of 1.10 indicates a 10% increase over employment in 2009. Using the index is a way to graphically show growth trends among three geographies with very different absolute employment amounts.

ECONOMY TODAY - HIGHLIGHTS (CONT.)

- **Tourism & Seasonal Jobs:** Tourism accounts for almost one quarter of York’s job base and is quite seasonal. Comparisons between summer (peak season) employment and winter (off-season) employment show that peak summer employment for all York industries is 40% above the winter low, which affects job quality and impacts town services. Pursuing diversification into non-tourism sectors will help to reduce these seasonal impacts.

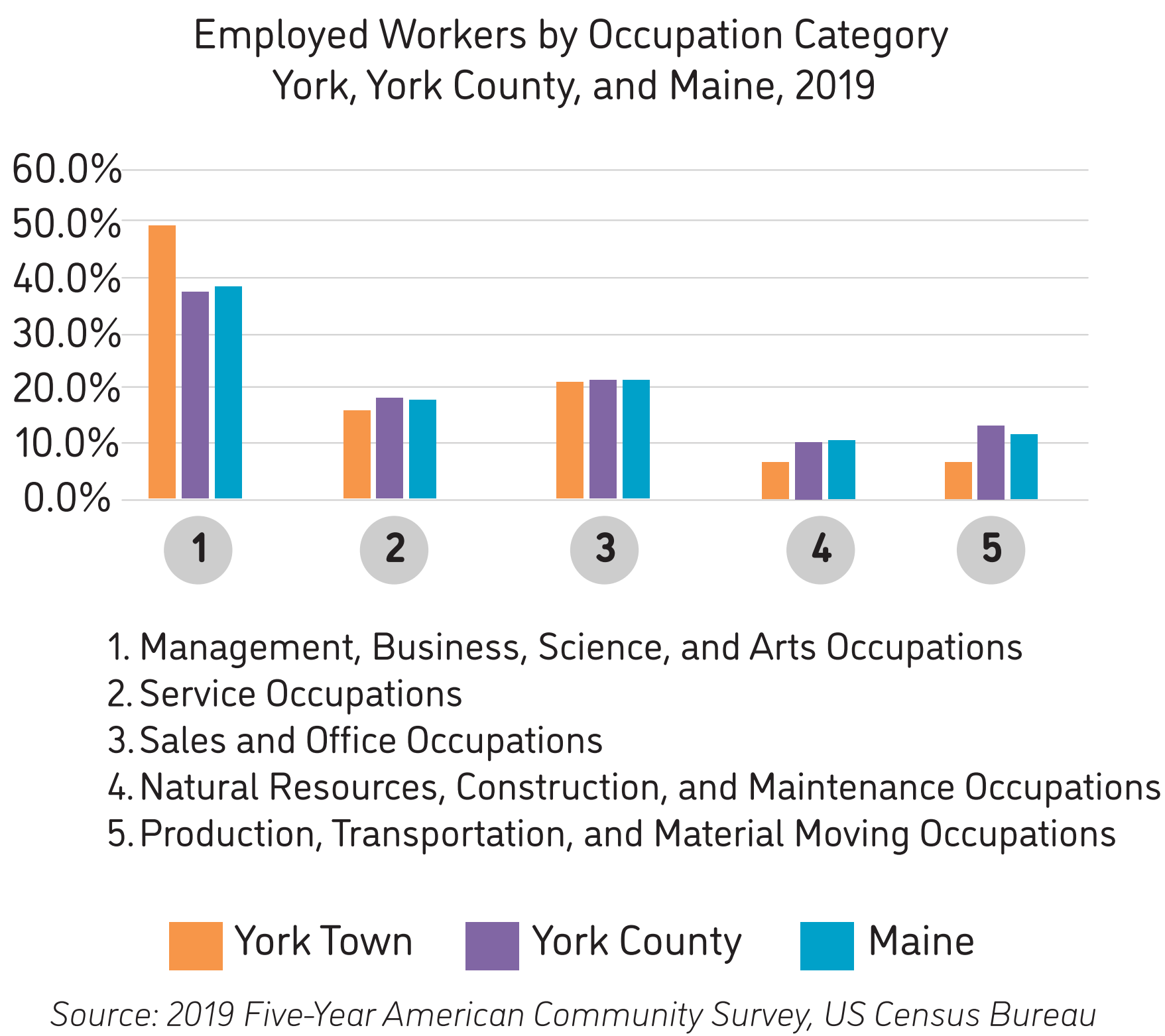


Source: Maine Department of Labor Quarterly and Annual Industry Employment and Wages Dataset, <https://www.maine.gov/labor/cwri/qcew1.html>

York Employed Labor Force

- York’s working residents are highly skilled, which is an asset and a potential source of entrepreneurship and new enterprises. York’s relatively low rate of self-employment (6.3%) also suggests the potential to expand this part of the local economy. (2019 Five-Year American Community Survey, US Census Bureau)

- Approximately 8.4% (or 577) of York’s employed labor force (York residents 16 or older who are working at a job in any location) work in York. Another 52.3% work in other parts of York County, and over one-third (about 37.1%) work outside of Maine. (2019 Five-Year American Community Survey, US Census Bureau)



COVID-19 Pandemic Impacts

- York’s economy was impacted by COVID-19 in part due to its large tourism industry. York’s overall employment in establishments within town declined by 1,055 jobs or 16.5% from 3rd Quarter 2019 to 3rd Quarter 2020, with the greatest declines occurring in the Accommodation & Food Services sector. Addressing pandemic impacts and supporting business recovery is a near- to mid-term need, particularly in the hard-hit tourism-related sectors. (Maine Department of Labor Quarterly and Annual Industry Employment and Wages Dataset, <https://www.maine.gov/labor/cwri/qcew1.html>)

WHAT WE’VE HEARD SO FAR...

- Residents want more restaurant/food options and diversity of businesses and opportunities for more diverse entrepreneurs.
- Interest in growth of smaller industries, for example agriculture/aquaculture, tech, and manufacturing.
- Employers face challenges in attracting workers, which additional affordable housing could help address.
- Need to attract younger and more diverse population to sustain the town’s economy and Town’s fiscal well-being.
- Town is supportive of economic development, but needs staffing/committee capacity to focus on it. In addition, the process and technologies for development permitting can be improved. Large, up-front impact fees for water and sewer district can be barriers for new businesses.
- Tensions exist between the goal of preserving current “town character” and efforts to increase town diversity and create a more sustainable economic/fiscal future.

KEY ISSUES/ITEMS OF NOTE

- What types of business and economic development are desirable for York?
- Appropriate and preferred locations for new economic and business development? Where is new infrastructure needed to support economic development?
- What opportunities could the town consider for diversification of York’s economic base beyond tourism and health care?
- Create an economic development committee/board to work with the Town on economic development priorities?
- Should the Town establish a formal tourism committee to bring together tourism industry representatives to work together and communicate with the Town?
- Consider expanding workforce/affordable housing, including possible partnerships with larger employers for funding and creation and use of applicable federal and state funding sources?



THINGS TO THINK ABOUT

*THESE ARE DRAFT AND ARE JUST MEANT
TO START THE CONVERSATION*

1. Diversification of York's economic base to expand year-round employment and higher-quality jobs, as well as capitalize on growing industries.
2. Mitigation of impacts and expansion of benefits from the tourism sector.
3. Strengthening York Village as a community-oriented business center.
4. Creation of an inclusive and supportive environment to start and grow small businesses.

WHAT ARE YOUR IDEAS OR COMMENTS ON THIS TOPIC?

PLACE YOUR
POST-IT NOTES
HERE!





Like many of the communities nearby, York is primarily a community of single-family, owner-occupied homes. While an increasing number of these are seasonal residences, over half are occupied year-round. Renting or buying a home can be challenging. People who work in local businesses often must commute from out of town and owners of local hospitality operations, such as hotels and resorts, have expressed that it is a struggle to find housing for their workers.

This topic includes...

- Housing availability and stock
- Projected population growth and housing needs
- Housing affordability
- Seasonal housing trends
- Housing development regulations

HOUSING TODAY - HIGHLIGHTS

York Population – for Housing (see Population + Demographics for more information)

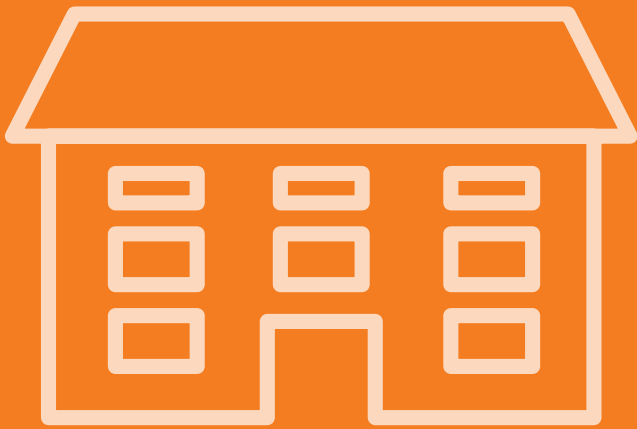
York's population can be viewed as three groups, each of which have different impacts on the town:

- » **"Year-round"** population represents people who identify York as their primary place of residence and generally live in York in both the summer and winter. Year-round residents generally live in year-round housing units.
 - » **"Seasonal"** population represents both year-round population and also people who live in York for some of the year but don't identify York as their primary place of residence. The seasonal population generally lives in homes, apartments, and condominiums that are defined by the U.S. Census as housing units.
 - » **"Peak summer"** population includes year-round population, seasonal population, and also those who visit in the peak summer months for shorter visits. Peak summer population is generally staying in hotels or other places not defined by the U.S. Census as housing units, though some may stay in short-term rentals or other housing units.
- » The seasonal population, which includes summer homes but not day visitors or those who stay in hotels, is estimated at 20,923 in 2021, and is expected to increase to 25,565 by 2036. *(American Community Survey, and Levine Planning Strategies)*
 - » The summer peak population of the town, which includes the seasonal population as well as those who stay in hotels, is estimated at 30,914 in 2019 with an estimated increase to 31,180 by 2029. The largest percentage increases will likely be in those age 60 and over. *(Southern Maine Planning & Development Commission)*
 - » While all age groups will likely see an increase in numbers, the largest percentage increases will likely be in those age 60 and over. This increase in older York residents will affect future housing demand, as these residents are more likely to seek smaller and lower-maintenance homes, including one- and two-bedroom units and rental units.

York's Existing Housing

- While there is a variety of housing types in York, the most common type is a two- to four-bedroom single-family home. Almost 90% of these housing units are owner-occupied, although new rental housing production has been somewhat higher than new owner-occupied housing production since 2010. *(2019 Five-Year American Community Survey, US Census Bureau)*
- In 2019, approximately 43% of housing units in York were 3-bedroom units. 67% of housing units were 3-bedroom or larger units. *(2019 Five-Year American Community Survey, US Census Bureau)*
- According to the American Community Survey, from 2011 to 2019, total housing units in York increased by 733 from 8,702 to 9,435, an 8.4% increase.
- From 2011 to 2019, the estimated number of seasonal homes alone (new and converted) increased by 705 from 2482 to 3187, a 28.4% increase. The large increase in seasonal homes suggests that some year-round homes have been converted to seasonal residences. Conversion of existing homes to seasonal use is likely impacting the local housing market.
- Short-term rentals (STR's) represent over three percent of all housing units in York. *(2019 American Community Survey and AirDNA)*
- Approximately half of the housing in York was built between 1970 and 2000, indicating a newer housing stock than many other communities in Maine. *(2019 Five-Year American Community Survey, US Census Bureau)*
- There are 181 housing units with restrictions that keep them affordable for lower-income residents, representing 1.9% of total housing units in York. *(Levine Planning Strategies, 2019 Five-Year American Community Survey, and York Housing)*





HOUSING TODAY - HIGHLIGHTS (CONT.)

Future Trends

- There is likely to be a need for 111 new owner-occupied homes and 199 new rental units in York by 2031 (based on the number of units required to house the expected demographics in 2031, annualized). *(2019 American Community Survey and Levine Planning Strategies)*
- The current mismatch between the size of housing units and household sizes is not likely to improve. Only 812 out of all 9,435 year-round and seasonal housing units in York have one bedroom or less. At the same time, there are 1,779 single-person households in York and 2,319 two-person households, meaning there will likely be more demand for smaller housing unit sizes and types. *(2019 Five-Year American Community Survey, US Census Bureau)*

Housing Unit Sizes in York (2019)

Number of Bedrooms	Number of Housing Units
No bedrooms	280
1-bedroom	532
2-bedrooms	2,331
3-bedrooms	4,075
4-bedrooms	1,788
5- or more bedrooms	429
Total Housing Units	9,435

Source: 2019 Five-Year American Community Survey, US Census Bureau

Household Sizes in York (2019)

Household Size	Number of Households
1-person household	1,779
2-person household	2,319
3-person household	681
4+ person household	967
Total Households	5,746

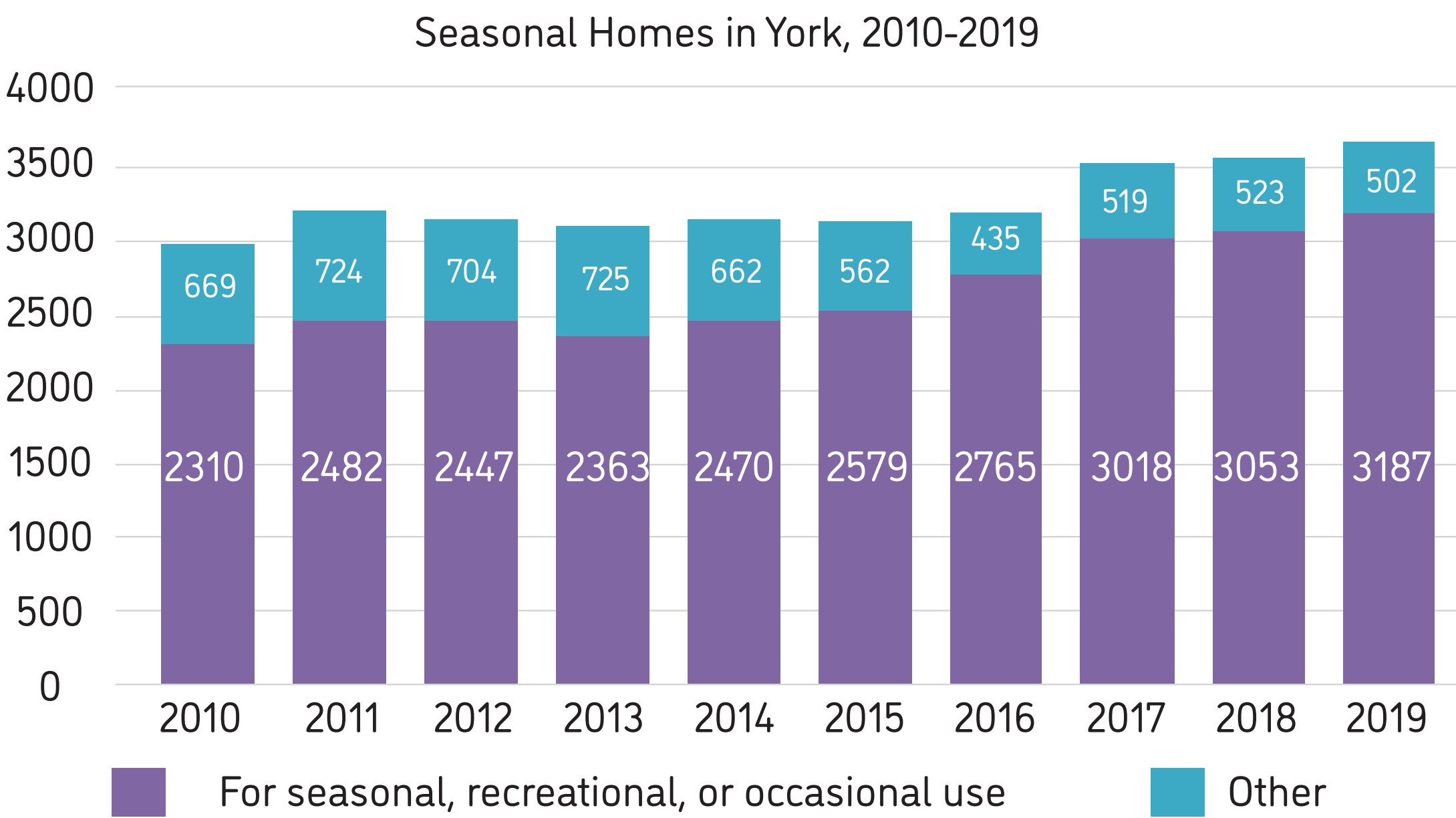
Source: 2019 Five-Year American Community Survey, US Census Bureau

- The Town of York also allows for the long-term rental (12 months or more) of Accessory Dwelling Units (ADUs) on single-family properties, as a way to increase the variety of housing opportunities and serve as an additional source of income for the property owner. From 2014 to 2020, 51 building permits for ADUs were issued by the Town’s Code Enforcement Department, averaging about seven ADU permits per year. Policies and regulations regarding the ADUs has recently been undergoing revisions at the State and Town levels.

Seasonal Housing

- A significant and increasing amount of the housing in York is seasonal – from 2,310 in 2010 (24.8% of York’s homes) to 3,187 in 2019 (33.8% of York’s homes). “Seasonal” means housing units that could be converted to year-round use, but not hotels, cottages, and other housing that is clearly for tourist and transitional use. There are over 350 full home* short-term rentals (STR’s) in York that are offered for rent at least some of the time. The average daily rate for these STR’s is over \$350, and the average monthly revenue is close to \$4,000. With an annual occupancy rate of approximately 65% - increasing to 95% in August – there is clearly a strong market for STR’s in York.

* Full home STR’s means they are listed to rent out the whole housing unit, not just a room.



Source: 2019 Five-Year American Community Survey, US Census Bureau

Housing Costs

- The median single-family home price in York increased from \$437,000 to \$499,000 from 2019 to 2020, an increase of 14.2%. The average single-family home price in York increased from \$532,732 to \$637,841 from 2019 to 2020, an increase of 19.7%. *(The Vitalius Group)*
- The average 2-bedroom rent in York in 2017 was \$1,184, which was not affordable to 57.3% of York renters. *(MaineHousing)*
- In 2019, 44.9% of renters and 22.9% of homeowners in York were considered cost-burdened by their housing (spending more than 30% of income on housing). *(2019 Five-Year American Community Survey, US Census Bureau)*

“Fair Market Rents” in York

Fair Market Rents as Determined by HUD	Number of Households	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
FY2021	1,066	\$1,118	\$1,473	\$1,905	\$2,550
FY2020	910	\$1,008	\$1,327	\$1,654	\$2,330

Source: U.S. Department of Housing and Urban Development

2021 Town of York Income Levels and Affordable Rents by Percentage of Area Median Income and Household Size

	1 Person	2 Person	3 Person	4 Person
80%	\$55,950 \$1,398	\$63,950 \$1,598	\$71,950 \$1,798	\$79,900 \$1,997
100%	\$76,764 \$1,919	\$85,293 \$2,132	\$94,770 \$2,369	\$105,300 \$2,632
120%	\$92,116 \$2,302	\$102,351 \$2,558	\$113,724 \$2,843	\$126,360 #3,159

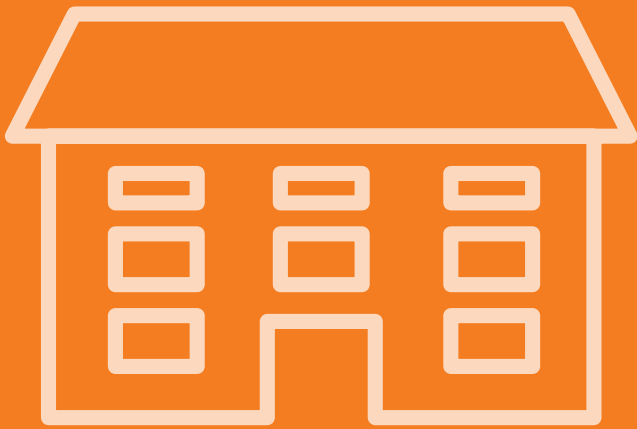
Source: York Housing

Number and Percentage of “Housing Burdened” Households in York (2011-2019)*

	2011	2015	2019
Total	2,224 (40.4%)	1,719 (31.6%)	1,727 (28.1%)
Owners	1,749 (38.8%)	1,251 (28.3%)	1,075 (22.9%)
Renters	475 (47.8%)	468 (45.9%)	652 (44.9%)

Source: 2019 Five-Year American Community Survey, US Census Bureau
*At the time of this writing, 2020 and 2021 U.S. Census data have not yet been made available

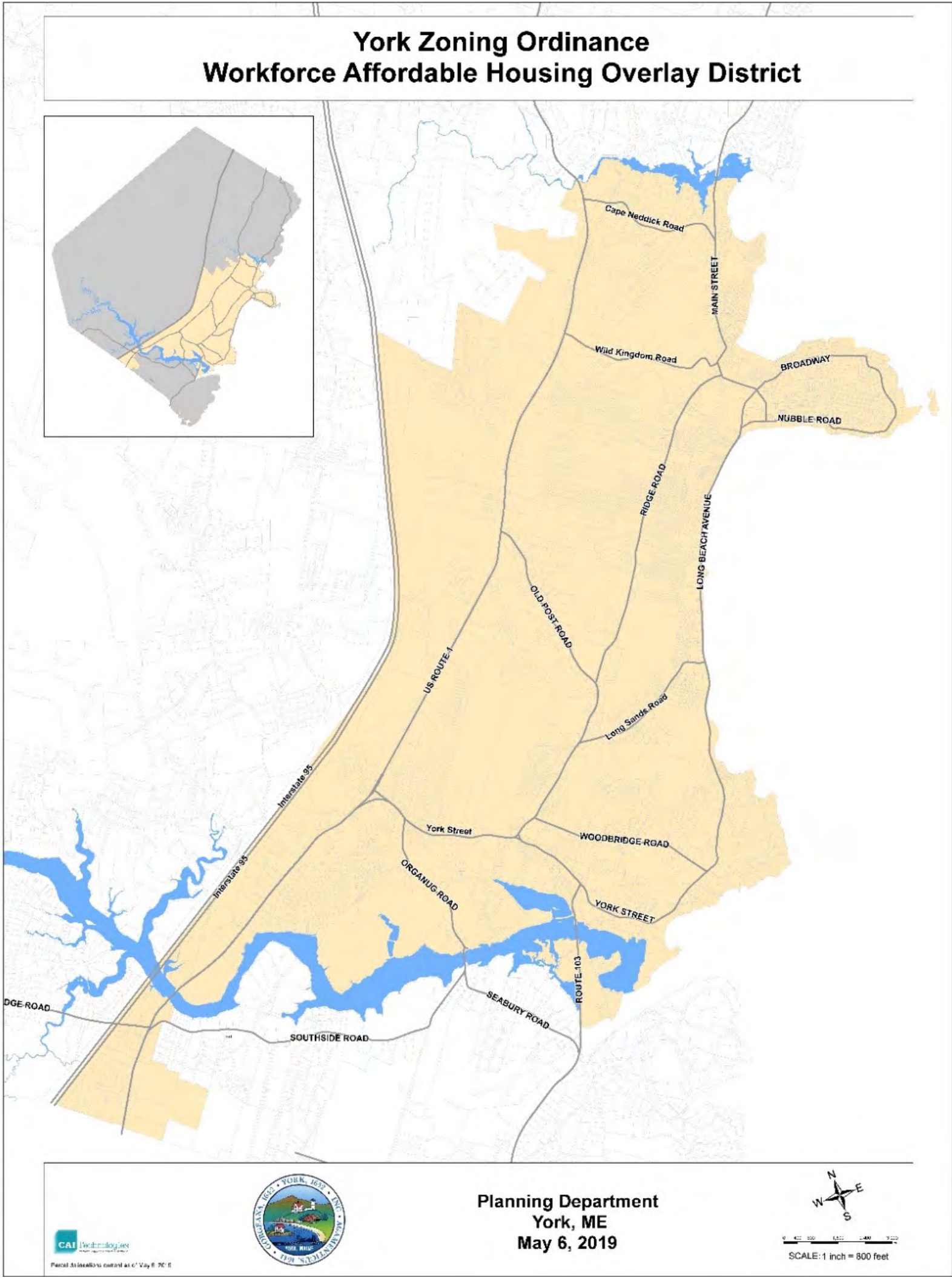




HOUSING TODAY - HIGHLIGHTS (CONT.)

- The housing price increases do not seem to be impacting demand. The Vitalius Group reported that overall single-family sales volumes were 304 homes in 2019 and 339 in 2020, an increase of 11.5%.
- York’s existing zoning regulations are largely restrictive of affordable and workforce housing because of large minimum lot sizes and parking requirements that make the cost of developing affordable housing prohibitive. The Town of York has enacted a couple of zoning regulations to make the production of affordable housing easier, including the York Village Elderly Housing Overlay District and the Workforce Affordable Housing Overlay District.

Workforce Affordable Housing Overlay District



Source: Town of York, 2019

Below-Market Affordable Housing

- York Housing is the only significant provider of deed-restricted below-market housing in the town. They manage a portfolio of 181 housing units at a variety of income levels, of which 109 have rents set based on a maximum eligible income and 72 have rents set based on residents’ actual incomes. These below-market units constitute 3.15% of total year-round houses in the town, and 1.92% of all houses in the town (York Housing).

York Housing has received approval for 52 workforce housing units at “Moorehouse Place” on Route 1, and has proposed an additional 22 units in a later phase.



Below-Market Affordable Properties Owned by York Housing

Property Name and Address	Housing Type				Units		Type of Assistance	
	Elderly			Family/ All	Total	Accessible	Income Based Rent	Rent Restricted Unit
	55 and older	62 and older	With Disabilities					
Pine Grove at Village Woods 117 Long Sands Rd.		X			40	5	X	
Yorkshire Commons 161 York Street		X	X*		32	3 1-BR* 3 2-BR*	X	
Village Woods 117 Long Sands Rd.		X			36	1		X
Deerfield Place at Village Woods 117 Long Sands Rd.		X			28	1		X
Carriage House Apartments Gorgeana Way				X	29	1		X
Baldwin Apartments 117 Long Sands Rd.		X			16	2 1-BR 1 2-BR		X
Moorehouse Place (under development) 296 U.S. Route 1				X	52 -74			X

* 3 units can accommodate persons under age 62 who require the features of an accessible unit
Source: York Housing and Levine Planning Strategies

WHAT WE’VE HEARD SO FAR...

- Not enough housing affordable to lower-income households, including older adults and mixed-income or multigenerational housing.
- Need for smaller housing units or entry-level homes.
- Very difficult for seasonal workers to find housing in or near town.
- Allow smaller lot sizes; consider regulations encouraging “Tiny Houses”.
- Concern about being able to stay in homes due to rising property taxes.
- Many seasonal homes are not utilized year-round, which can have an impact on housing availability in town.
- Too many short-term rentals.
- New housing should not impact conservation areas or sensitive habitats.

KEY ISSUES/ITEMS OF NOTE

- Should York provide additional incentives for development of units affordable for low-income households, which often require additional density and/or subsidy than workforce units?
- The state goal for housing is to “[s]eek to achieve a level of at least 10% of new residential development built or placed during the next decade be affordable.” How can the town make more progress towards that goal in the next ten years? What tools can help to achieve housing production goals?
- Is the town providing housing at levels that are affordable for a range of residents, including seasonal workers, as well as year-round workers?
- Should the Town prepare for a potentially larger increase in conversions from seasonal to year-round homes?
- How should the Town reconcile the need for smaller housing units with the continued production of larger homes?



THINGS TO THINK ABOUT

THESE ARE DRAFT AND ARE JUST MEANT
TO START THE CONVERSATION

- Prioritization of affordable housing options for people who both live and work in York.
- Promotion of diversification.
- Collaboration with surrounding communities on regional housing solutions.

WHAT ARE YOUR IDEAS OR COMMENTS ON THIS TOPIC?

PLACE YOUR
POST-IT NOTES
HERE!



Recreation - 9



Breathtaking views and varied recreational amenities are important parts of life in York. Offerings include the Atlantic Ocean with its beaches and coastline, fishing and boating in the York River, and the trail systems and nature preserves of the forest lands surrounding Mt. Agamenticus. In addition, the Town offers recreational programming for various age groups, and golf, tennis, horseback riding and similar pursuits are available at both public and private venues.

This topic includes...

- Existing recreational facilities and programs
- Land and water recreation areas
- Local and regional trail systems
- Public access
- Unmet community needs

RECREATION TODAY - HIGHLIGHTS

Recreation in York includes...

- **Beaches**, including Cape Neddick Beach, Short Sands Beach, Long Sands Beach, York Harbor Beach.
- **Surface water recreation areas**, such as the York River, the Cape Neddick River, Scituate Pond, Lake Carolyn, Seabury Gut, and the Atlantic Ocean provide opportunities for motorized and non-motorized boating, fishing, swimming, and clamming.
- **Trails and Preserves**, including 40 miles of maintained trails at Mount Agamenticus (Mt. A) as well as trails in York Land Trust’s preserves and the lands of the Kittery and York Water Districts.
- **Waterfront Pedestrian Paths**, including the Cliff Walk and Fisherman’s Walk, the Wiggly Bridge and Causeway and walking paths in Steedman Woods, and some walking paths in the Rachel Carson National Wildlife Preserve.
- **Local parks and open spaces**, including Goodrich Park, Ellis Park, Hartley Mason Reserve, Moulton Park, Sohier Park, Bog Road Fields & Benjamin Park Playground, York Beach Ballfield, York Town Farm, and Smith Field.
- **Other Facilities**, including the Center for Active Living, the York Public Schools, and partnerships with regional entities such as the Portsmouth Indoor Pool and the Kittery Community Center.
- **Programming**: Many recreational programs are run through the York Parks & Recreation Department. Other popular organizations with community programming include York Little league, York Youth Hockey, York Youth Football, York Soccer Club, Mackey Skate Park, and Seacoast United Sports Center. York’s schools field multiple competitive teams for fall, winter, and spring sports.

York Parks & Recreation Department

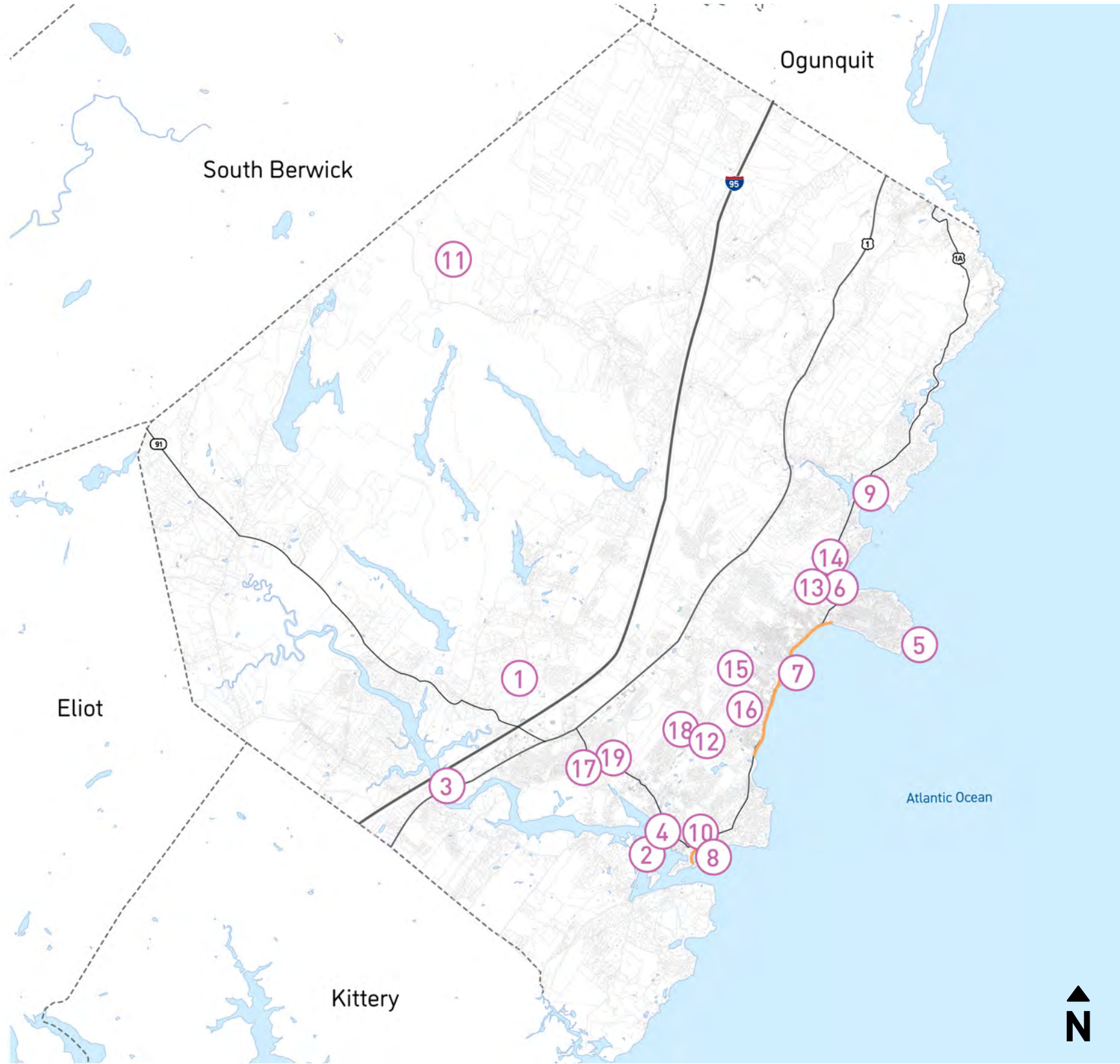
- The responsibilities of York’s Parks & Recreation Department include operations and maintenance of public buildings, grounds, parks, beaches and recreation facilities, as well as school and community athletic fields and green spaces.
- The Department offers a wide array of recreational programs for both adults and children. The most popular offerings include youth sports, summer camps, adult fitness programs, and older adult services.
- A long-term partnership with the York school system allows the Parks and Recreation Department to run many programs at school facilities.



Source: yorkparksandrec.org

YORK PARKS & RECREATION FACILITIES

DRAFT SEPTEMBER 7 2021



Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset

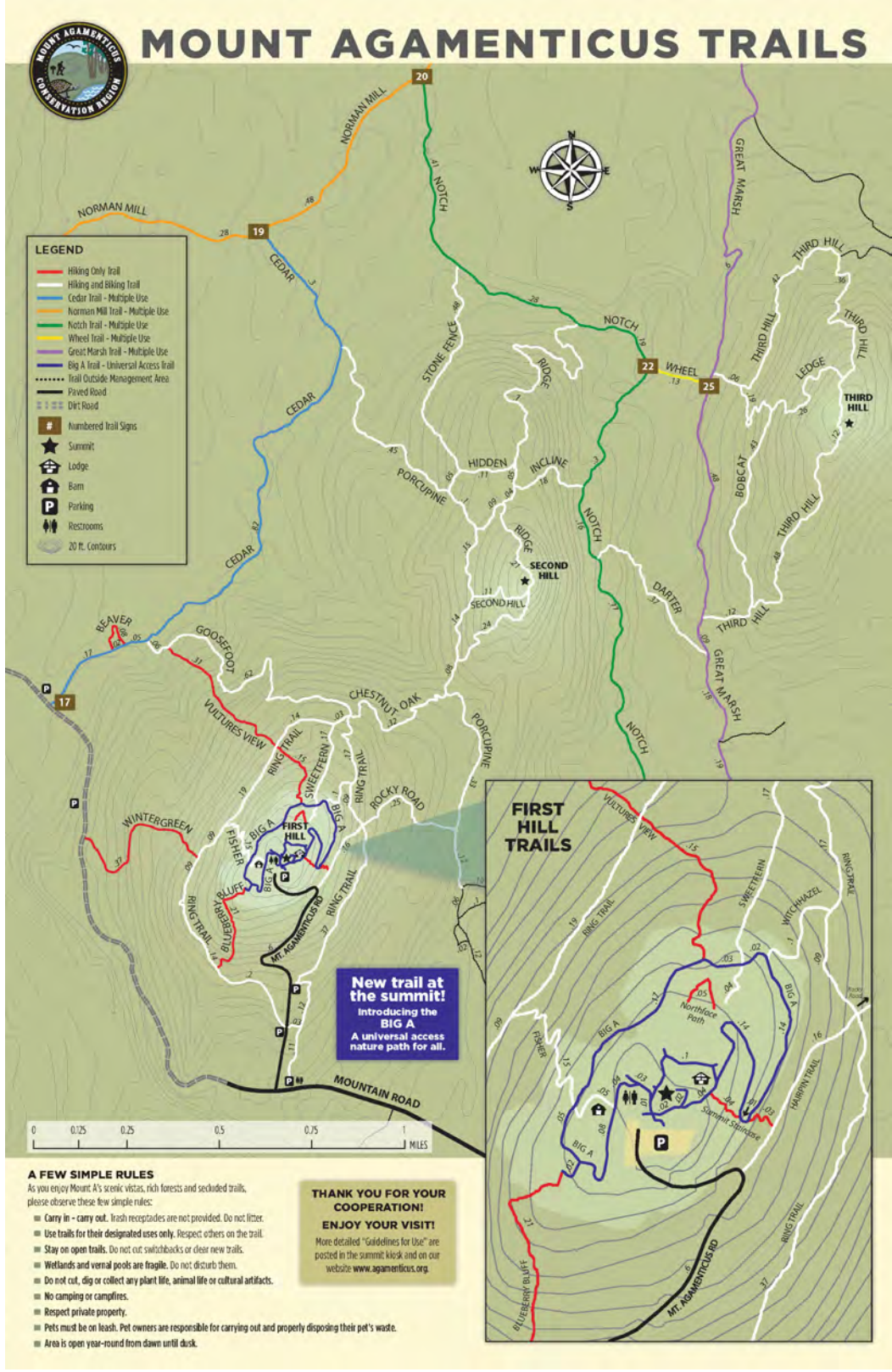
- ① Bog Road Fields
- ② Strawberry Island
- ③ Goodrich Park
- ④ Moulton Park
- ⑤ Sohier Park + Gift Shop
- ⑥ Ellis Park / Short Sands Beach
- ⑦ Long Sands Beach and Bath House
- ⑧ Harbor Beach and Bath House
- ⑨ Cape Neddick Beach
- ⑩ Hartley Mason Reserve (maintained by York Parks + Recreation)
- ⑪ Mount Agamenticus and Mt. A Lodge
- ⑫ Town Farm + Community Gardens
- ⑬ York Beach Ball Field
- ⑭ Center for Active Living
- ⑮ Smith Field (co-maintained by York Parks + Recreation)
- ⑯ York High School (grounds maintained by York Parks + Recreation)
- ⑰ York Middle School (grounds maintained by York Parks + Recreation)
- ⑱ Coastal Ridge Elementary School (grounds maintained by York Parks + Recreation)
- ⑲ Village Elementary School (grounds maintained by York Parks + Recreation)





RECREATION TODAY - HIGHLIGHTS (CONT.)

Mt. A serves as a recreational destination for over 40,000 area residents and regional visitors annually. Capital improvement projects to expand off-street parking and enhance restroom facilities are in the planning process and will be coming soon.



Map Source: <http://agamenticus.org/>

Planning for a Growing and Changing Population

- York’s population swells in the summer months and is additionally supplemented by thousands of day trippers, dramatically increasing demand on recreational services in the community. Over the next fifteen years, it is likely that York will continue to see slow but continual population growth of both year-round and seasonal residents. (American Community Survey, Southern Maine Planning & Development Commission, and Levine Planning Strategies)
- York has a higher percentage of residents ages 65 to 84 than the rest of the county or the state of Maine and the median age in York rose from 46.5 to 52.2 between 2010 and 2019. As the population in York continues to age, the requests and demand for a range of facilities and programs will need to evolve. (2019 Five-Year American Community Survey)

WHAT WE’VE HEARD SO FAR...

- Capacity is a challenge and a hindrance to recreation in York, particularly in relation to Town-owned facilities for programs and staffing. Simultaneously, recreational users are developing higher expectations.
- Use of outdoor recreational resources has expanded in the wake of the COVID-19 pandemic. Social media has increased demand on lesser-known recreational sites in recent years.
- There is a trend toward privatization of recreational programming and activities.
- Recreational facility desires that have been expressed include an indoor pool, fitness center, affordable gym for seniors, ice skating rink, and more community gathering spaces with flexible spaces for programming for different age groups. There is concern about older adults losing dedicated spaces.
- The demand for indoor pickleball space has increased tremendously in recent years.
- Town Staff report recent increases in non-resident visitation to Cape Neddick Beach due to pay-to-park by private land owners.

2017 Recreational Needs Assessment

- A 2017 Recreational Needs Assessment, completed by the University of New Hampshire, identified the need for a multigenerational community recreation/activity space in York with a diverse array of recreation activity spaces to meet the needs of York residents.
- This study also identified that many facilities in York are up against capacity limits and are in need of upgrades or expansion to meet the community demand. Nearly half of Recreational Needs Assessment survey participants agreed or strongly agreed that the “facilities needed are not available” in York and that there were “better recreation opportunities elsewhere.”
- Survey respondents expressed preferences for dedicated space for older adult activities and dedicated space for youth/teen activities.

Recreational Needs Assessment Survey Results - Activity Space Preference

Activity Space	Very Important	Important	Neither	Unimportant	Very Unimportant
Dedicated space for senior activities	66% (40)	15% (9)	7% (4)	5% (3)	8% (5)
Dedicated space for youth/teen activities	48% (30)	19% (12)	11% (7)	8% (5)	13% (8)
Multipurpose activity space	41% (25)	20% (12)	8% (5)	13% (8)	18% (11)
Indoor walking/jogging	35% (22)	26% (16)	6% (4)	11% (7)	21% (13)
Outdoor walking paths/trails	34% (11)	28% (9)	6% (2)	6 (2%)	25% (8%)
Dedicated space for early child	32% (20)	29% (18)	5% (3)	13% (8)	21% (13)
Cardio workout space	31% (19)	20% (12)	8% (5)	7% (4)	34% (21)
Indoor pool	36% (20)	12% (7)	9% (5)	7% (4)	36% (20)
Gymnastics/athletic courts	30% (17)	16% (9)	18% (10)	19% (11)	18% (10)
Commercial kitchen	29% (18)	18% (18%)	18% (11)	5% (3)	31% (19)
Arts and crafts	23% (14)	22% (13)	15% (9)	10% (6)	30% (18)
Community meeting/conference room	20% (12)	25% (15)	11% (7)	13% (8)	31% (19)
Strength/weight training	20% (12)	20% (12)	13% (8)	8% (5)	39% (24)
Outdoor playgrounds	13% (8)	20% (12)	18% (11)	13% (8)	36% (22)
Indoor climbing wall	13% (8)	16% (10)	13% (8)	11% (7)	46% (28)
Outdoor community gardens	13% (5)	11% (4)	21% (8)	13% (5)	42% (16)
Outdoor hardscape patio with seating	11% (7)	25% (16)	10% (6)	13% (8)	41% (26)
Outdoor open green space	11% (7)	21% (13)	18% (11)	7% (4)	43% (26)
Outdoor swimming pool	11% (7)	8% (5)	13% (8)	14% (9)	54% (34)
Performing arts space	10% (6)	15% (9)	8% (5)	14% (8)	53% (31)
Indoor artificial turf	5% (3)	5% (3)	20% (12)	18% (11)	52% (31)
Outdoor fitness trail/stations	3% (2)	17% (11)	21% (13)	8% (5)	51% (32)

Source: 2017 Recreational Needs Assessment

KEY ISSUES/ITEMS OF NOTE

- Not all spaces used for recreational activities in York are publicly-owned or otherwise permanently protected, including the majority of York’s beaches and traditional walking paths such as the Cliff Walk.
- Many recreational assets also serve valuable ecological or commercial functions, and balancing needs of different users at these sites can be challenging.
- While used by many, trails in York do not currently connect to each other and are not widely publicized. Are there opportunities to establish connections between trails? Are there opportunities to develop more trails that are usable by older York residents?
- How have community needs changed since the 2017 Recreational Needs Assessment?
- Zoning districts such as the Green Enterprise Recreation Overlay District and the Route One-4 Tourism/Recreation district encourage future recreational amenities in York. What would York like to see in these locations?





THINGS TO THINK ABOUT

*THESE ARE DRAFT AND ARE JUST MEANT
TO START THE CONVERSATION*

- 1. Increasing the capacity and number of recreational facilities and resources in York to meet current and future needs.
- 2. Supporting increased use of and access to recreational resources; meeting the needs of diverse user groups while maintaining necessary protections for functions and values such as critical habitat and drinking water.

WHAT ARE YOUR IDEAS OR COMMENTS ON THIS TOPIC?

PLACE YOUR
POST-IT NOTES
HERE!





Transportation in York is a tale of two seasons, with considerations for mobility needs of year-round residents as well as capacity challenges that occur in the summer with an influx of seasonal residents and visitors. Comprehensive transportation planning in York should include improving access around town by various modes, developing traffic and parking management strategies, and maintaining and improving road infrastructure.

This topic includes...

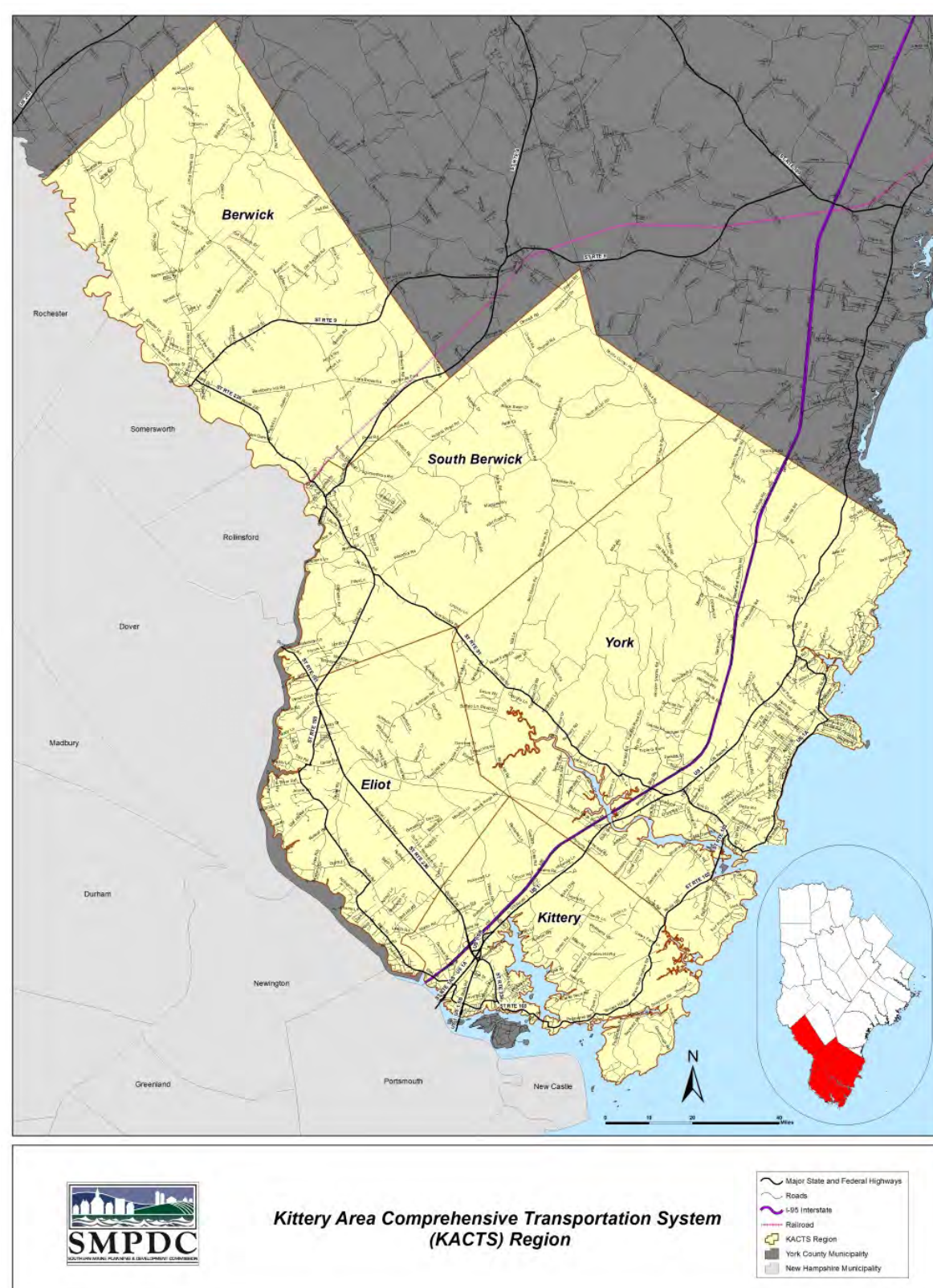
- Pedestrian and bicycle networks and considerations
- Local traffic patterns and observations
- Public transportation services
- Parking programs and challenges
- Road maintenance and infrastructure improvements

TRANSPORTATION TODAY - HIGHLIGHTS

Regional Planning

- The Kittery Area Comprehensive Transportation System (KACTS) is the Metropolitan Planning Organization (MPO) for the Maine portion of the Portsmouth and Dover-Rochester, New Hampshire urbanized areas.
- York is also part of and receives transportation planning assistance from the Southern Maine Planning and Development Commission (SMPDC).
- York is in the Maine Department of Transportation's (MaineDOT's) Southern Region (Region 1).

Kittery Area Comprehensive Transportation System (KACTS) Region



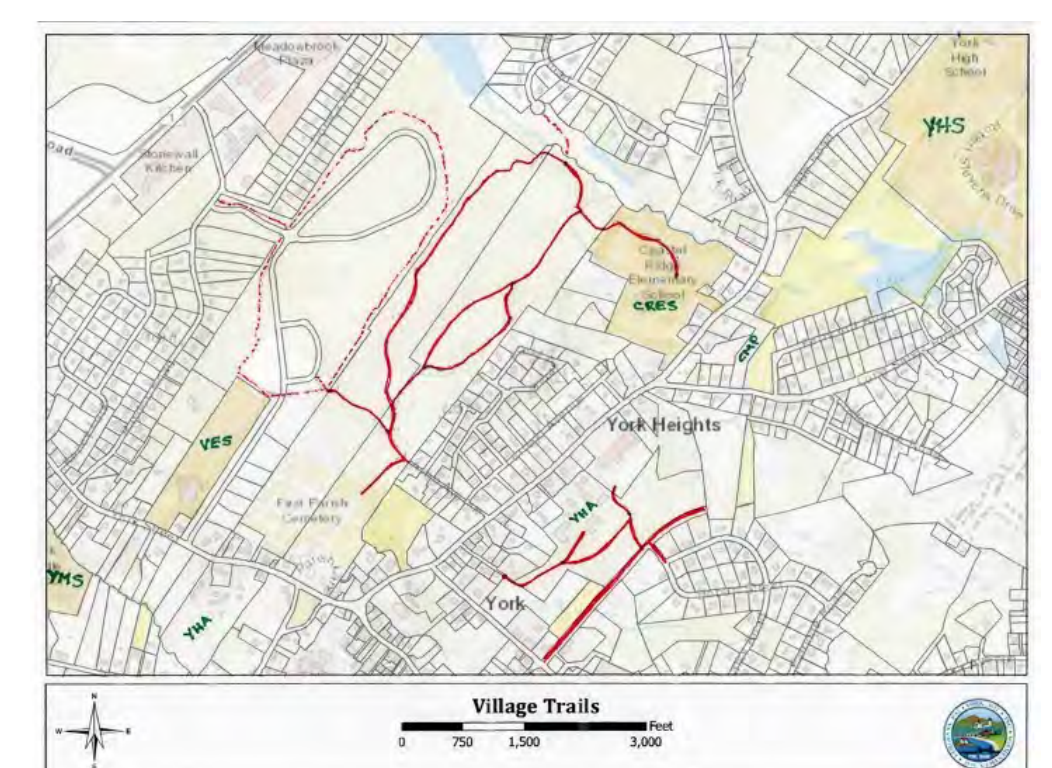
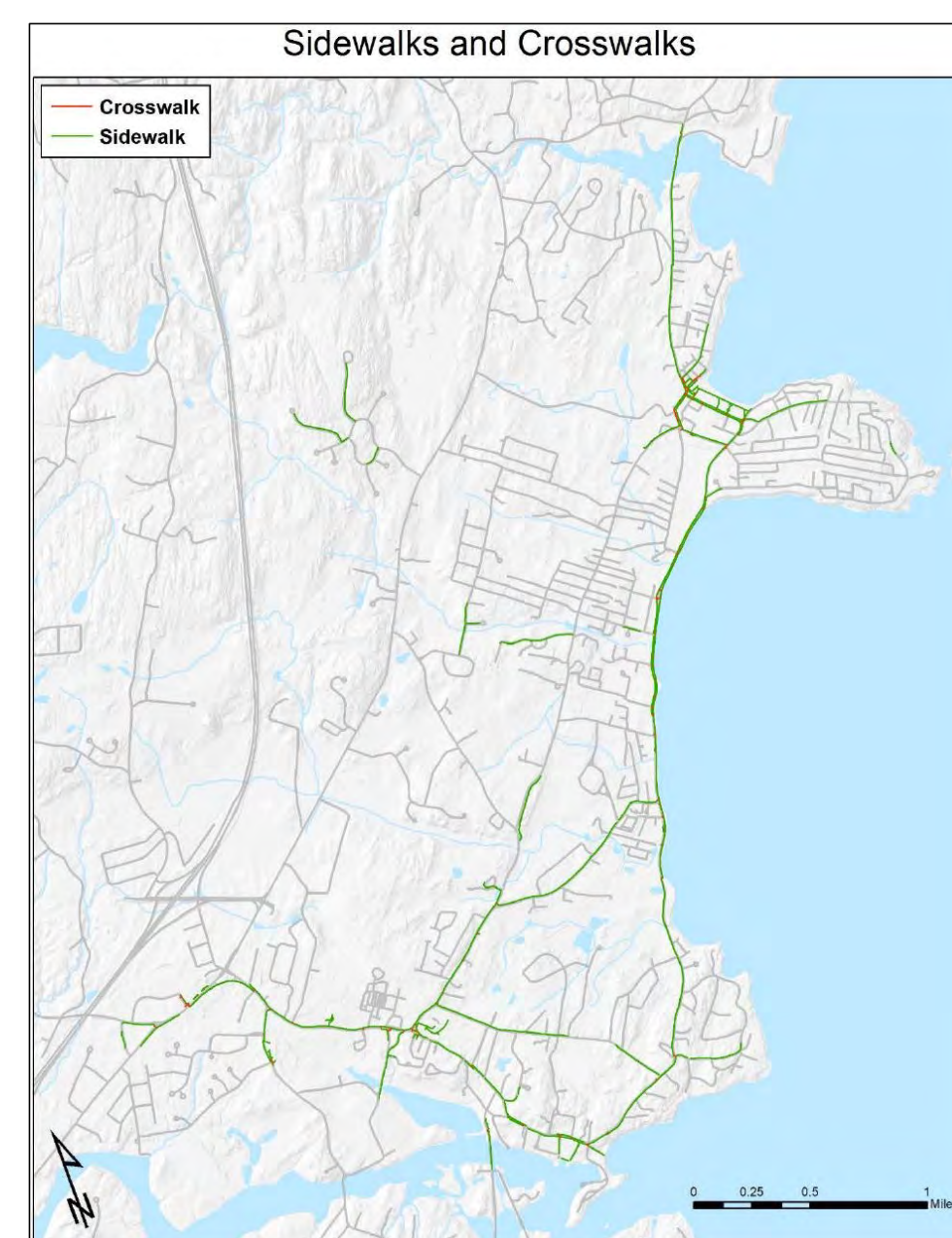
Source: SMPDC <https://smpdc.org/kacts>

Regional Coordination and Complete Streets

- Complete Streets is an approach to road development, improvement, and maintenance that seeks to ensure that all roads are safe for all people regardless of their mode of travel.
- MaineDOT has adopted a Complete Streets policy for projects that they implement in York. In its 2019 *Long Range Transportation Plan*, the Kittery Area Comprehensive Transportation System (KACTS) also strives to use Complete Streets policies in its projects, where possible.
- York has not established a Complete Streets policy; however, it was included as a recommendation in the 2017 *Town of York Bicycle and Pedestrian Master Plan* and the current *Comprehensive Plan* recommends that the Town address the need for sidewalks and bicycle accommodations "on a context sensitive basis consistent with the idea of Complete Streets." The Complete Streets philosophy has been applied to recent infrastructure projects in York, including DPW operations, the York Village Revitalization Project, Short Sands Road, Scotland Bridge Road, and phase one of the Nubble Road reconstruction.

Pedestrian and Bicycle Networks in York

- The York Bicycle and Pedestrian Committee completed the *York Bicycle and Pedestrian Master Plan* in April 2017 with existing condition inventories, public input summaries, and policy and infrastructure recommendations for the improvement of bicycle and pedestrian conditions throughout the Town of York.
- The network of sidewalks has grown since the completion of the *Bicycle and Pedestrian Master Plan* in 2017, but is still incomplete. Connectivity is strongest in the York Village area, and the Coastal Ridge and Village Elementary Schools and York Middle School are accessible by sidewalk from the York Village center.
- Informal trails exist in the York Village area, but many are located on private land, do not connect to one another, and are not currently widely publicized or used.
- These conditions likely contribute to vehicle trips in town. In 2019, less than 1% of workers aged 16 and older living in York walked to work, compared to almost 4% for the State as a whole. (2019 *American Community Survey*)



Left: Map of Sidewalks and Crosswalks in York, 2017 (Source: Town of York Bicycle and Pedestrian Master Plan, 2017)

Above: Informal Trails in the York Village Area (Source: York Bicycle and Pedestrian Committee)

Public Transportation

- There are currently minimal public transportation services in York. The York Trolley Company and the Shoreline Explorer network have provided scheduled services in the past during the summer, though these services have been on hold since the beginning of the COVID-19 pandemic. The Trolley served the York Beaches and Shoreline Explorer provided connections to Ogunquit, Wells, Kennebunk, and Sanford.
- Shuttle services are offered by York County Community Action (YCCA) (by-appointment through their Local Rides Program), by York Hospital (for patients on a first-come-first-served basis), and by Heart to Heart (call for appointment).
- Ultimately, there are limited non-private transportation options for older adults and even fewer for the rest of the York community.





TRANSPORTATION TODAY - HIGHLIGHTS (CONT.)

Traffic / Vehicular Patterns

- The roads in York can be divided into four federal functional classifications, which reflect a road's balance between providing access to local destinations versus through-travel (i.e., drivers traveling through York on their way to another destination).

ROAD CLASSIFICATIONS IN YORK

DRAFT JULY 16 2021



Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset

- | | |
|-------------------|-------------------|
| — Interstate | — Minor Collector |
| — Minor Arterial | — Local |
| — Major Collector | |

- Through-traffic and local traffic can conflict, particularly on Route 1 (minor arterial) and Route 1A (major collector), which are regional connectors but also support destinations that generate local trips. The combination of local traffic, with its need to make turns on and off major roads, and heavy through-traffic can sometimes result in long wait times for making turns.
- Increasing congestion in York and the region has contributed to an increase in average travel-to-work times for York residents (23.7 minutes in 2010 to 25.7 minutes in 2019). *(2010 and 2019 American Community Survey)*
- Contributing to local and regional congestion, the vast majority of York commuters who work outside of their homes drive alone (93.3%) and many commute to places outside of York for employment (62.6% work outside of York, 39.3% work outside of York County, 37.1% work outside of Maine). *(2019 American Community Survey)*
- Seasonal traffic peaks can aggravate travel inefficiencies.
- Across 24 locations in York where MaineDOT conducted Annual Average Daily Traffic (AADT), total traffic counts increased by 2.6% between 2016 and 2019. Traffic increases were most pronounced along Route 91 (between 9-10.5% at four locations) and Chases Pond Road (12.7% and 31.2% at two locations). This could be the result of increased local traffic or diversions by cut-through traffic to avoid congestion on more heavily trafficked routes, such as I-95 and Route 1.

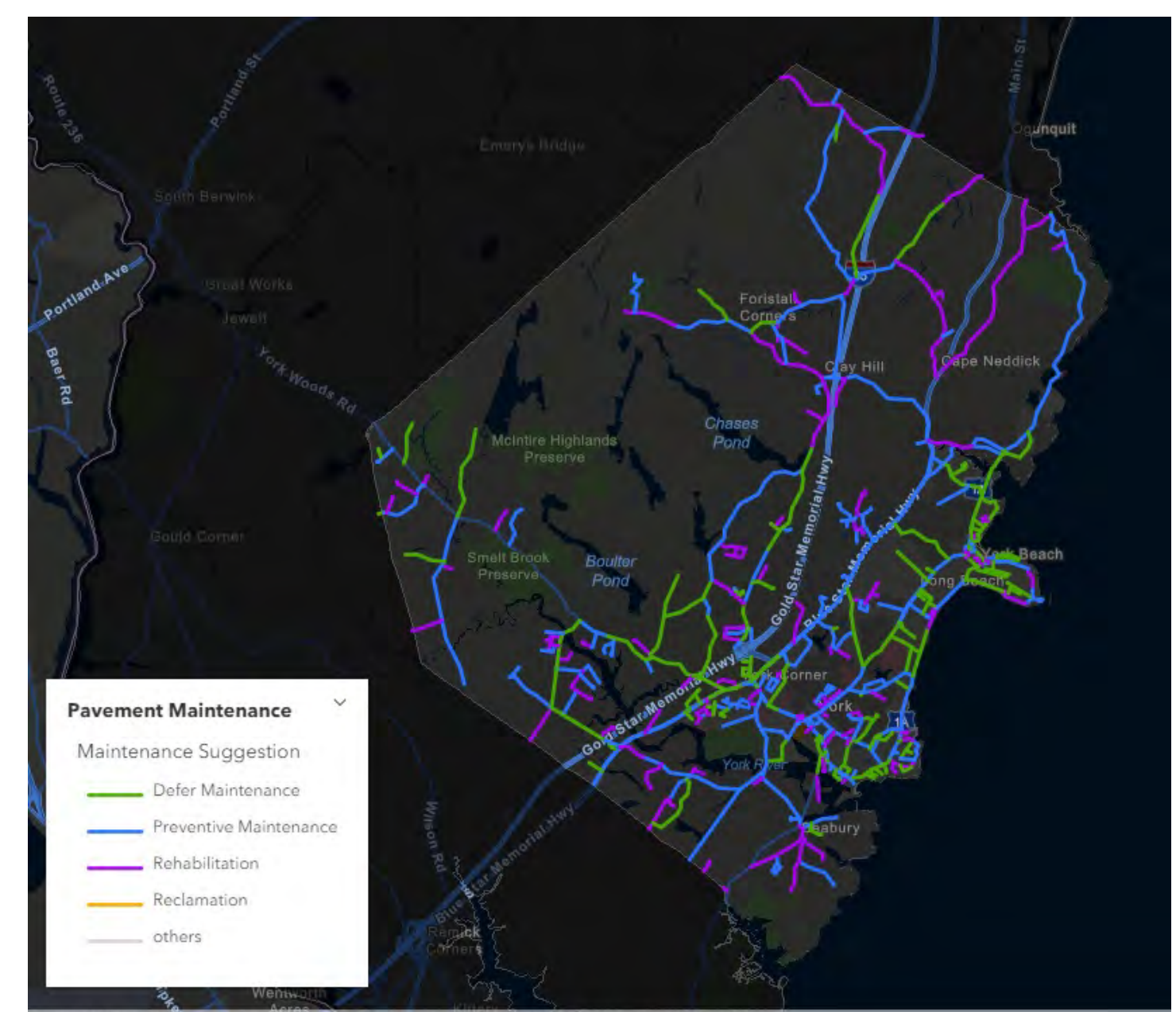
Parking

- Parking is a challenge in the summer due to an influx of seasonal residents, employees, and daytime visitors, particularly in the denser areas and tourist destinations like York Village, York Beach, and public access points to the York River and York Harbor (see 5 - Marine Resources for more information).
- York has a Permit Parking Program for year-round residents, non-resident property owners, and active-duty military. Permits run from May 15 to October 15 of each year, which is intended to provide for residential parking needs in the summer season. Permits are valid in six designated parking zones.
- The Town has established metered parking in the Short Sands and Long Sands beach areas.
- The York Water District and the York Parks & Recreation Department's Mount Agamenticus Conservation Program are collaborating to increase off-street parking capacity at the base and summit of Mount Agamenticus to improve public safety, congestion, and the flow of traffic.

Road Maintenance and Infrastructure Improvements

- The Town's Department of Public Works (DPW) uses a general asset management approach to ensure the long-term management of its roads, bridges, sidewalks, and bicycle facilities.
- York has established roadway design standards for public and private roads in its Site Plan and Subdivision Regulations.
- In addition to the annual bond for paving and sidewalks, specific major road and sidewalk projects (e.g. seawall, Nubble Road, Woodbridge sidewalk) are included as separate bond issues and implemented when approved by the voters.
- In 2019, the Town contracted with StreetScan to conduct pavement condition assessment on 125 miles of Local / Collector roadways and seven miles of Arterial Roadways to help DPW prioritize maintenance.

StreetScan's Suggested Road Maintenance, 2019



Source: Town of York, StreetScan, Streetlogix



Transportation - 10



WHAT WE'VE HEARD SO FAR...

- There is a need for more street amenities, trails, and paths for bicycles and pedestrians, especially around schools, and York would benefit from a complete inventory of existing pedestrian and bicycle infrastructure. There have been a number of recent, significant sidewalk expansion and improvement projects.
- There is a need more public transportation, including to the beaches and senior transport.
- Traffic congestion is an issue (especially in the summer). Speeding west of I-95 is a concern.
- There is a need for more "Resident Permit Only" parking and enforcement.
- There is a desire for the Town to more explicitly adopt a Complete Streets Policy.

KEY ISSUES/ITEMS OF NOTE

- How can York manage issues of transportation capacity, such as congestion and parking, particularly in summer?
- How can public transportation options be improved? Limited options mean getting around York is primarily dependent on driving. There are some on-demand services available, but these cannot meet the everyday needs of residents and visitors.
- There are no complete resources for residents and visitors to see where pedestrian and bicycle amenities exist.
- Would the Town benefit from additional staffing and capacity focused around transportation planning and implementation?

THESE ARE DRAFT AND ARE JUST MEANT
TO START THE CONVERSATION

THINGS TO THINK ABOUT

1. Enhanced transportation options for residents and workers, particularly those with mobility challenges or without access to automobiles.
2. Implementation of options for transportation that will reduce traffic congestion with a goal of reducing vehicle GHG emissions from 2020-levels by 50% or more by 2050.

WHAT ARE YOUR IDEAS OR COMMENTS ON THIS TOPIC?

PLACE YOUR
POST-IT NOTES
HERE!



Public Facilities + Services - 11



Public facilities and services are broad components that provide many basic support systems needed for the town and its residents to thrive. The existing and future conditions of these buildings and other elements of public facilities and infrastructure and surrounding services are critically important for effective long-term planning. York is fortunate to have many excellent public facilities and personnel running Town services; however, over time as facilities and infrastructure age and the population grows older, improvements or adjustments will be needed to meet the town’s physical and social needs.

This topic includes...

- List of Town-owned and maintained buildings, spaces, and land
- Public services provided by the Town, such as public safety, permitting, registrations, snow removal, trash removal/ recycling, and more
- Services for the town provided by other public entities, nonprofit organizations, and private entities
- Social services and programs for residents

Note – significant Town-related maintenance of its roadway infrastructure is discussed in section 10 – Transportation.

PUBLIC FACILITIES + SERVICES TODAY - HIGHLIGHTS

Public Facilities

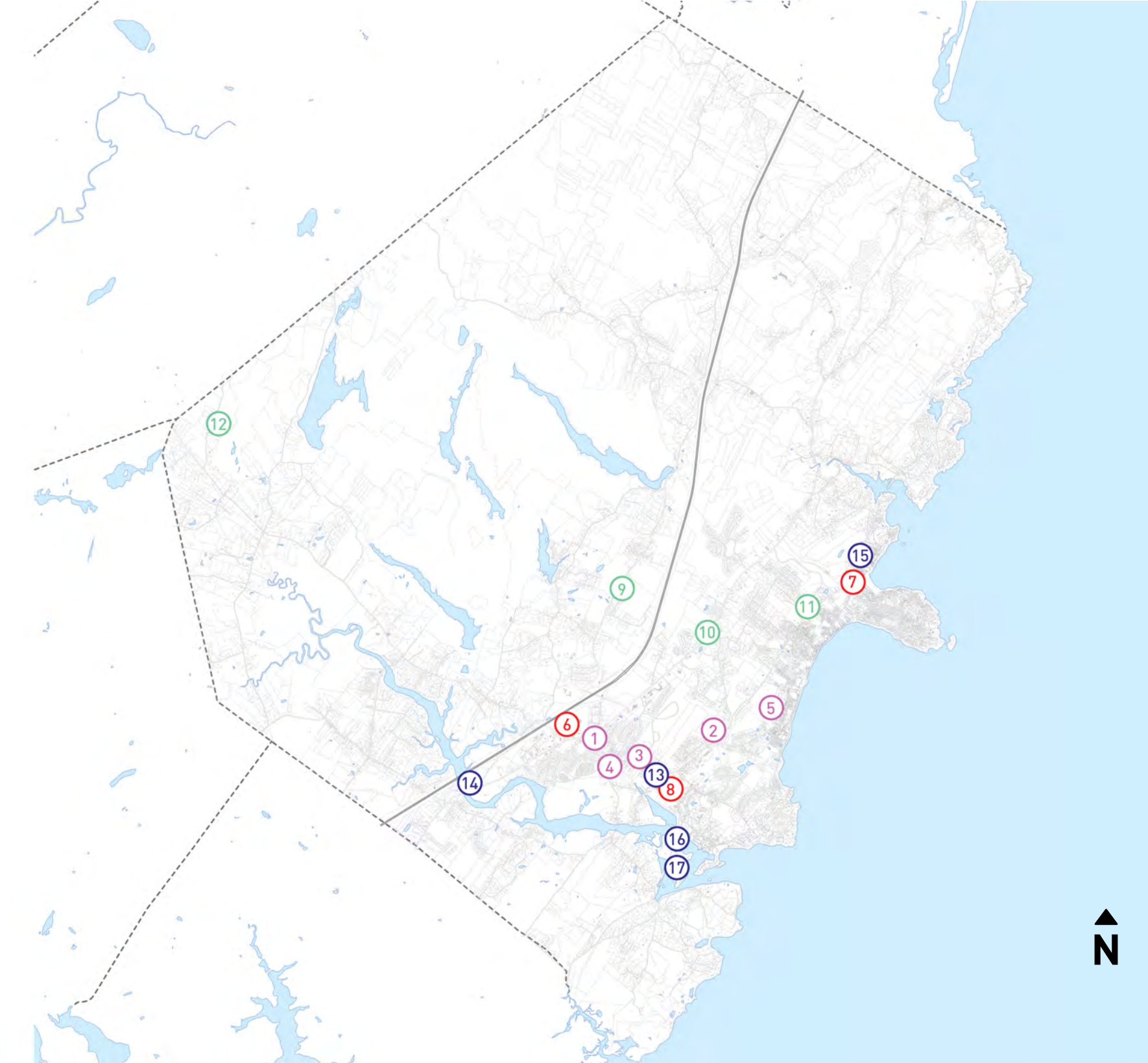
Within the Town of York, public facilities are owned, operated, and maintained by several municipal entities, as well as affiliated and non-affiliated organizations, agencies, and nonprofits.

Town of York Facilities and Municipal Services

- The Town’s public facilities include resources such as: Town Hall, two (2) Fire Departments, one (1) Police Station, three (3) Public Works Facilities, one (1) Recycling/Composting Facility, two (2) Elementary Schools, one (1) Middle School, one (1) High School, one (1) School Superintendent’s Office, two (2) Town Docks, and fourteen (14) Parks and Recreation Facilities.
- The Town owns approximately 93 parcels of land, totaling just under 300 acres (from 2020 Town Assessor’s data).

TOWN OF YORK FACILITIES

DRAFT AUGUST 24, 2021



2021 Town of York OpenData, Maine Geolibrary

Schools

1

Central Office (Superintendent’s Office)

2

Coastal Ridge Elementary School

3

Village Elementary School

4

York Middle School

5

York High School / York Community Auditorium

Public Works

9

York Public Works Department

10

Public Works Barns

11

Public Works Barn

12

Recycling + Composting Facility

Public Safety

6

York Police Department

7

York Beach Fire Department

8

York Village Fire Station

Other

13

Town Hall

14

Parks + Recreation Office

15

Center for Active Living

16

Town Dock #1

17

Town Dock #2

General Physical Conditions of Facilities and Equipment in York*	
Town of York Facility	General Condition
<div>York Town Hall (186 York St.)</div> <div>Town Hall is currently undergoing planning and design for renovation and expansion. Port City Architecture was hired to begin the project. Constructed in 1811, the 11,963 square foot facility houses the Town Manager’s office, the Finance Department, the Planning Department, the Assessing Department, and the Town Clerk and Tax Collectors Department.</div>	Renovation in Planning
<div>York Community Auditorium (1 Robert Stevens Dr. at York High School)</div> <div>Opened in February 2018, the \$10.2 million addition onto York High School included a new conference room, lobby, concession stand and school store space, recording studio, auditorium control room, dressing rooms, stage, and 750-seat theater.</div>	Good – Recent construction (2018)
Schools (Note: York School Department is currently undertaking a facilities assessment)	
<div>Central Office (Superintendent’s Office) (469 US Route 1)</div> <div>The current School District Administrative building houses the entire administrative staff of the Superintendent’s Office.</div>	Good – meets needs
<div>Coastal Ridge Elementary School (1 Coastal Ridge Rd.)</div> <div>Constructed in 1991, this facility serves students in grades two through four.</div>	Information to be added from upcoming Facilities Assessment
<div>Village Elementary School (124 York St.)</div> <div>Expanded in 1974 and 1991, the current facility serves students in grades Kindergarten through two.</div>	Information to be added from Facilities Assessment
<div>York Middle School (30 Organug Rd.)</div> <div>The current facility serves students in grades five through eight and has capacity for 800 students. The School was constructed in 1905, renovated in 1930, expanded to include a gymnasium in 1951, and expanded in 2001 with a 105,000 sf addition.</div>	Information to be added from Facilities Assessment
<div>York High School (1 Robert Stevens Dr.)</div> <div>The current facility serves students in grades nine through twelve and has capacity for 800 students. The School was built in 1977 and remodeled in 1999 to include an additional 30,000 sf and again in 2009 with a 10,900 sf instructional music space. The York Community Auditorium opened at the High School in 2018.</div>	Information to be added from Facilities Assessment
Public Safety	
<div>York Police Department (9 Hannaford Dr.)</div> <div>The Police Department recently moved to its current location at 9 Hannaford Drive. The facility currently meets the Department’s needs but may require future expansion depending on future staffing levels.</div>	Good, but may need future expansion
<div>York Beach Fire Station (18 & 20 Railroad Dr.)</div> <div>Originally constructed in 1917, the facility has always been used by the Fire Department. Past improvements include additions in 1965 and 1985 to house additional fire trucks and a remodeling of the apartment in the fire house in 2002. At the time of the 2009 <i>Comprehensive Plan Inventory & Analysis Municipal Capacity Chapter</i>, the facilities were adequate for staff and equipment.</div>	Old facility, in need of upgrades
<div>York Village Fire Station (1 Firehouse Dr.)</div> <div>This facility was originally constructed in 1979. A second building that existed collapsed and was never replaced, resulting in greater maintenance costs for equipment stored outdoors. Much of the equipment at this facility is older and in need of replacement (from 2009 <i>York Comprehensive Plan Inventory & Analysis Municipal Capacity Chapter</i>). Recently, the Department was able to upgrade auto extraction equipment through a fund drive (non-taxpayer funded) and hopes to repeat for an off-road vehicle for rescue of hikers.</div>	In need of equipment upgrades

(Table continued on next board)



Public Facilities + Services - 11



PUBLIC FACILITIES + SERVICES TODAY - HIGHLIGHTS (CONT.)

(Table continued from previous board)

Town of York Facility	General Condition
Public Works	
<i>York Department of Public Works (DPW) (115 Chases Pond Rd.)</i> This facility serves as the administrative headquarters for the DPW and houses much of the Department's equipment. Limited space has meant that much of the DPW equipment is parked outdoors, leading to increased maintenance costs. DPW has reported a need for improved workspace and upgraded equipment. The Town has purchased property on Route 1 where DPW will eventually move all operations.	Headquarters to be moved to new facility
<i>Public Works Barns (810 US Route 1)</i> This facility was purchased from MaineDOT and will be the future home of DPW headquarters. While some of the space is currently being used, a number of improvements to the space need to be made before that transition is able to happen, including construction of office space and capacity for equipment storage.	Needs improvement
<i>Public Works Barn (14 Rogers Rd.)</i> The Public Works Barn on Rogers Road was built in 1975 and provides additional work and storage space. It includes a workshop for creating signs, storage for parking meters, maintenance areas, and houses a sidewalk and roadway sweeper. DPW reports it is adequate for some storage and for mobilizing equipment to beach areas quickly. There may be a future need to raise this facility due to sea level rise.	Small but good. May need future adaptation accommodations
<i>Recycling and Composting Facility (65 Witchtrot Rd.)</i> DPW has a recycling and composting center where recycling bins are stored and universal waste disposal is carried out. This facility, with outbuildings, provides additional department storage. The Department reports that there have been some minor repairs but that buildings are in good condition.	Good
Parks and Recreation (Note: see 9 – Recreation for further detail on other facilities managed and maintained by York's Department of Parks and Recreation)	
<i>Parks and Recreation Department Office (200 US Route 1)</i> The Parks and Recreation Department offices are located in the Grant House at Goodrich Park. This facility has very limited meeting space, and no programming space. Recreation programs are offered at school facilities and athletic fields.	In need of improvement
<i>Center for Active Living (36 Main St.)</i> This facility was originally a four room school house (York Beach Elementary School) constructed in 1901. The Center has been identified as having space needs to continue to meet the evolving needs of the town's residents.	Undergoing Renovation (design phase)
<i>Town Docks 1 and 2</i> There are two town docks in York Harbor. Both are located on Harris Island Road. Town Dock #1 is generally for commercial fishermen, and Town Dock #2 generally for recreational boaters, though there is some crossover between the two. Town Dock #1 and Town Dock #2 both allow short-term berthing spaces for recreational and commercial boats. Parking is extremely limited for both facilities. In addition to the two public docks, there is a Town-owned piece of waterfront land adjacent to Town Dock #1 that provides waterfront access for kayaks and other small crafts. For more information on increased demand for Recreational and Commercial water access, see 5 - Marine Resources. Town Docks 1 and 2 are maintained by the York Harbor Board and the York Police Department.	Capacity Challenges
<i>*The general physical conditions in the table do not include energy use deficiencies of existing Town and School facilities. As renovations and significant investments to facilities are being planned and for any new potential facilities, energy efficient features, systems, and construction to reduce energy consumption and/or generate renewable energy should be incorporated.</i>	
General Physical Conditions of Other Municipal Facilities in York	
Other Municipal Facilities	General Condition
<i>York Housing Authority</i> (see 8 – Housing for more detail) York Housing is the only significant provider of deed-restricted below-market housing in the town. They manage a portfolio of 181 housing units at a variety of income levels, of which 109 have rents set based on a maximum eligible income and 72 have rents set based on residents' actual incomes. Baldwin Apartments. 117 Long Sands Rd. Deerfield Place at Village Woods. 117 Long Sands Rd. Pine Grove at Village Woods 117 Long Sands Rd. Village Woods 117 Long Sands Rd. Yorkshire Commons 161 York St. Carriage House Apartments Gorgeana Way Moorhouse Place 269 U.S. Route 1 (under development)	
<i>York Public Library</i> (15 Long Sands Rd.) York Public Library has been adapting its programs and services to the changing demographics and needs. Currently, the Library has been able to do much of its program expansion without major changes to its facility. The Town currently utilizes the Community Meeting Room and Wheeler Conference Room for many of its public meetings.	Good condition

General Town Office Services

- The Town provides many services in departments that are not always visible to the general public, such as Code Enforcement, Finance, Human Resources, Planning, Tax Assessment, Town Clerk/ Tax Collector, Town Manager's Office.

Public Safety

Police Department

- Increases in population, which may result from year-to-year trends, seasonal peaks, and day-trip visitors, result in more calls and greater enforcement needs. Police Department services range from traffic and parking, to mental health, to public safety, and beyond. Currently, the department has been able to meet the changing needs of the population both in terms of facilities, equipment, and staff. However, continuously changing laws (federal and state), policies and procedures, and enforcement, will challenge the department.

York Beach Fire Station and York Village Fire Station

- The Town of York has two Fire Departments covering different geographic areas – York Village Fire Department and York Beach Fire Department.
- Both Fire Departments have been meeting the needs of the growing population with their existing facilities and staff. However, similar to the Police Department, the sheer number of calls for services, including Emergency Medical Services (EMS), due in part to the aging population as well as additional stresses from the COVID-19 pandemic, is becoming more challenging for both Fire Departments.

Town Emergency Response Coordinator

- The Town has an Emergency Management Ordinance most recently amended May 22, 2021 that establishes "...organizational controls appropriate for the municipality to plan and react so as to protect public health, safety and welfare during emergencies." The Town is also part of the York County Emergency Management Agency's 2015 *York County, Maine Hazard Mitigation Plan*.

Department of Public Works (DPW)

- DPW has been managing to maintain its high quality of services that range from roadway maintenance and repair to trash and recycling and other facility maintenance.
- Stormwater infrastructure in York is primarily maintained by the Town's DPW. On state roads, stormwater infrastructure may be maintained by either MaineDOT or the Town depending on maintenance agreements. York maintains the stormwater facilities that it operates using an asset-management-based approach. The Town also inspects and cleans its catch basins annually and works with vendors to complete this work. (For more information, see 10 - Transportation)



Public Facilities + Services - 11



PUBLIC FACILITIES + SERVICES TODAY - HIGHLIGHTS (CONT.)

Parks and Recreation Department

- York’s Parks and Recreation Department has been able to provide a wide range of programs for York residents – responding to customer demands (aging community, development boom, privatization of recreation and athletics, infrastructure improvements) through creative programming and use of its staff and spaces.
- While the department has office space, the programs are run at decentralized locations, including the schools, which were not open for public use during the COVID-19 pandemic. A multi-generational community center has been included in the 5-year *Capital Improvements Plan*.
- Parks and Recreation also provides a significant amount of maintenance for its facilities as well as other usable green spaces in town, including the school athletic fields and parks. (See 9 – Recreation)



Center for Active Living

- The Center for Active Living is under the Parks and Recreation Department. The services for adults over the age of 50 years are well-utilized, with existing staffing being able to provide current service levels. However, as the portion of the Town’s aging population continues to grow, the Center has been looking to address the physical space limitations of its current facility, which became more apparent during the pandemic. The Center was unable to use its own space, resulting in the rental of larger, private spaces for some programs. The renovation of 36 Main Street is on the Capital Plan for FY24 to include improved and additional Center for Active Living space, as well as other community spaces.

Schools

- York School Department’s projected total school enrollment for the 2022-2023 school year is an estimated 1,618 students. From 2011-2023, that would be a decrease in 258 students and a projected change of -13.75%.
- If the School Department considers adding pre-Kindergarten as part of the school system, space could be available to accommodate the addition within the existing school facilities.

York School District Enrollment 2012-2021 by School

School	School Year										Change 2012- 2021	%Change 2012- 2021
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021		
Coastal Ridge Elementary	318	319	315	318	312	393	386	361	354	358	40	13%
Village Elementary	311	307	308	301	297	230	219	213	223	217	-94	-30%
York Middle School	616	597	579	555	523	557	567	558	535	519	-97	-16%
York High School	609	627	627	614	614	573	557	552	529	529	-80	-13%
Total	1,854	1,850	1,829	1,788	1,746	1,753	1,729	1,684	1,641	1,623	-231	-12%

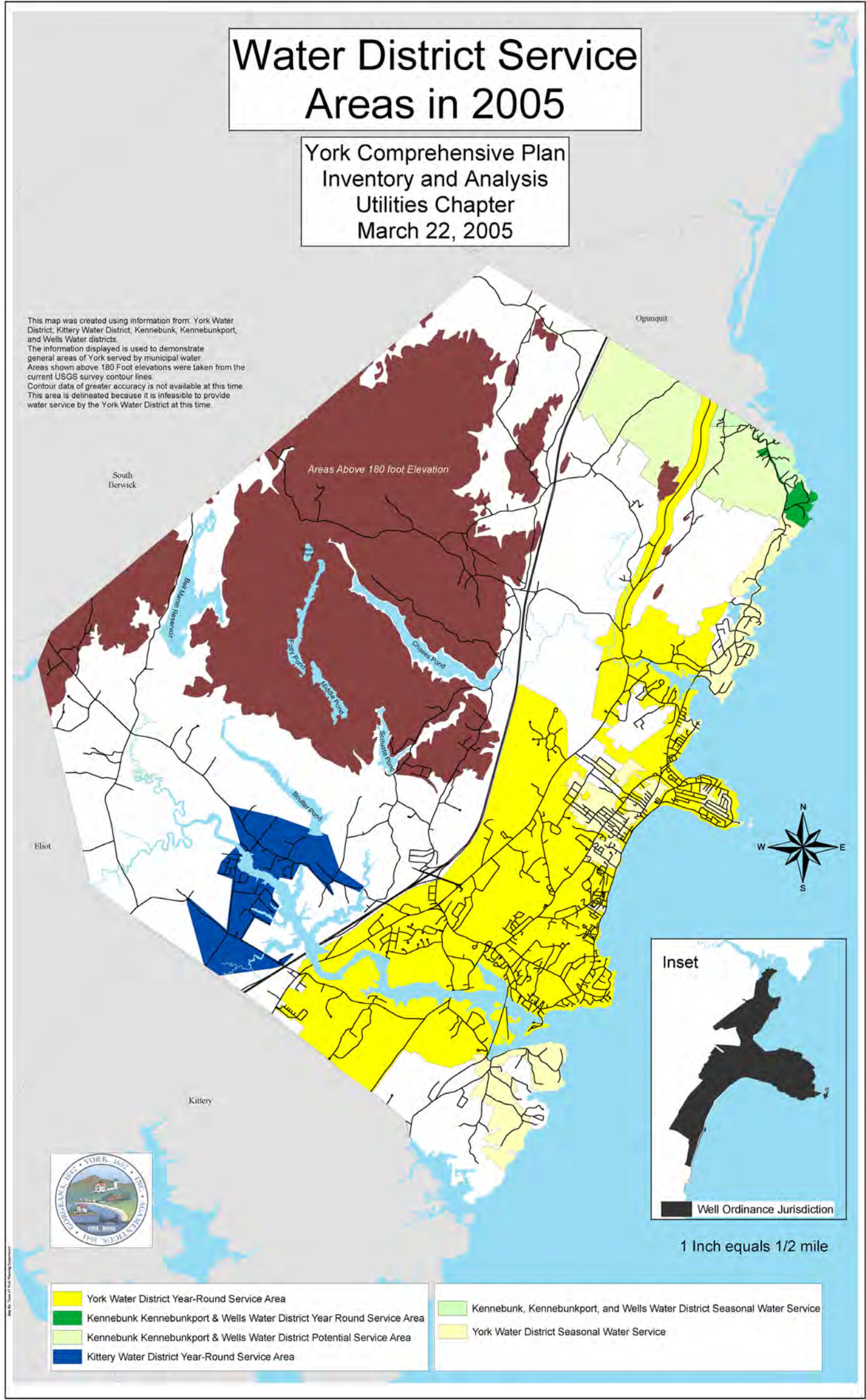
Source: Maine Department of Education Student Enrollment Data, <https://www.maine.gov/doe/data-reporting/reporting/warehouse/enrollment>

Other Facilities and Services (not Town-owned/run)

Water Facilities and Services

- The York Water District (YWD) is the principal water utility in York and includes 82 miles of water mains, 17 miles of seasonal mains, and two water storage tanks. YWD has interconnections with Kittery Water District (KWD), and Kennebunk, Kennebunkport & Wells Water District (KKWWD). The connections may be used to transfer water between water districts in an emergency event or as part of more routine operations when deficits occur. Generally, Chases Pond, which is YWD’s primary source of water, is adequate to supply the Town; however, during peak demand in the tourist season (i.e., summer), deficits may occur, and interconnections may be activated. The three water districts have discussed regionalization, but for the time being partnering and cooperative approaches have been adequate.

York Water District Service Areas
(Note – York Water District is assisting in providing an updated map)



Source: Town of York Comprehensive Plan Inventory and Analysis Utilities Chapter (2005). Note: same District boundaries were used in 2017 York Water District Master Plan.

- Water-demand modeling is in the process of being updated through 2038. Water services have been adequate, historically. York Water District (YWD) has been able to meet changes in population and demographics over the years, including seasonal peaks. Long-term changes are in the process of being identified. In part, needs will be identified through updated demand modeling and through assessment of the water supply system.
- YWD is a member of the Southern Maine Regional Water Council (SMRWC), which is an organization of water and wastewater utilities united by the mission to advance regional water supply objectives, including promoting regional cooperation, improving public water system resiliency, developing cooperative programs to reduce expenses for existing and future customers, and planning for future public water supply needs of the region. SMRWC was formed in 2005 and is made up of seven water utilities. Combined, these seven utilities serve approximately 300,000 people in 23 communities or 25% of Maine’s population. (<https://www.smrwc.org>, August 19, 2021)



Public Facilities + Services - 11

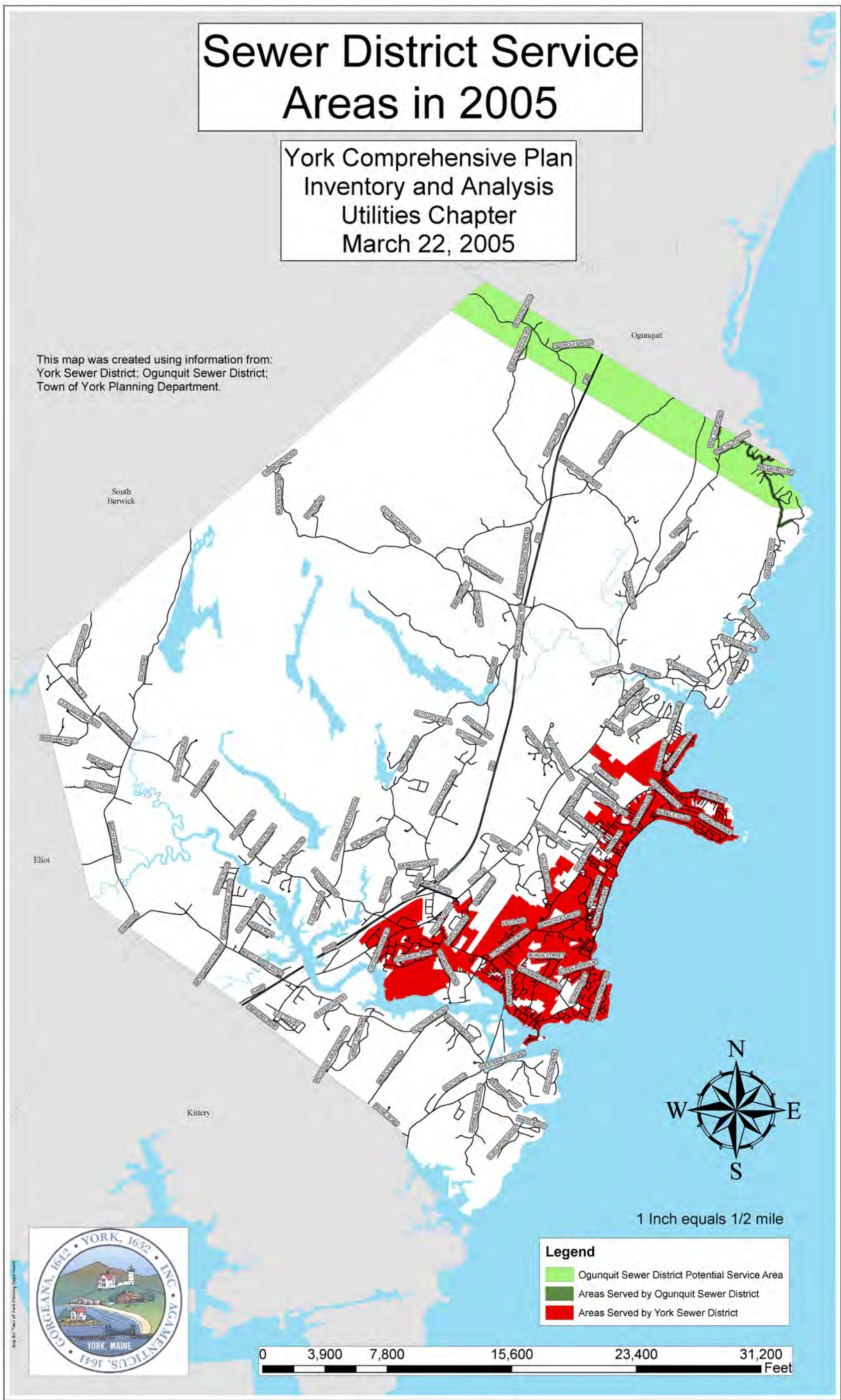


PUBLIC FACILITIES + SERVICES TODAY - HIGHLIGHTS (CONT.)

Sewer Facilities and Services

- There are three autonomous sewer districts in York. They are York Sewer District (YSD), Kittery Sewer Department (KSD), and Ogunquit Sewer District (OSD). Each district is a quasi-municipal entity with its own charter.
- York Sewer District (YSD) provides public sewer only to a portion of York. YSD will be including any areas of concern as part of its *Master Plan Update*, which is currently under development. YSD is also currently in the process of finalizing its *Fiscal Sustainability Plan (FSP)* which will include final costs of capital improvements. Once both plans are publicly available, YSD will provide additional information for proposed actions and strategies in both the short and long term.
- The York Sewer District (YSD) has considerable capacity at the treatment plant for the current service area. Although the previous *York Comprehensive Plan* projected that capacity might run out by about 2022, the reality is that substantial capacity remains at the treatment plant. The sewer pipe network is also adequate for the current service areas. There are known areas of stress for septic systems (e.g., near York River). There is no tie-in requirement presently. The most significant service delivery issue is clogging due to fats, oils, and greases (FOG). Further collection system and treatment needs will be identified in the *YSD Master Plan Update* presently underway.
- York Sewer District has a septic receiving facility. YSD only accepts septage from systems within the boundaries of York. The amount of septage received is relatively low.

Sewer District Service Areas in York
(Note – York Sewer District is assisting in providing an updated map)



Source: Town of York Comprehensive Plan Inventory and Analysis
Utilities Chapter (2005)

Utilities

Electricity

- Central Maine Power Company is the sole distributor of electric power in York.
- As the Town moves towards infrastructure and building improvements to meet new sustainability and energy conservation goals and requirements, there are concerns about the overall capacity of the energy grid at a local, regional, and statewide level.

Broadband Internet and Wireless Communications

- York has three wired broadband providers: GWI, Consolidated Communications, and Spectrum
- Serious gaps and stability issues with internet and wireless service and network coverage have been identified anecdotally by Town staff, Steering Committee members, and community members.
- There is ongoing town-wide discussion about community desire for improved wireless service and potential impacts of cell towers and antennae needed to provide better coverage and service.

Health Services

York Hospital

- York is home to the main campus for York Hospital and its range of in-patient and out-patient services. The Hospital has been able to meet the needs of the community, evaluating what services are necessary as the general town population ages. One area that has been identified for additional capacity by the Hospital is for mental health services, which became more prominent during the recent pandemic.
- York Hospital has several locations in town: Main Campus, Walk-in Care, and York Hospital at Long Sands. The Hospital also has several locations in neighboring communities.



York Ambulance Association

- York Ambulance Association, Inc., created in 1972, is a nonprofit, independent agency that has stations in York and South Berwick. The agency provides pre-hospital care to the York, South Berwick, and Rollinsford communities.
- They also offer Wheelchair Van Service for medical and non-medical transportation for clients in our service towns and surrounding areas for a fee.

York County Community Action Corporation (Nasson Health Care)

- Based out of Sanford, Maine, York County Community Action Corporation services all of York County with programs and services ranging from Head Start and Early Head Start to home ownership programs to heating and fuel assistance to health care.
- YCCAC is one of only a few organizations in the country that is both a community action agency and a federally qualified community health center, Nasson Health Care.



Public Facilities + Services - 11



PUBLIC FACILITIES + SERVICES TODAY - HIGHLIGHTS (CONT.)

Social Services and Programs

Town of York’s General Assistance Program

- The Town’s General Assistance Program is administered by York Community Service Association and provides assistance for Housing, Electricity, Personal Care & Household Supplies, RX, and Fuel Assistance (September to May).

Town of York’s Center for Active Living

- The Center for Active Living is run through the Department of Parks and Recreation. It has its own building at 36 Main Street in York Beach and dedicated staff who administer and run programs for older adults (50 years and over) with priority for residents. Programs range from its dining room/ meal program to a wide range of educational, recreational, and social events and activities. While the Center has been able to meet the current demand for its services, the pandemic heightened the issue of lack of space for its program and activities as well as lack of transportation options for its participants.

York Community Service Association (YCSA)

- York Community Service Association (YCSA), the major service provider in York, provides a range of services, including fuel assistance, emergency funds, a food pantry, clothing assistance, camp scholarships, and hosts a Thrift Shop. YCSA, while it does administer the General Assistance Program for the Town, is fully self-funded and does not utilize Town funds for operations. While the demand for its services and programs has fluctuated over the years with the changing economy, YCSA has been able to continue meeting the needs of the community.

York Public Library

- Along with access to computers, internet, and books/periodicals, visitors have access to museum passes, art exhibitions, and many other resources and databases. The Library also offers classes, workshops, and events. The Library recently added a Teen section that has had overwhelming use by teen residents. During the COVID-19 pandemic, the Library strengthened its online resources and increased its book delivery system.

WHAT WE’VE HEARD SO FAR...

- Consolidated/expanded facilities for programs and services, i.e., for Parks and Recreation, Center for Active Living, and community organizations.
- A community center – multigenerational for community gathering, programs, recreation, and services.
- Town-owned indoor swimming pool for residents to use year-round.
- Expand/upgrade water and sewer services.
- Seasonal staffing for Town services and programs, such as summer recreation programs and winter snow removal, has become more difficult (i.e., from pre- to post-pandemic).
- There are improvement plans for a few of the Town facilities, but the timeline is unclear.
- There is a need to improve infrastructure and services that expand transportation options, i.e., more sidewalk connections, bike paths, pedestrian walking paths, public transportation, shuttles, or buses. Improved transportation capacity to address major fluctuations in peak demand at various times of year.

(Note that Transportation existing conditions and issues are primarily addressed in 10 - Transportation.)

Municipal Staffing

- Municipal departments, services, and programs all require proper staffing to provide adequate community services. The Town has been able to maintain a high-quality level of service through a combination of Town staffing, contractors, and outsourcing. Similar to other municipalities in the county and throughout the state, there have been staffing challenges that began pre-COVID-19 pandemic that have continued.

Municipal Government Facilities and Services – Staffing Needs

Town of York Facility Staffing	Future Needs
MUNICIPAL ADMINISTRATIVE	
York Town Hall (186 York St.) Overall, staff in Town Hall has not grown much in ten years. York is understaffed compared to other communities. Town staff report that current staffing cannot handle increased demands from the public and do it well. The Town Hall expansion will result in additional facility space to support increased staffing. Departments in Town Hall that have specifically raised staffing concerns include: Code Enforcement, Finance, Human Resources, Planning, Town Clerk/Tax Collector.	Need for increased staffing and staff retention
Parks and Recreation Department (Facilities include Office at 200 Us Route 1), Center for Active Living at 36 Main St, and maintenance/management of various other facilities around town – see 9-Recreation for further detail) A major challenge for Parks & Recreation is having the appropriate staff to accommodate workload as demand for recreational opportunities increases. Seasonality is also an issue.	Immediate need for more staff
PUBLIC SAFETY/ENFORCEMENT	
York Police Department (9 Hannaford Dr.) Future reported staffing needs include a larger patrol force, full-time Harbor Master, full-time Animal Control, a Parking Division, Dispatch Supervisor, on-staff IT specialist, Facilities Manager, Traffic Officer, and a Social Worker. Housing affordability is a challenge since staff are required to live within 30 minutes.	Will need additional positions/divisions to accommodate demand
York Beach Fire Station (18 & 20 Railroad Dr.) Affordable housing is reportedly also a challenge for York Beach Fire Station. More availability would make it easier to recruit staff.	Easier staff recruitment
York Village Fire Station (1 Firehouse Dr.) The Department hasn't had any new positions since 1985, but fortunately they have a good call force at this time.	Anticipate future needs
PUBLIC WORKS	
York Public Works Department (Facilities at 115 Chases Pond Rd., 810 US Route One, 14 Rogers Rd., 65 Witchtrot Rd.) Eventually equipment improvements will not be enough and will need more staffing. DPW has a similar requirement to Police that employees live within 30 minutes. Seasonality is also a major staffing challenge; the Department is staffed for year-round population, but population increases dramatically in size during the summer months.	Immediate need for more staff

Source: Interviews and discussions with Town Staff

KEY ISSUES/ITEMS OF NOTE

- Are there policies and studies needed to help the Town adapt to meet the future needs and projected growth of the community (police, fire, trash pickup, road maintenance, education, etc.)?
- What is the role of the Town in maintaining and enhancing the Districts’ ability to provide public sewer and water to residents?
- What additional resources are needed at the Town-level to maintain and improve its services (staffing, equipment, funding, etc.)?
- What resources are needed to achieve the Town’s long-term goals? Is capital adequate? Is the timeline for maintenance and improvements adequate?
- How will changes in the climate impact the Town’s service delivery and infrastructure?



Public Facilities + Services - 11

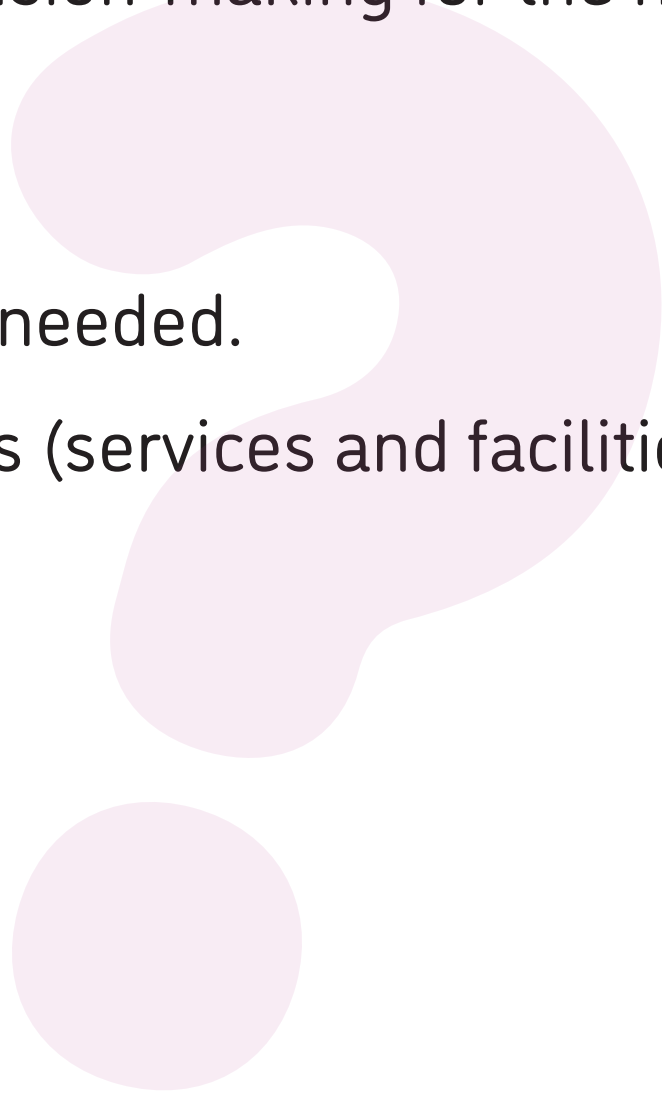


YORK
COMPREHENSIVE PLAN

THINGS TO THINK ABOUT

*THESE ARE DRAFT AND ARE JUST MEANT
TO START THE CONVERSATION*

1. Creation of a public facilities master plan that includes all Town-owned buildings and properties to guide decision-making for the next 10-15 years.
2. Provisions for capacity (staff, space, investments) to meet the needs and resources of the town.
3. Support for resident needs with enhanced and expanded recreational and gathering spaces and services, as needed.
4. Support for sustainability, mitigation, and adaptation regarding climate change impacts in all town operations (services and facilities purchasing, construction, maintenance decisions, etc.).
5. Provisions for excellence in education that residents of York have come to count upon.



WHAT ARE YOUR IDEAS OR COMMENTS ON THIS TOPIC?

PLACE YOUR
POST-IT NOTES
HERE!

OVERFLOW COMMENTS CAN GO ON BLANK PAGE TO ONE SIDE OF THIS BOARD

CivicMoxie



Check out the project website at: CompPlan.net

Existing Land Use - 12



Understanding York’s existing land use and zoning provides a basis for seeing where the town currently is and if future changes need to be made. Land use regulations have implications for all of the other elements of York’s Comprehensive Plan. As one of the Town’s primary tools to maintain and focus uses, zoning and land use regulations are critical to the Town’s effort to be proactive about directing change and protecting the features that residents wish to preserve.

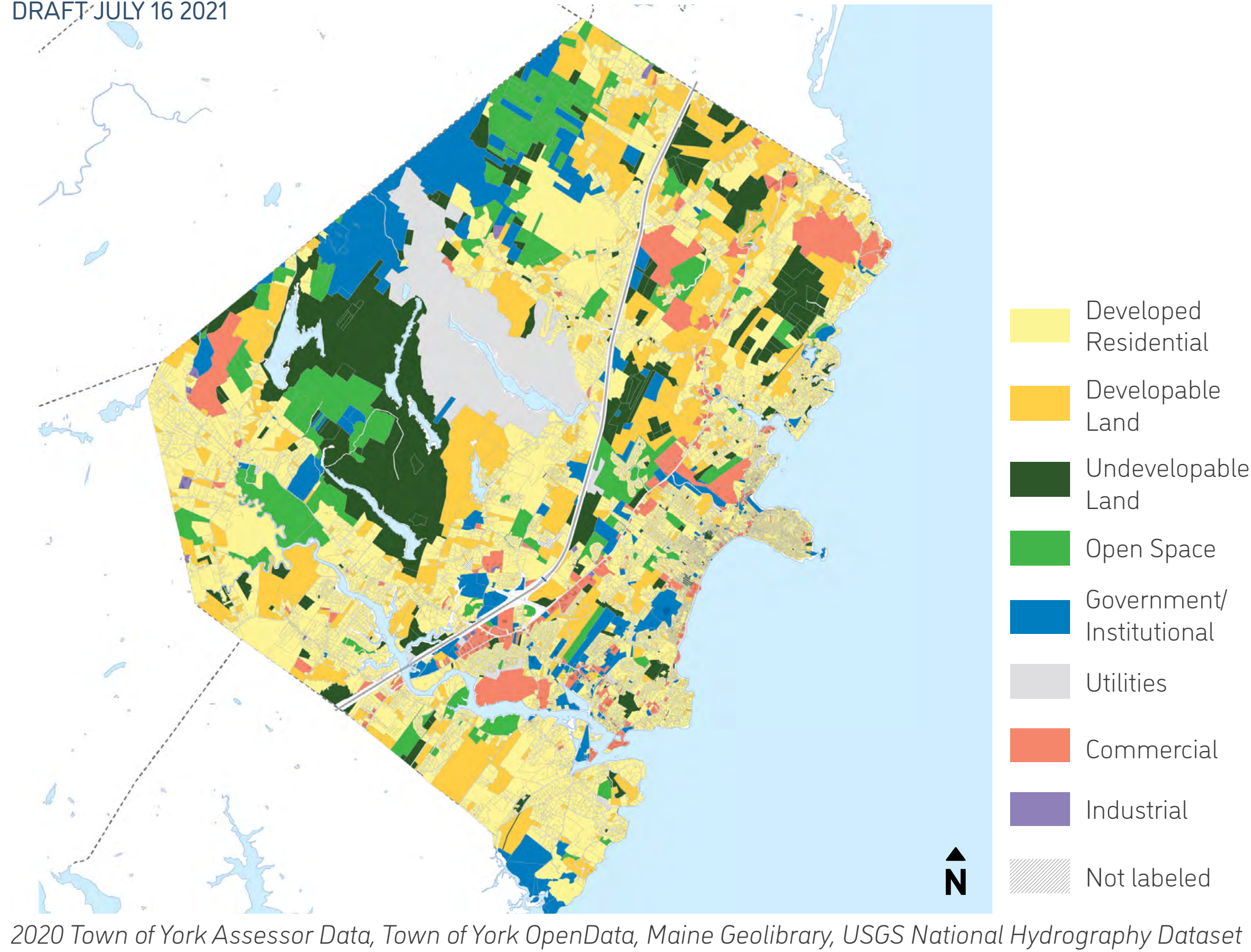
YORK’S LAND USE TODAY - HIGHLIGHTS

Current Land Use

- The following land use figures and percentages were calculated using Town of York GIS and 2020 Tax Assessment data. Therefore, each parcel is counted towards only one specific land use based on its “primary use” category, with the sum of all parcels equating roughly to the town’s overall land area.
- The Town of York consists of approximately 55 square miles of land area, made up of 9,237 land parcels. *(Source: 2020 Town of York’s Assessor’s Office)*
 - According to 2020 Town Assessor’s data, sorted by tax assessment land use categories, land area considered Residential is the largest land use category at approximately 39% of the town, and about 80% of the parcels.
 - Just under 10% is assessed as Open Space/ Agriculture/ Forestry/ Cemeteries, and less than six percent is assessed as Commercial uses.
 - In York, there is a significant amount of land categorized as Utilities (almost seven percent), as well as Government/ Institutional / Charitable / Non-Taxed (just under nine percent).

YORK LAND USE MAP BY TAX ASSESSOR CATEGORY

DRAFT-JULY 16 2021



York Land Use in Acres and Parcel Count by Tax Assessment Land Category**				
Tax Assessment Land Category	Acreage (Estimate*)	Percentage of Total (Estimate*)	Number of Parcels	Percentage of Total Parcels (Estimate*)
Residential	12,736	38.8%	7,429	80.4%
Commercial	1,859	5.7%	319	3.5%
Industrial	56	0.2%	15	0.2%
Developable	5,576	17.0%	735	8.0%
Undevelopable	4,428	13.5%	349	3.8%
Utilities	2,132	6.5%	39	<0.1%
Open Space / Agriculture / Forestry / Cemeteries	3,122	9.5%	123	1.3%
Government / Institutional / Charitable / Non-Taxed	2,896	8.8%	184	2.0%
Unlabeled	45	0.1%	44	0.5%
Total (Estimate*)	32,843	100%	9,237	100%

Totals may equal more or less than sum of each category due to rounding of numbers.
**The difference between the Total Estimated Acreage in this Table and Table 1: York Land Use in Acres by Tax Assessment Category are due to the GIS data provided. This discrepancy in not unusual, and the focus should be on the Percentage of the Total.

This topic includes...

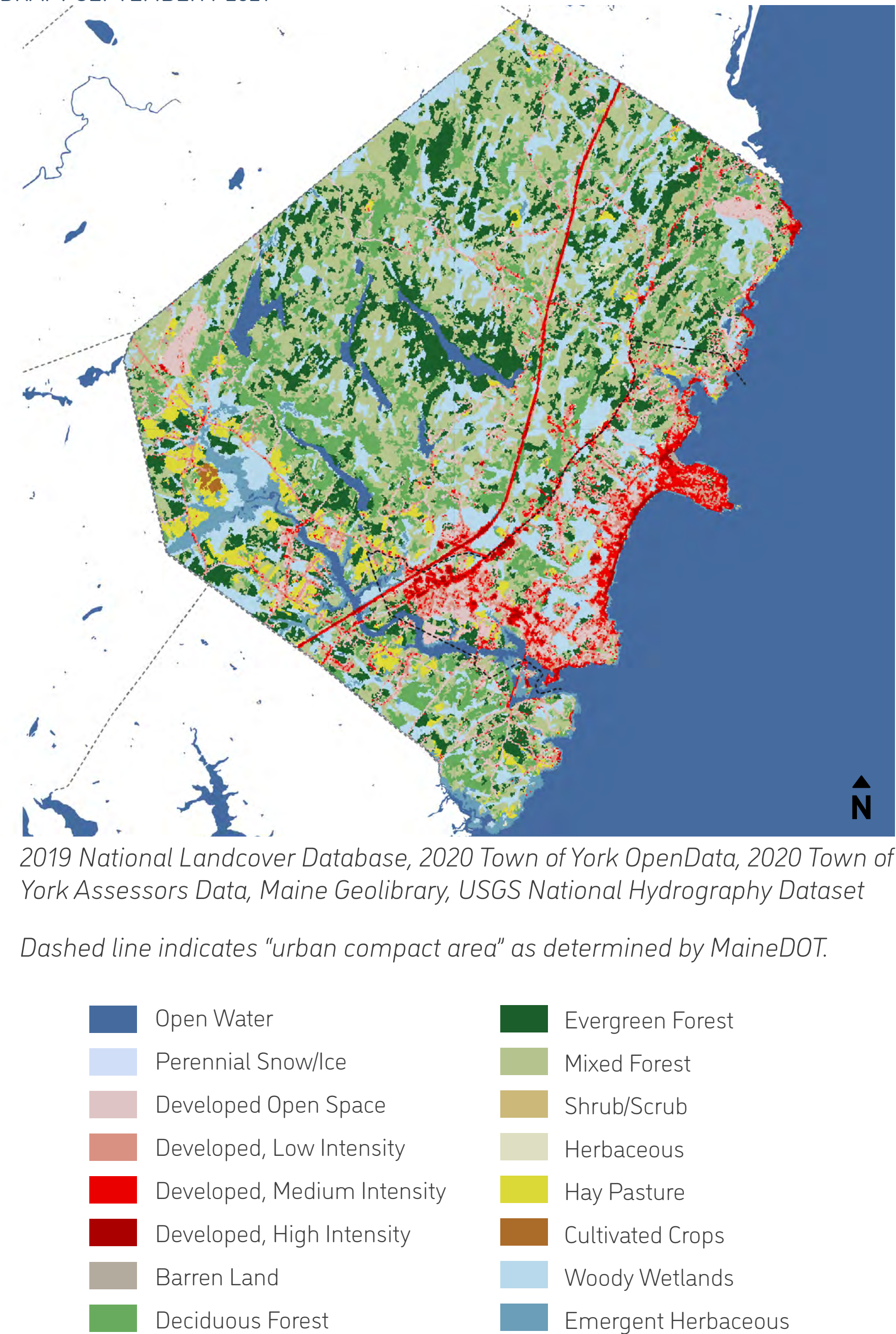
- Current land use
- Zoning and other land use regulations
- Resource protection
- Recent development patterns

Undeveloped Land

- Town Assessor’s data provides a view of York’s built environment at the building/structure and parcel level – meaning that for a single-family home on a three-acre parcel, the entire parcel is considered a residential use even if the structure only covers a small portion of the lot. Another method of analyzing the amount of development in a community is to survey land cover. Land cover is a description of physical cover of the ground.
- Land Cover analysis from 2019 National Land Cover Database data shows an estimated 82% of York’s land area is undeveloped (a majority of that undeveloped land is classified as various forests and woodlands) and approximately 18% is developed (a majority of that being classified as open, low or medium intensity).

2019 TOWN OF YORK LAND COVER MAP

DRAFT SEPTEMBER 7 2021





YORK'S LAND USE TODAY - HIGHLIGHTS (CONT.)

Zoning

- York's Zoning Ordinance sets land uses and lot dimension standards based on the zoning classifications, and these have been continually amended over time as new conditions have arisen.
- The Town has 22 base zoning areas grouped in four categories: Residential, Business (includes specialized districts for commercial areas), Route 1 zones, and General Development.
- Approximately 60% of the town's land area falls under General Development zoning; about 31% as zoned as Residential 1A through 7; seven percent is within the six Route 1 zoning categories; and two percent is Business and Village Districts.
- Minimum lot sizes for all uses range from 20,000 square feet to three acres. The smallest minimum required lot sizes are east of Route 1 in the more urbanized areas near the Village Centers, with the largest three-acre minimums for the General-1 and 2 zones west of Route 1 in the more rural areas.
- The Route 1-1 through 1-6 Zoning Districts are geographically connected but have different purposes. Route 1-1 Zoning is meant to ensure protection of the York River. Route 1-2 through Route 1-4 Zones are different intensities of mixed and commercial uses. Route 1-5 and 1-6 Zones allow for a mix of uses at a smaller and rural scale.
- In addition to the Base Zoning Categories, York's Zoning Ordinance also currently includes eight Overlay Districts: the Shoreland Overlay District; the Watershed Protection Overlay District; the York Village Hospital Overlay District; the York Village Affordable Elderly Housing Overlay District; the Workforce Affordable Housing Overlay District; the Farm Enterprise Overlay District; the Wetlands Protection Overlay District; and the Historic Districts: York Center, Lindsay Road, and York Harbor Local Historic Districts.

Resource Protection

- Several of the Town's Zoning Ordinance Overlay Districts are intended to protect resources in town, such as Watershed Protection Overlay District, Wetlands Protection Overlay District, and Shoreland Overlay District. Within the Shoreland Overlay District are areas considered Resource Protection Subdistricts that have specific restrictions for uses and development. (See 3 – Natural Resources for Shoreland Overlay District map and 2 - Water Resources for Watershed Protection Overlay map.)
- The Town of York manages the floodplains through its Floodplain Management Ordinance, which was most recently amended on May 19, 2012, and is consistent with state and federal standards. The Town also identifies and protects the floodplains through its Shoreland Overlay District, Wetlands Protection Overlay, and the Watershed Protection Overlay, in addition to using FEMA flood map data.

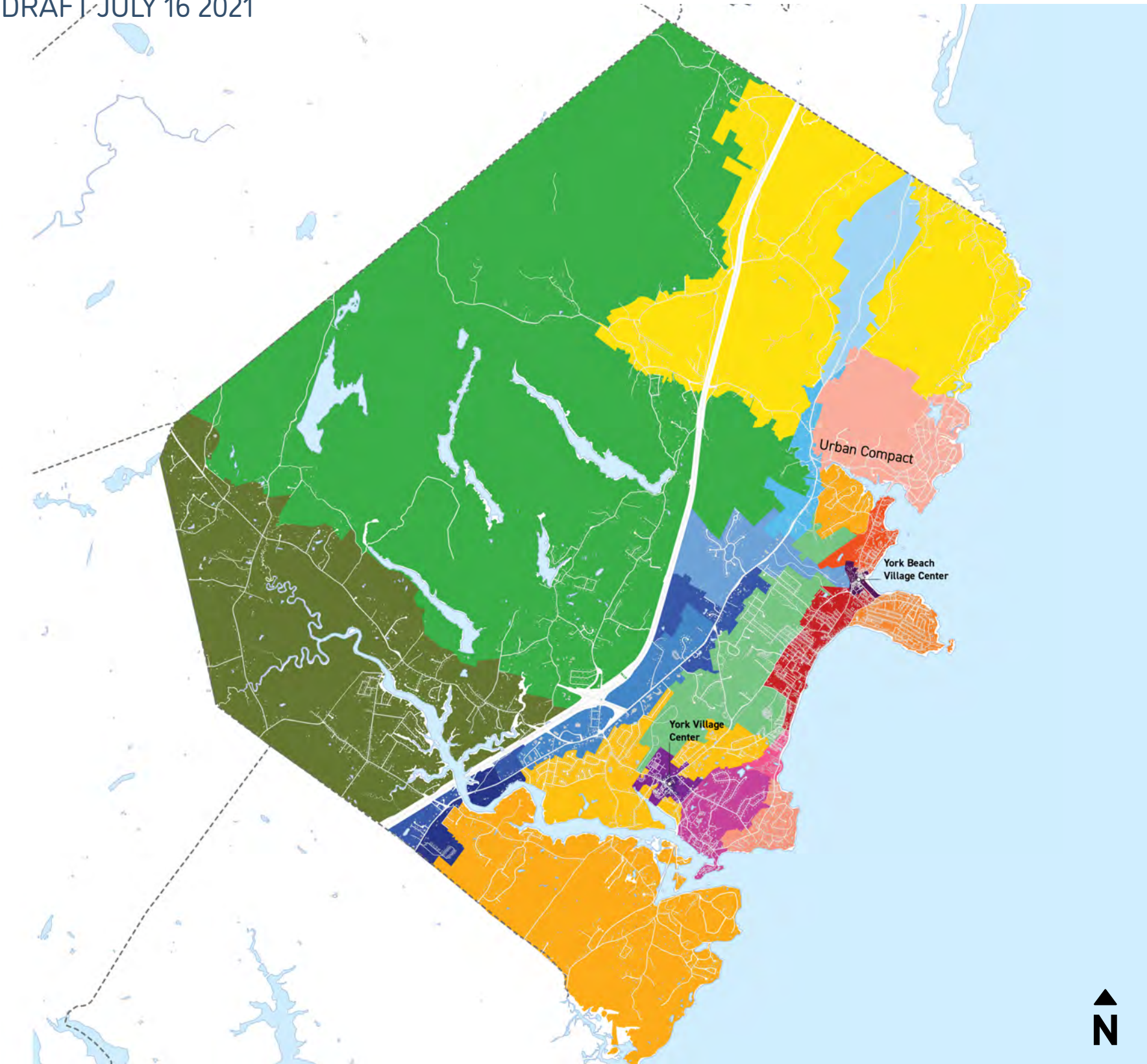
York Land Area by Base Zoning Category**

Base Zoning Category	Acres (Estimate*)	Percentage of Total (Estimate*)
Residential 1A - 7	10,198	31%
Route 1-1 — 1-6	2,478	7%
Business/York Beach Village/ York Village Center	595	2%
General Development 1 - 3	19,873	60%
Total (Estimate)	33,144	100%

Source: Town of York GIS data used for acreage estimates.
Totals may equal more or less than sum of each category due to rounding of numbers.
**The difference between the Total Estimated Acreage in this Table and Table 1: York Land Use in Acres by Tax Assessment Category are due to the GIS data provided. This discrepancy is not unusual, and the focus should be on the Percentage of the Total.

YORK BASE ZONING MAP

DRAFT JULY 16 2021

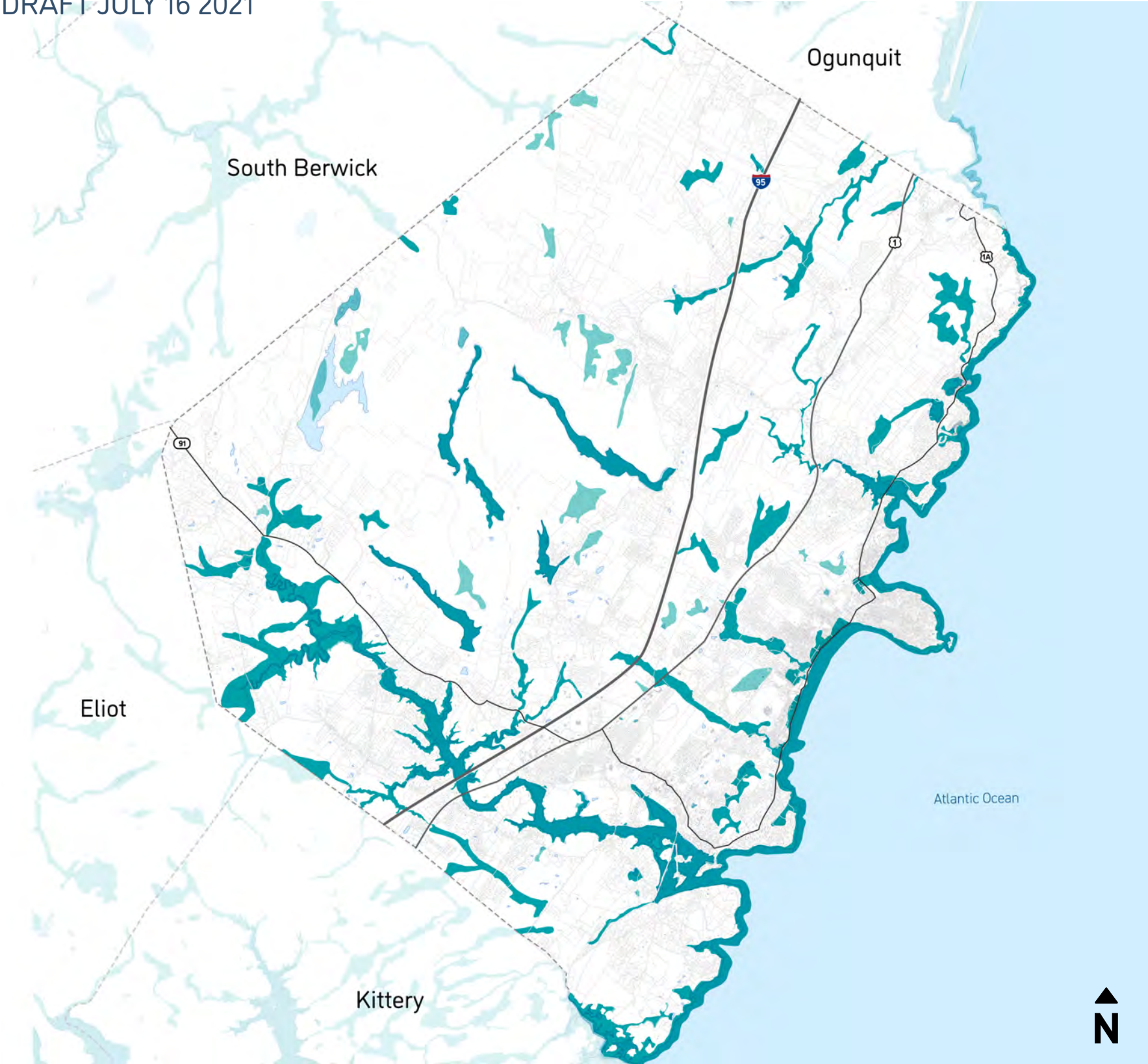


Town of York OpenData, Maine Geolibrary, USGS National Hydrography Dataset

GEN-1	YVC-1	RT 1-3	RES-1B	RES-6
GEN-2	YVC-2	RT 1-4	RES-2	RES-7
GEN-3	YBVC	RT 1-5	RES-3	
BUS-1	RT 1-1	RT 1-6	RES-4	
BUS-2	RT 1-2	RES-1A	RES-5	

FEMA FLOODPLAINS

DRAFT JULY 16 2021



Town of York OpenData / FEMA (2002), Maine Geolibrary, USGS National Hydrography Dataset

Special Flood Hazard Area (1% annual chance)
Moderate Flood Hazard Area (0.2% annual chance)
Minimal Flood Hazard Area





YORK’S LAND USE TODAY - HIGHLIGHTS (CONT.)

Recent Development Patterns

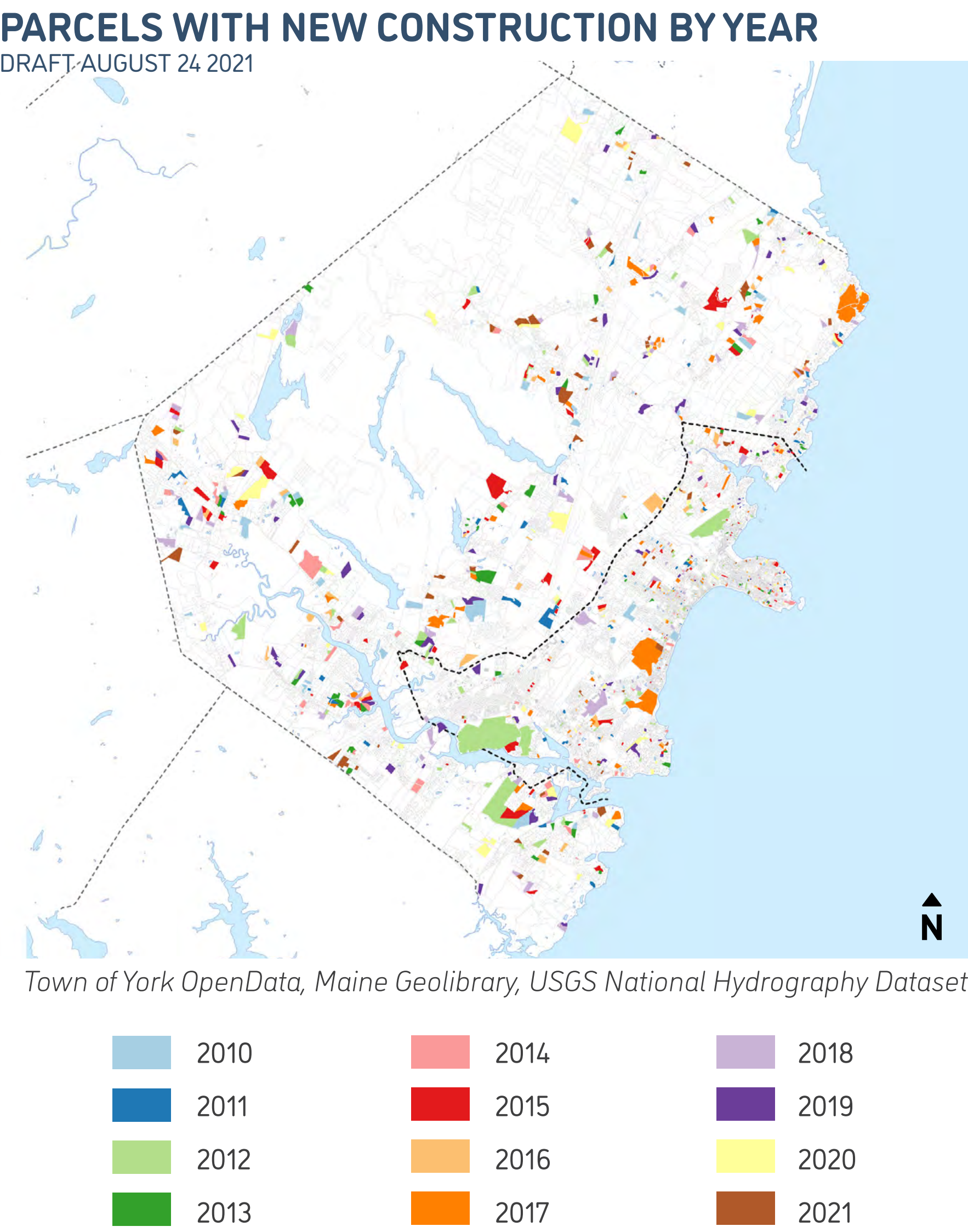
- For the purposes of determining the structures built, instead of utilizing permit data, Town Assessor’s data was used, sorting by “Year Built.” The 2021 data is only for a partial year since it was pulled mid-year (July 2021). This data set did not specify if a structure was removed and replaced on the same parcel or if it was a structure built on a previously vacant parcel. The data was also sorted to require a minimum of 200 square feet of living area in order to be counted.
- Generally, new development in York has mostly been single-family residential units on separate lots. While the previous *Comprehensive Plan* indicated a desire for growth in the urban compact area, the amount of development that has occurred over the past ten years appears to have been more dispersed throughout the town.
 - Approximately 95% of structures built between 2010 and July 2021, according to the Town Assessors, were for residential use, followed by three percent for commercial uses. In that time period, the number of structures built in a single year peaked in 2016, with 260. The average annual number of structures built, not including 2021, is approximately 122 structures.

Structures built from 2010 to 2021* by Land Use Category as Specified by Town of York Assessors

Land Use	Number of Parcels with Structure Built	Percentage
Residential	1,353	95%
Commercial	45	3%
Industrial	8	1%
Government / Institutional / Charitable / Non-Taxed	16	1%
Total	1,422	100%

Source: Town of York Assessors. Based on parcels with “Year Built” listed as 2010 or newer. Data was sorted to require a minimum living area of at least 200 square feet.
*2021 data is for partial year, through July 2021.

Representation of New Construction by Year from 2010 to July 2021*



Dashed line indicates “urban compact area” as determined by MaineDOT.
*Note: This is an approximate representation of locations of new construction from 2010 to July 2021 due to issues with parcel location data matching.

WHAT WE’VE HEARD SO FAR...

- CompFest! participants mentioned wanting specific types of businesses and industries in York that would complement or add to the community.
- Allow or support more housing diversity in type and costs.
- There is concern about rural or environmentally sensitive areas being developed.
- Concerns about preserving natural resources and supporting agricultural uses.
- The Town’s current Zoning Ordinance is complex.
- Additional administrative capacity is needed in the Town’s Planning and Code Enforcement Departments.

KEY ISSUES/ITEMS OF NOTE

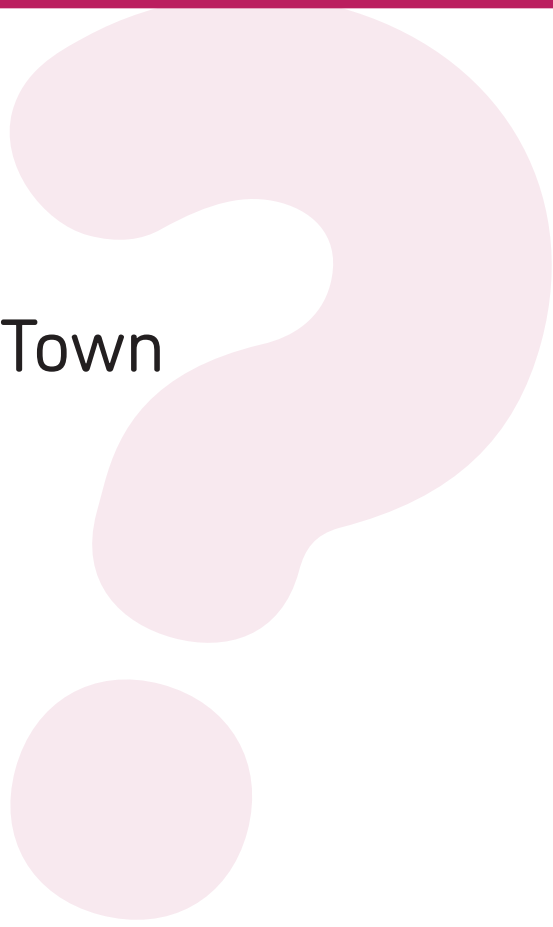
- What should future development look like in York?
- Does the Town’s zoning reflect desired future development patterns?
- Should the Town set target percentages of land for development and protection? For specific uses?
- How should the Town balance development, protect current and future investments from sea level rise and other climate change impacts, and protect natural resources?
- Should the Town consider allowing and/or encouraging more commercial development? Would this help reduce the tax burden on residents?



THINGS TO THINK ABOUT

THESE ARE DRAFT AND ARE JUST MEANT
TO START THE CONVERSATION

- 1. Prioritization of housing assessment needs to achieve affordability, diversity, and aging-in-place.
- 2. Re-evaluation of zoning priorities for development and resource protection.
- 3. Modification and alignment of land use policies to support designated areas for development that support multiple Town goals across plan topics.
- 4. Consideration of land use policies that address and minimize risks associated with climate change.



WHAT ARE YOUR IDEAS OR COMMENTS ON THIS TOPIC?

PLACE YOUR
POST-IT NOTES
HERE!

