

Comp Plan Open House: A Deeper Dive into York Today

Report Back on Key Numbers, Themes, and Takeaways



September 19, 2021 York Community Auditorium



Sept 19 Open House Event By The Numbers

attendees signed in, including 58 (83%) who did not attend Comp*Fest!*

discussion groups

365 sticky note comments (331 on existing conditions topics and 34 on priorities)

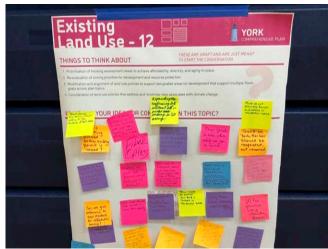
134
raffle entries
(both online and at the event)

43
existing conditions posters



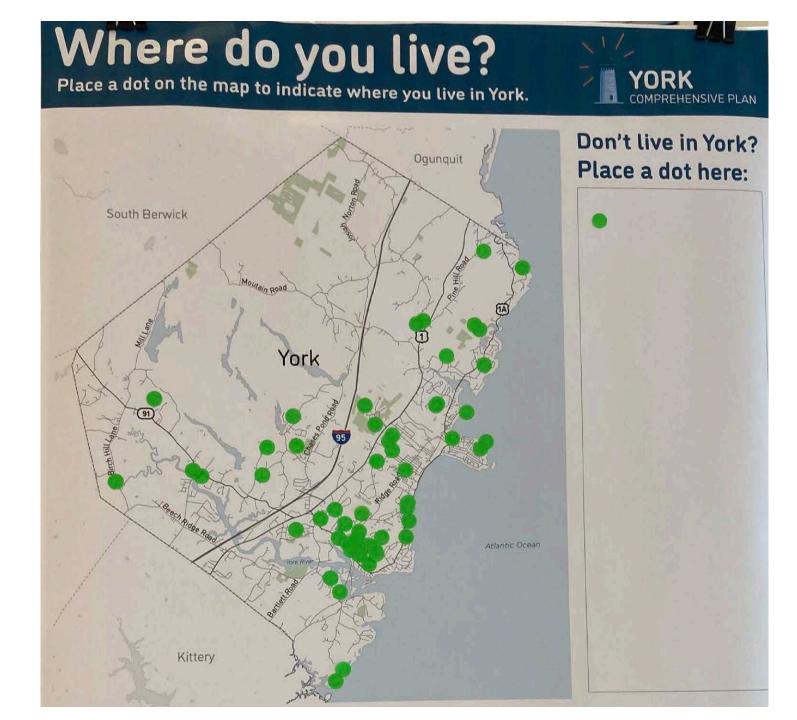


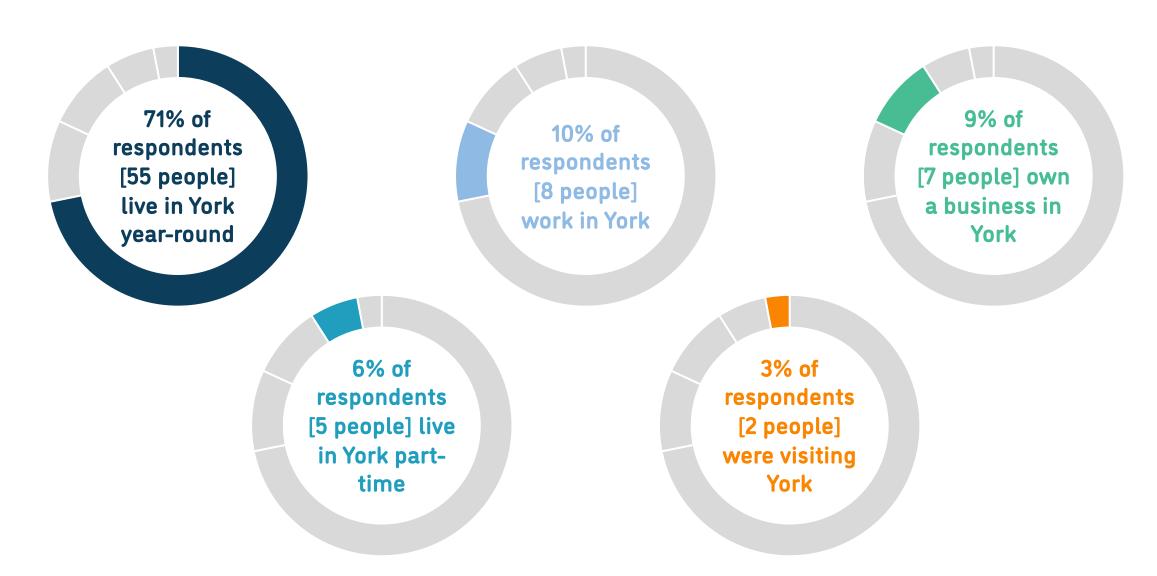




The event had geographic representation from many different areas of York.

One attendee noted that they do not live in York.

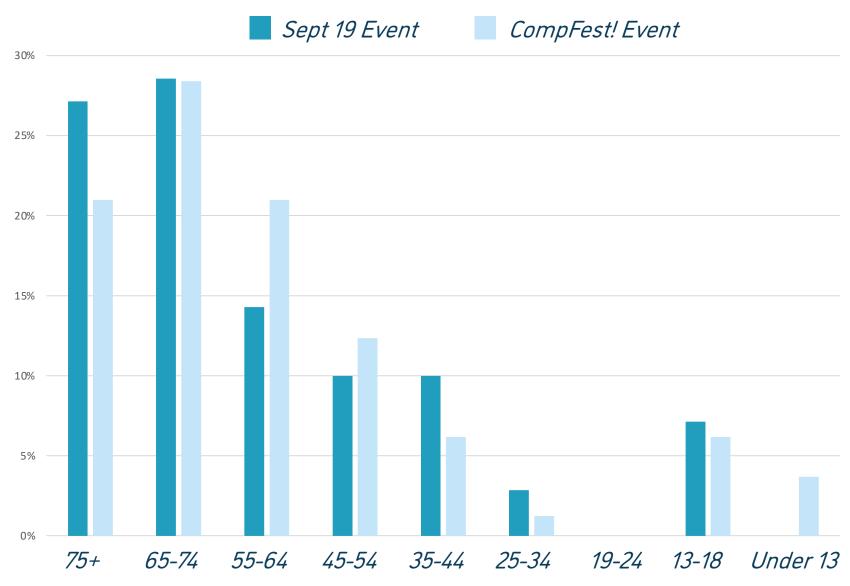




Overall, there was a similar age distribution to Comp Fest! With 56% of attendees over age 65 and 70% over age 55.

However, there was more representation from adults ages 75+ and 25-44, and less from adults ages 45-64, at this event than at the Comp Fest! event.

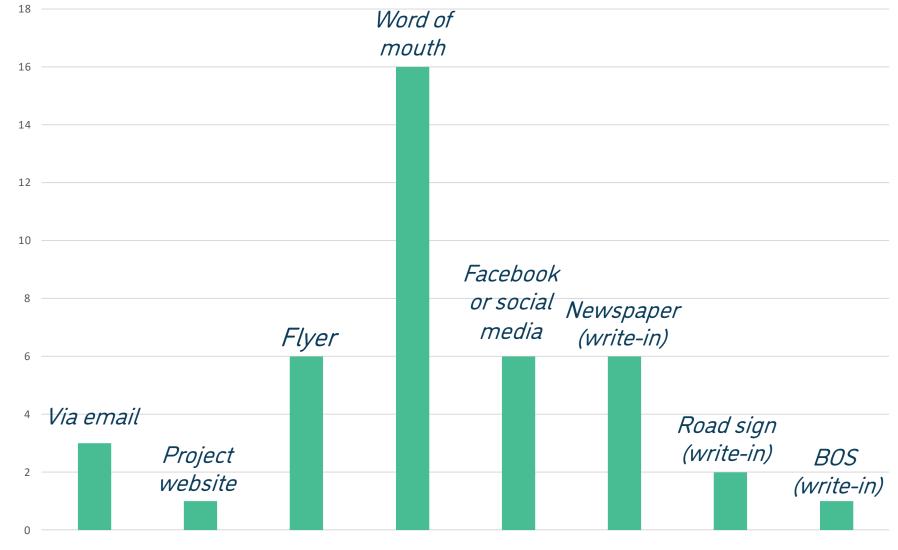
Age of Attendees



Similar to
Comp Fest!, word of
mouth was by far
the most effective
method of getting
people to the event.

Additional write-in responses included the newspaper, road sign, and a Board of Selectmen meeting.

How did you hear about this event?

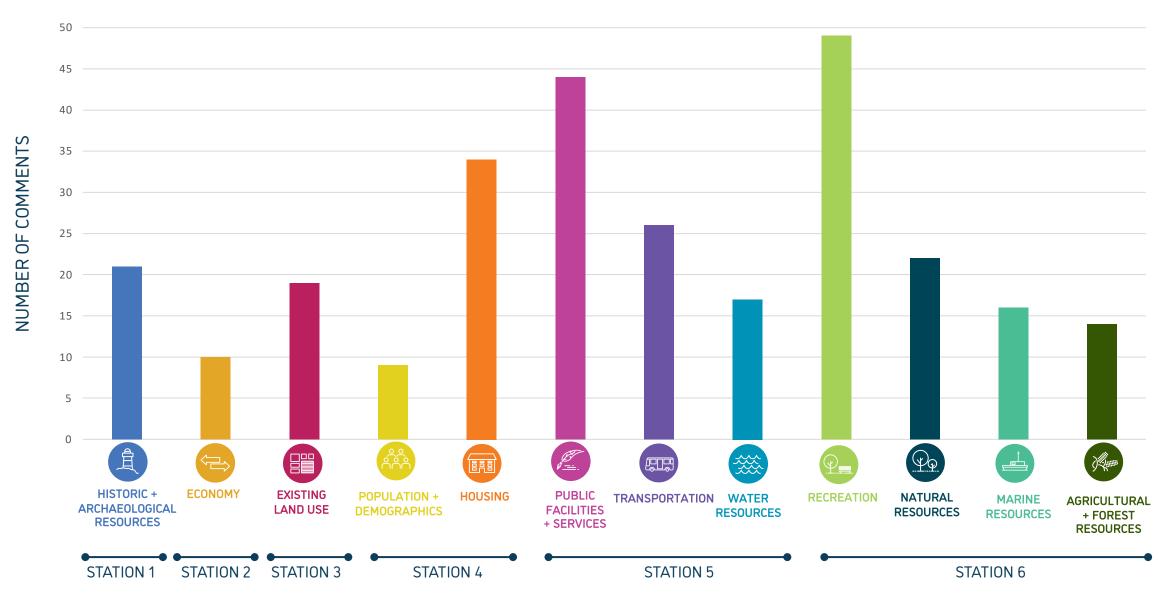


Based on 41 responses to this question

THEMES FROM **COMMENTS ON EXISTING CONDITIONS BOARDS**



Distribution of Comments Among Topic Areas



STATION 1: HISTORIC AND ARCHAEOLOGICAL RESOURCES



PRESERVATION (11)

- Protect historic structures, particularly from demolition (4); Current zoning makes preservation economically infeasible (1); Increase area of historic district to protect more houses in Village (1); Protect antique buildings (150 years or older) through tax credits (1).
- Protect York's history (2); Preserve burial grounds especially west of 95 (1); Save Snowshoe Rock (1).
- **EXPAND INTEREST IN YORK'S HISTORY (3)** Find ways to interest young people in York's history (1); Make a digital tour to draw interest in the history of the town (1); Enhance and expand historic events (1).
- **EXPAND REACH OF CURRENT ORGANIZATIONS (2)** Assistance for Old York Historic Society (1); Make Historic District Commission (HDC) stronger with more enforcement options (1).
- OTHER (3) Partner with Town, Church, land trusts to care for buildings and open space (1); Not all history is really old, document and preserve places and things that in the future will be revered as historic (i.e., Grain Surfboard factory) (1); Do not move Civil War statue (1).

STATION 2: ECONOMY

- **ECONOMIC DIVERSITY** (6) Make York a winter recreation destination so hotels and restaurants can be open year-round (2); Reduce dependence on tourism and add more businesses for year-round residents (2); Support for emerging industries (1); Bring more businesses (1).
- CONNECTIVITY + INFRASTRUCTURE (6) Service commercial areas and businesses through year-round public transport (2); Ease of parking, including for pick-up/take-out (2); Business access via sidewalks (1); Easier transport to airports for people whose work necessitates travel (1).
- LOCATIONS OF BUSINESSES (5) Revitalize the Village/ make it more of a destination/ create "a true downtown" (3); Focus commercial development in the Village and along Route 1 for economic and environmental reasons (1); Create a new commercial area (Route 1 is too congested) (1).
- **CELL SERVICE/FIBER OPTICS (3)** Town-wide fiber optic service (like Bar Harbor, Saco, Sanford) to support businesses and tourism (3).
- BUSINESS DEVELOPMENT (2) Town staff to attract businesses and work with them on requirements (1); See how and why Portsmouth is comparatively successful in terms of business development (1).
- REMOTE WORK (2) More coworking spaces (1); Optimize opportunities for remote work (1).

STATION 3: EXISTING LAND USE

- **GROWTH AREAS (8)** More density and mixed-use, particularly in the Village shopping, dining and recreating (2); More dense buildings with more open space, trees, parks (1); Development is good (bring more people & viewpoints), but don't encroach on natural resources (1); Make it easier for new homes to be built (especially for young people) (1); Expand the type of business uses along Route 1 (1); Focus growth in areas where vehicle use can be limited (1); Water and sewer need to be extended to intended growth areas more quickly than districts can afford (1).
- **REGULATORY** (9) Zoning ordinance is too complex; need more access to Town Hall (1); Town needs to control AirBNB and rentals in residential zones (1); Let local farmers have markets on their farm property (1); Why is blasting allowed before building permit is issued ?(1); Continue 3-acre zoning west of I-95 to protect water and sewer (1); Don't change any zoning without talking to residents of that zone (1); Do not allow Appeals board to go to 3 votes too much power (1); Enforcement use GIS maps like Sebago does to enforce illegal activity (unpermitted sheds, generators, land filled in, etc.) (1); Expanding non-conforming lots without setbacks and parking is SO wrong (1).
- **LIMIT DEVELOPMENT (6)** Limit building/new construction/subdivisions/housing before York exceeds impacts on services (3); More Town-owned open land (stop developing everything) (1); Route 1 is too congested during peak, any additional commercial industry base outside of town (1); no tourist destinations in residential zones (1).
- **FLOODING** + **SEA LEVEL RISE** (5) Vulnerability of sewer treatment plant (1); Use eel grass and marsh mapping done by state to inform resilience planning (1); Maintain road culverts for good drainage (1); At what sea level rise scenario should development be halted? (1); York Beach Village area on Railroad Ave will need to move uphill as sea level rises (1).
- OTHER (4) Town needs to own town resources (1); Resources for aging in place (1); Fiber optics (1); Trees in the York River should be evaluated along the banks and should be respected not removed (2); Resources and builders have too much say in town (1).

STATION 4: POPULATION + DEMOGRAPHICS

- ATTRACTING YOUNG PEOPLE / FAMILIES (6) Increase younger demographic (2); Attract and keep families with children (3); Don't focus too heavily on seniors (1); "without youth, town dies."
- PREPARING FOR FUTURE TRENDS (3) Town should be looking at needs that come with older population trend (1); Try to keep the population smaller (1); Go with the flow those who will move here will. Most important is to maintain York's special character (1).
- SEASONAL POPULATION (2) Know more about long-term summer residents (1); Move Town voting to February (issues should be decided by year-round residents only) (1).
- QUESTIONS (2)
 - How is the York Hospital looking at these trends?
 - Why do school taxes continue to rise while the number of students decrease?

STATION 4: HOUSING



- AFFORDABLE HOUSING OPTIONS (16) York needs more affordable housing (3)
 - Specifically for older adults (8): More senior housing especially in center of town or on Short Sands Rd (2); Need for older living condos where people can still have their own home (1st level, age in place) senior housing options currently assume all senior residents are infirm (2); Housing that meets accessibility needs (sidewalks for walkers/wheelchairs) (1); Fill housing needs of existing residents first, especially seniors (1); No more fake elderly housing like on Fernald Ave (1); Affordable housing incentives for older community (1);
 - Specifically for young families (3): Renovations and redevelopment are driving out young families (1); Need more young families for long-term community investment (tend to focus town resources on seniors) (1); Affordable housing incentives for younger families (1);
 - Specifically for workforce (2): Dorms for seasonal workers (1); Housing incentives for skilled laborers (1).
- CHANGES TO REGULATIONS (6) Let people build smaller houses on smaller lots to increase diversity (1); Remove 600 sf per unit minimum floor area (1); Change Accessory Dwelling Unit (ADU) size limit so in-law apartments larger than 750sf can be rented to non-related persons (1); Leave existing setback requirements (already restrictive enough) (1); Limit rentals (1). Building Standards: Prioritize getting old oil burner HVAC systems out (1); Incorporate highest energy efficiency standards in all buildings (1).
- LIMIT DEVELOPMENT(4) Limit development in sensitive areas (1); Issue only a certain number of building permits each year (1); No more new homes and no more tearing down old homes (2).
- OTHER (6) Developers often don't have town's best interest at heart (1); Prepare for home conversion seasonal to year-round (2); Regional collaboration (1); Increase tax rate for non-residents (1); Use term other than 'workforce housing' (1).
- QUESTIONS (2) How is diversification defined (1)? Do the seasonal numbers include AirBNB (1)? Is the Town looking at "Affordable Housing" for existing and new homes (1)?

STATION 5: PUBLIC FACILITIES + SERVICES



- FACILITY NEEDS (16) School infrastructure/athletic fields/a turf field (2); Indoor swimming pool (2); Multigenerational center (2); Modern civic complex with Town offices and a rec center (1); Skateboard park (1); Kayak storage by the water with seasonal fee (1); Installation of a Town Dock #3 at Grant House for river paddling/recreation (1); Year-round non-athletic Parks & Recreation activities (1); No pool (not a priority, use private or regional facilities) (2); No community center (1); More use of privately-owned facilities (gyms, churches, indoor fields) (1); Parking lots not in use daytime as satellite beach parking with shuttles (1).
- CELL PHONE COVERAGE/ BROADBAND/ FIBER OPTICS (10) Need for better cell phone coverage (4); Need for Town-wide wifi (1); Maximum build-out of wireless broadband (1); Safety concerns about 5G or wireless (limit development or do not locate close to homes, schools, hospitals, businesses) (3); Fiber optics to decrease amount of wireless demand (1).
- TOWN HALL (6) Concerns about being under-resourced (3); Town needs to make all services internet-based (1); Town Hall records should be digital and available online (1); Town planning = "Ready, Fire, Aim" (1).
- **EXISTING FACILITIES (4)** Keep the library resourced and healthy (1); Maintain existing buildings in good shape (1); Combine fire departments (1); Move High School west of Route 1 (1).
- TOWN REGULATIONS + PROCEDURES (4) More teeth in septic regulations (1); Mandate sewer ties and increased sewer availability (1); Term limits for board members (1); Appeals need to be heard by people other than original deciders (no more CYA rulings) (1).
- RESOURCES FOR OLDER ADULTS (2) Build an older adult park (1); Improve beach access for older adults (1).
- OTHER (7) New sea wall at Long Sands is dangerous (1); Bury utilities especially in Village next to Sohier Park (1); Full disclosure of costs and payback (including maintenance and long-term costs) in any project (1); Too many recent school administrative hires at big salaries (1); No CRT (Marxism) (1); Why have we gone backwards in recycling (1)?

STATION 5: TRANSPORTATION

- SIDEWALKS + CONNECTIVITY(9) Fill gaps in sidewalks: Ridge Rd from Coastal Ridge Elementary to post office (2), Organug Rd to Lindsey Rd (1), Lindsay Rd to York Middle School (1); Connect sidewalks and paths in the Village (1); Safety improvements: Add "Sidewalk ends cross here to continue" signs (1); Harbor Beach Road stop sign can't be seen by drivers (1); Jay walkers near the beach need to be stopped (1); Is it possible to make the Short Sands intersection better? (1).
- PUBLIC TRANSPORTATION OPTIONS (6) Regular Town-run electric-powered buses or trolleys (2); Operation of Town-run transport May to October (1); On demand transportation service through central phone system (1); Transportation to stores, Center for Active Living, Town Hall, etc. for people who live west of I-95 (1); Transportation for teens/those without a car (1).
- PARKING & SAFETY ENFORCEMENT (4) Better enforcement of parking stickers needed at Harbor Beach (1) and at ballfield/Short Sands (1); Town Parking Pass should include all beaches (1); Fine people walking dog (1); Reward kids wearing helmets (1).
- **SPEED LIMITS (2)** One speed all roads east of Route 1 from river to river (1); One speed limit on Route 1 from Kittery line to narrowing of road approaching Cape Neddick (1).
- BIKE INFRASTRUCTURE (2) Add more bike lanes in main travel areas to schools (1); Add more bike sharrows (1).
- OTHER (1) Too many people and too much traffic (1).

STATION 5: WATER RESOURCES

- **PREPARING FOR CLIMATE CHANGE (3)** Vulnerability of well water aquifer to salination from sea level rise (1); We have to plan for what happens if we lose our beaches (1); Consider whether houses should be rebuilt after a big storm (1).
- **PROTECT WATER SUPPLY + QUALITY (4)** Make sure that build-out has adequate water, not straining the aquifer (farm and livestock too) (1); Resource protection for water quality (aquifers) to wells in areas of ponds, rivers, streams (1); Wells: PFAS, arsenic, or radon present? Mitigation funds from state and public service messages (1); Need policy and action to promote water conservation while providing YWD with income needed (1).
- PAYMENT FOR SERVICES (4) There should be cap on number of years to pay for private hydrant or covered by taxes (2); Why do private areas have to pay for flushing of hydrants by the Town? (1); Don't get Town water so don't make me pay for it (1).
- **USE OF WATER RESOURCES (3)** Support more recreational use of water district lands (1); Concerned about the unrestricted use of water by tourists (1); Phillips Pond is a wildlife refuge per the deed and not for tourists (1).
- OTHER (3) Are we looking at "collecting" rain water in other ways (1)? Equitable water pressure please (1); I wish that those of us who have Kittery water could have York water that tastes good without a need to filter it (1).

STATION 6: RECREATION

- 9
- FACILITIES NEEDS (19) Swimming pool (5); Community center with swimming pool (5); Expand Coastal Ridge Elementary for Prek through 4th and turn Village Elementary into all-ages community center with pool (2); Improvements to Center for Active Living (2); Hockey rink (1); Skateboard park (1); Track and turf field for York High School (1); Dedicated times in shared spaces (rather than demographic-specific resources (1); Definitely not in favor of a pool (1).
- TRAILS AND RECREATIONAL OPEN SPACE (6) Outdoor activities in winter (snowshoe, cross country ski, bring back skiing on Mount A) (2); More mountain biking trail systems (1); Develop north side of Short Sands Rd into public/private enterprise of recreational use (LL Bean or Kittery Trading Post site for field testing recreational equipment) (1); Increase Town investment in parks (1); Connect trails where possible and increase accessibility (1).
- ACCESS (5) Access points along the river for recreation (2); Increase resident parking for trails and beaches (2); Parking and storage racks for kayaks at Strawberry Island or other spot along the River (1).
- **RECREATION COSTS (5)** Not necessary to accommodate outdoor activities with Town dollars/ should be self-sustained by tourists and those who use it (3); Investing Town funds in recreation is a strong investment in York's future (2).
- PROGRAMMING (4) More non-athletic year-round programming options, including debate club, recreation for active seniors, more men groups, more programs involving nature, and offerings where no parent transport is needed.
- PRESERVATION + MAINTENANCE (4) Lake Carolyn needs to be preserved (1), Make sure Partnership Wild + Scenic Bill passes so York River access is well-managed (1); York High School grounds need to be kept up better (1); Town doesn't take care of what it already owns (1).
- OTHER (3) Cliff Walk needs to be repaired and is a priority (1); Better publicity of resources (1); Form partnerships with other towns for regional facilities rather than trying to meet expectations of each new demand for recreation (1).

STATION 6: NATURAL RESOURCES

- **PROTECTION + EXPANSION OF OPEN SPACE (6)** Keep as much open space as possible and limit sale for development (2); Town ownership of natural areas that are open to all (2), Town purchase of large tracts of land for conservation and climate change (1); Density of housing while protecting open space (1).
- **ENDANGERED AND THREATENED WILDLIFE (3)** Prevent development where endangered and threatened species are located (1); Protect resources as wildlife refuges (i.e., Seabury Gut, Carolyn, Phillips Pond) (1); Plan development to limit impact on wildlife (1).
- **REGULATIONS (3)** Better septic system requirements (replacement of failed systems, low-cost loans to upgrade) (1); Stricter littering policy (1); Critical natural resources are already well protected (1).
- **COORDINATED PROTECTION EFFORTS (3)** Passing the Wild + Scenic Bill is critical so watershed of York River remains healthy (2); Form coordinated effort between various natural resource groups (1).
- **INVASIVE SPECIES (3)** Reduction/removal/management of Japanese knotweed, bittersweet, and other invasive/non-native plants (3).
- **CONTAMINATION (2)** Oil sheen at York River and Route 95 need absorbent barriers (1); No pesticides on York land (1).
- OTHER (2) Invest in water turbines in the rivers to reduce use of fossil fuels (1); Add Lake Carolyn to BWH list (1).

STATION 6: MARINE RESOURCES



- **PROTECTION OF RESOURCES** (6) Resolve any contamination issues at Cape Neddick River (2); Ban pesticides and fertilizers (1); York River must be protected and kept clean (1); Continue to protect mud flats from boat landings (cannot control storm surge on Wiggly Bridge) (1); Private ownership of Cape Neddick Beach (1).
- INCREASED COMMERCIAL HARVESTING OPPORTUNITIES + PROTECTION OF FISHING INDUSTRY (5) Diversify commercial fishing industry (currently 95% lobster) to include clams, oysters, and crab (2); Keep lobstermen working and preserve industry, especially the younger generation (2); Preserve fishermen's rights to water (1).
- BALANCE OF USES (2) Lobstermen should have priority, but don't limit kayakers because of larger recreational boats (1); Use is a good thing (enjoyment) and winter months offer period of non-use (1).
- **DOCK MANAGEMENT (2)** Dock proliferation should be avoided (community docks instead) (1); Docks need to account for sea level rise (1).
- EDUCATION (1) Keep the owners of shoreland involved and educate owners along rivers (1).

STATION 6: AGRICULTURAL + FOREST RESOURCES

- **CONTAMINATION CONCERNS (6)** Protect well water and rivers from contamination PFAS, pesticides, fertilizer runoff (2); Maintain 3-acre zoning for well and septic protection (1); Limit lawns and sprinklers (1); No pesticides on Town land (1); Ensure adequate water supply both agriculture and residential (1).
- PRESERVATION OF EXISTING FARMS AND FORESTS (3) Saving York's farms and forests (1); New tree protection ordinance/ stop waiving current protection (1); York Land Trust and partners are great stewards of Mt A lands (1).
- **INCREASED AGRICULTURAL PRESENCE (3)** Help bring back farming as a livelihood (food production) (1); Public-private partnership with community sharing farm output (1); Encourage involvement of younger population with community gardens, agricultural education programs (1).
- **PUBLIC AWARENESS (2)** More awareness of preservation efforts (1); Public education to discourage invasive species and encourage removal by property owners (1).

DISCUSSION GROUPS





DISCUSSION GROUPS

Question #1: If the Town received \$10 million with no strings attached, how should the Town spend it? KEY OVERLAPS OF TOP PRIORITIES IDENTIFIED BY EACH GROUP ARE DESCRIBED BELOW

- **HOUSING** 3 out of the 6 groups identified affordable housing for young people, families, and older adults as <u>the</u> top Town priority in response to this question, and all 6 groups included affordable housing somewhere on their priority list. Groups discussed that this housing should be multigenerational/blended to meet the needs of all members of the community and should be positioned to be walkable to services (create a neighborhood feel).
- **PRESERVATION OF OPEN SPACE/PUBLIC ACCESS** 2 of the 6 groups identified the purchase of land for conservation/public access as <u>the</u> (or one of a handful of) top priorities in response to this question. Long Sands and Cape Neddick beaches were called out specifically.
- **SEWER INFRASTRUCTURE** 2 of the 6 groups identified extending public sewer infrastructure, increasing regulations, or providing low-interest loans to upgrade septic systems as <u>the</u> (or one of a handful of) top Town priorities in response to this question.
- SUPPORTING YOUNG FAMILIES 1 of the 6 groups identified strategies to support young families/build community, including public pre-Kindergarten, childcare, and more opportunities to stay and work in York, as <u>the</u> top Town priority. Discussion of the need for support for young families was raised across 4 of the 6 groups.
- OTHER priorities raised by groups as part of their discussions included preparing for climate change (3); Cell phone/Internet service and investment in technology (3); Investment in economic development (2); Protection of natural resources (2); Transportation hub (2); Town Hall improvements or relocation (2); Sidewalk improvements (2); A new kitchen at the High School (1); Investment in recreational facilities including more trails (1), kayak launch at Goodrich Park (1), and multigenerational community center (3); Rainy day fund for future needs (1); Upgrading channel 3 (1); repairing the Cliff Walk (1), and refurbishing York's Wild Kingdom (1).

DISCUSSION GROUPS

Question #2: If you could put a new building or other facility to occupy a site, such as – but not specific to– the Town-owned one in the new Short Sands area, what would you like to see? KEY OVERLAPS OF TOP PRIORITIES IDENTIFIED BY EACH GROUP ARE DESCRIBED BELOW

- **COMMUNITY CENTER** 5 of the 6 groups identified a multigenerational, mixed-use community center with a pool, similar to Kittery's community center, as <u>the</u> top priority in response to this question. Groups discussed that this space should include a preschool, activities for older adults, and a ropes course/adventure center.
- TRANSPORTATION HUB 2 of the 6 groups identified that a transportation hub should also be part of this complex so that people without vehicles can get around town.
- **HOUSING** 1 of the 6 groups identified housing for all levels (families, older adults, multigenerational) as <u>the</u> top priority in response to this question. Another group identified that housing should be part of a larger mixed-use complex.
- OTHER priorities raised by the groups included publicly-accessible open space (2); A municipal complex with relocated Town Hall (1); An outpost for LL Bean or Kittery Trading Post to test equipment on recreational trails (1); Satellite police stations (1); A cell tower (1); and Expansion of businesses (1).

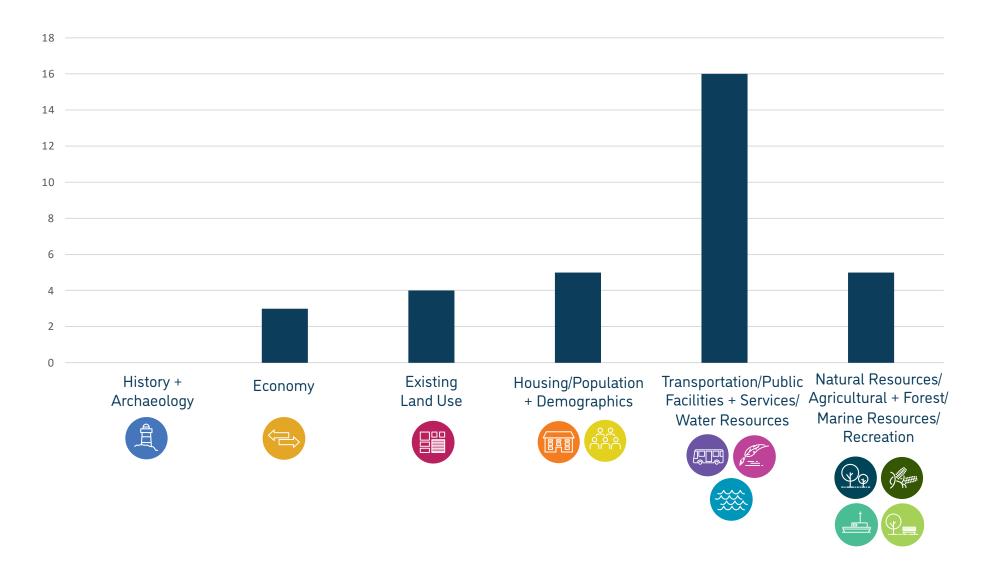
IF THIS PLANNING PROCESS HIGHLIGHTS

ONE THING

GUARANTEED TO BE IMPROVED, WHAT WOULD YOU RECOMMEND?



If this planning process highlights ONE THING guaranteed to be improved, what would you recommend?





STATION 2: ECONOMY (3)

- Economic Development Director
- Cell service
- Buy + upgrade/turn York's
 Wild Kingdom into a world
 class destination



STATION 3: EXISTING LAND USE (4)

- Every decision needs to look through the lens of the health + resilience of the York and Coastal watersheds
- More families with children
- Retain what is left of small town character. Preserve history
- Bury phone lines





STATION 4: HOUSING / POPULATION + DEMOGRAPHICS (5)

- Affordable housing
- Town-planned Senior Housing with amenities, transportation
- Greater density for housing ADU, duplex/triplex, easier developing
- Housing across all demographics
- Attract and retain young families







STATION 5: TRANSPORTATION / PUBLIC FACILITIES + SERVICES / WATER RESOURCES (16)

- Community Center
- Multi-generational community center (2)
- Community center with pool hub for transportation
- Bring the community together
- New municipal complex (Town Hall etc.)
- New Town Hall
- Transportation hub with access to public transportation, bike share...(seasonal emphasis)
- Sidewalks
- Create and fund a long-range infrastructure protection plan

- Careful cell phone technology fiber optic not antennas in neighborhoods
- Technology safe location of cell towers, consider investing in Broadband or Fiber Optics, good for business, good for York
- Safe reliable broadband for York people and businesses (i.e. Fiber Optics)
- Improved telecommunications (cell + internet service) facilities + services
- Better regulation of septic runoff to protect beaches and other water bodies
- Less dependence on town management









STATION 6: NATURAL RESOURCES / AGRICULTURAL + FOREST / MARINE RESOURCES / RECREATION (5)

- Protect natural resources (2)
- Protect York River
- Protect current forest conservation areas
- Serious mitigation of climate change, and enforcement of the changes. It's time to get serious!
- Expand recreational access to York River without jeopardizing fishing industry

What went well

- Great turnout despite the nice weather outside and conflicting sporting events
- Thoughtful and engaged attendees who took the time to read the boards and provide detailed comments
- Heard from many new voices 58 attendees (83% of total signed in) did not also attend Comp *Fest!*
- Some clear themes/threads coming out of those responses
- A lot of fun!

What else? Share your thoughts!

Things we should aim to achieve in the future

- Increasing engagement among young members of the community
- Thinking about other opportunities to spread the word, since word of mouth seems to be the most effective! The newspaper also appears to be an effective source.

What else? Share your thoughts!